



TOWN OF KINGSTON
Office of the Sewer Commission/Wastewater
Department 26 Evergreen Street
Kingston, MA 02364

781-585-4058
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Elaine A. Fiore Chair
Thomas W. Taylor, II.
William E. Watson, Vice Chair

Minutes
September 06, 2022

A meeting of the Board of Sewer Commissioners was held in Room 203. Members in attendance were Elaine Fiore, William Watson and Thomas Taylor, II. On the phone is Superintendent Robert Monaghan, Town Administrator Keith Hickey, Thomas Casey from CDM Smith and Mark Baranski from Trammel Crow.

Elaine Fiore called the meeting to order at 4:30 PM.

08/16/2022 Meeting Minutes:

Not available

4:30 Appointment with Trammel Crowe

Mark Baranski, Trammel Crowe, provided an overview of a project they are proposing on a site south of the mall, identified as Monks Hill, owned by Terry Edwards. He stated he has had preliminary meetings with the Fire Department, Water Department and town officials within the past few weeks to discuss the project with them.

Mr. Baranski stated they have optioned a piece of the land for the purpose of developing a 300 unit housing development. Mr. Watson asked if any of this property is commercial and stated it is 100% residential. Mr. Watson asked if all these properties will be situated in the Town of Kingston. Mr. Baranski stated they would be. The vision would be for 10-20 town homes and probably 280 apartment units, 4 story structures in line with the project built to the north of the mall. Mr. Baranski stated there would be approximately 476 bedrooms. An easement from the Mall may be required and Mr. Baranski has been in discussions with the property owner.

Ms. Fiore asked if they are looking for sewer capacity to connect to the sewer system. Mr. Baranski stated they are. Ms. Fiore said on the high side it would require 55,000 gallons per day of sewer capacity, which would push us into the 4th tank. In order to use the 4th tank we need additional leaching fields. Ms. Fiore stated we would need to talk about their timing and our funding opportunities with town meeting votes. Mr. Baranski stated once they start construction, they would like the first units to come online 12-15 months afterwards. The need for capacity is about 24-27 months out.

Mr. Baranski stated he understands there will be connection fees similar to the one at the Mall and that could help fund the leaching fields for the project. Mr. Baranski is confident that we can come to a resolution. The discussion continued about how their connection fee may be able to put in half of the leaching field if we follow the same model where Trammel Crowe pays the fee upfront rather than over 30 years.



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Upon a MOTION made by William Watson and SECONDED by Thomas Taylor, II, it was unanimously VOTED to put this project on our capacity list.

1. Plant Upgrade

Mr. Casey stated after working with Methuen Construction the substantial completion date is expected to be December 23rd, 2022. The final completion date is pushed out until May, 2023. The work to be completed from December until May will include the punch-list and tasks specific to weather conditions like sidewalks, paving, etc.

2. Davis Property

No update at this time.

3. Wage and Personnel Position

Ms. Fiore updated the Commissioners since the last meeting. She informed the Commissioners she has been told the Town is currently going through a classification study. She stated we can either wait for the results of the study or start the Wage & Personnel process to reclassify the Chief Operator Superintendent position.

Mr. Watson asked when the classification study would be done. Ms. Fiore asked Town Administrator Hickey for an update. He stated that they are close to a completion date but no exact date has been given as of yet. Ms. Fiore asked once the study is completed will we have the opportunity to review the study and make updates. He stated we could review the study and make updates.

Ms. Fiore stated Superintendent Monaghan has been in Wastewater for over twenty years and the job is second nature to him. To the average person we recognize he runs a \$30 million dollar operation with 15 pump stations.

It was discussed to wait for the study to be completed and see what our next steps will be. Based on the Wage & Personnel Bylaw timeline, we have until December to start the process.

4. Betterment / Connection Fee Letters

No updates at this time



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5. SRF Loan

Mr. Casey stated the project numbers will be finalized and the first debt payment will be due in 2024. The SRF Loan will be reduced by the amount of the Mass Works grants. The grants will be taken into consideration at the end of the project.

6. Project Change Order

Mr. Casey, CDM Smith, stated that Change Order #5 consists of 11 different items. Eight of the eleven have already been addressed either they were previously voted by the Commissioners or the items were under \$5,000 and approved by Superintendent Monaghan. The major part of this Change Order reflects the negotiations CDM Smith had with Methuen Construction for a damage claim as a result of the project time delay.

Item 1 Methuen Construction has agreed to the \$164,000 credit towards the charges for Change Order #5. The breakdown includes \$147,000 for additional engineering costs and \$17,000 for extending the expiration date of the builder's risk insurance policy. The credit of \$164,000 reduced the Change Order amount to just over \$67,000.

Item #2 is a cast stone sill part of the masonry wall. The estimate came in at \$30,000 and CDM Smith was able to negotiate the cost down to about a quarter of that to \$7,700.

Item #11 additional flooring not previously requested for \$8,174.19

Ms. Fiore asked how much have we used out of our contingency money. Mr. Casey stated the contingency is \$800,000 and we have used little over \$67,000. He stated there will be more Change Orders to come but these should be the big-ticket items.

Upon a MOTION made by Elaine Fiore and SECONDED by Thomas Taylor, II, it was unanimously VOTED to accept Change Order #5.

7. 114 Main Street

No information at this time.



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8. 64 Evergreen Street

Ms. Deagle explained the Water Department sent fifteen estimated bills to the property. An actual bill has been sent and the property owner is looking for relief on the sewer portion of the bill. The Water Department has adjusted the water portion of the actual bill.

Mr. Watson would like to have a better understanding how the water that was used and if the property owner is entitled to relief on his bill. This will be continued to our next meeting.

9. South Shore Community Action Council, Inc.

Ms. Deagle reported there are no Kingston residents that qualify for the program at this time.

10. Update from Superintendent

No update at this time. Superintendent Monaghan is on vacation this week.

Adjourn. Upon a MOTION made by Mr. Taylor and SECONDED by Mr. Watson, it was unanimously VOTED: To adjourn. At 5:00 P.M.

Sara Deagle
Administrative Assistant
Wastewater Department