

Town of Provincetown

Meeting of the WATER & SEWER BOARD

Thursday, January 17, 2013

Grace Gouveia Bldg., 26 Alden Street, Provincetown, MA

Board Members Present: Moe Van Dereck (temporary chair), Kathleen Meads, Kevin Kuechler, Bill Worthington and Jonathan Sinaiko (joined the meeting late)

Board Members Absent: Shannon Corea, Mark Collins and Sacha Richter

Other attendees: DPW Staff: David Guertin, Sherry Prada, Anna Michaud, Donald Morin, Carl Hillstrom and members of the public.

Recorder: Susan Leonard

Call to Order: Mr. Van Dereck, acting chair, called the meeting to order at 3:04 p.m.

Water Abatement Requests [Full Board]:

Acct#	Property Address	Applicant	Usage	Bill Amount	Staff Recommendation
Peak Bill – Fall 2012					
0009002	33 Franklin St	Emmanuel Speare	146,000	\$1,718.50	Abate \$441.00. Underground leak. Service replaced.
0008817	269A Bradford St	Klaus Betten	119,000	\$1,286.50	Abate \$536.50. Underground leak. Repaired.
0003409	22 Brewster St	Paul Kelly	99,000	\$970.50	Abate \$345.50. Underground leak. Service replaced.
9009712	127 Shore Rd	Michael Christopher	118,000	\$1,270.50	Abate \$808.00. Underground leak at old drain valve. Repaired.
0001118	52 Creek Rd	Douglas Pew	146,000	\$1,718.50	Abate \$768.50. Underground leak. Repaired.
0029883	3 Race Rd Unit B	Emmanuel Souza	12,000	\$66.00	Abate \$35.00. Clerical error. Actual usage is 5,000.
0069839	4 Willow Dr #6	Stephen Borkowski	55,000	\$442.50	Deny. Toilet leak.
9000637	95 Shore Rd #4	Ralph Wilkins	73,000	\$658.50	Deny. Toilet leak.
0005503	4 Pearl St	Edwin Chapin	35,000	\$225.00	Deny. Does not meet 500% rule.
0001912	15 Commercial	Teresa Frederick	276,000	\$3,798.50	Deny. Does not meet 500% rule.
0004902	12 Atwood Ave	Elizabeth Hynes	63,000	\$538.50	Deny. Does not meet 500% rule.
0001109	508 Commercial St	Paul Van Apeldoorn	74,000	\$670.50	Deny. Does not meet 500% rule.
0006313	17 Montello St	Frank Gaynor	112,000	\$1,174.50	Defer to Spring 2013 when service is turned back on.

Discussion:

Ms. Michaud: The first items are water abatements. There are two people here who would like to speak to the board. We will take them somewhat out of order.

The first is Hazel Werner, **269A Bradford Street**. It is listed under Klaus Betten on your list. There was a leak that was repaired. Our recommendation is an abatement of \$536.50 based on the 500% Rule. Both owners are here to speak.

Hazel Werner: First of all, thank you for the abatement. The question is, I had this happen years before too and we have a meter locked in a pit and there is no way to check it to see if there is a leak. Some people have meters in the house where they can watch them.

Ms. Michaud: We do a monthly reading to check for leaks; it only detects from the meter in. If you like, you can call me at the beginning of each month and I'll let you know what the usage is.

Hazel Werner: If you notice it is reading too much you don't call me, I have to call you every month?

Ms. Michaud: What we are looking for are very large leaks... like 100,000 gallons or more. If you like, you can call me every couple of months.

Hazel Werner: Does anyone have any idea when the new sewer line is coming by that section of town because I was going to put a new water line in at the same time?

Ms. Prada: Are you signed up for the sewer? You didn't get a letter in January saying it was time to connect? You will... either February 1st or March 1st. If you need to do something in an emergency like water let me know and I can approve an earlier connection. You do need to call me to let me know if you have not received a letter to connect.

Mr. Betten: There is nothing installed yet. That is the section that has not been implemented.

Ms. Prada: Are you in between the tennis court and... that is an "on hold" area, on hold indefinitely.

Mr. Guertin: I would not let that be the reason for not upgrading your water service. You could be faced with another leak and another abatement.

Motion: *That we abate the amount of \$536.50*

Motion: Moe Van Dereck

Seconded: Kathleen Meads

Vote: 4-0

Ms. Michaud: The next one we will consider is **33 Franklin Street**, Emmanuel Speare. There was an underground leak; the service was replaced and we are recommending an abatement of \$441.00 which is consistent with the 500% Rule.

Mr. Speare: Thank you for hearing my case. A friend called and told me there was a 144,000 gallon over usage of water. I don't know how many months it took to detect it, whether it was a month or two or three. The line to the cottage was shut off. The meter is in a crawl space. Is there a way that an outside meter can be put in so we can see outside what is going on?

Ms. Michaud: You can always call me monthly. Anything else that you try to do would be expensive.

Mr. Speare: I thought you would have gone back and averaged out what was used which would be about \$350.00 for six months. Instead, this comes to about \$1,800.00. It is very expensive. I was wondering if there is a way to pay the bill over time? Are there any additional ways of helping?

Ms. Michaud: There are no payment plans. I am sorry.

Motion: *That we carry forward the abatement of \$441.00*

Motion: Moe Van Dereck

Seconded: Kevin Kuechler

Vote: 4-0

Mr. Guertin: Mr. Temporary Chair, if you will allow me, I'll speak to the applicant for the abatement. We understand the issue. The way to partially solve the issue without exposing you to costs doesn't exist. We could install a pit at or near your property line. However, you have multiple units there that will force you to segregate your services to your house. I don't know if you are willing or want to do that. It exposes you to more cost, but with the new rules for new people it does apply. For your situation, for a long time we only billed twice a year and then only recognized leaks twice a year. The new program, as Anna explained, is that we do readings monthly which minimizes the cost exposures that we witnessed here today. The 500% Rule is actually quite liberal as compared to other towns. We do the best we can on a monthly basis; then it becomes your issue to monitor this the best you can; the plumbing, leaking toilets, tenant use. If there is an extreme hardship you may petition the tax collector for a payment plan. It seldom happens, but feel free to have that discussion. It is outside the realm of anyone in this room. That is about the best I can offer you on that.

Mr. Speare: Thank you, I appreciate that.

Ms. Michaud: All the other water abatements we can consider are very straight forward. The ones that I am recommending abatements for follow the formula; they are the result of underground leaks. Just about all of the underground leaks found are the result of the monthly radio reads, where we are trying to identify them. The abatements are consistent with the 500%

Rule. The ones I am recommending a denial of are either toilet leaks or don't meet the 500% Rule. The last one I am recommending a deferral until spring because the water is turned off right now and we will consider it when the water is turned back on. Then we can look and determine whether or not there is a problem.

Mr. Van Dereck: So, if there is no objection can we take these as a block and vote on it?

Motion: *That we follow suit with the recommendations*

Motion: Moe Van Dereck **Seconded:** Bill Worthington **Vote:** 4-0

Mr. Sinaiko joined the meeting at this point and apologized for his being late.

Application For Water Service – 95 Shore Rd., North Truro

Discussion:

Ms. Michaud: 95 Shore Road had requested additional service back in the summer. I thought it was on the November agenda, but it was not. We did relay to the owner that it was acceptable, but it just never got signed. Would you like to speak to it, Carl?

Carl Hillstrom: We went through the process as Anna said. We thought it was on the agenda for the November meeting. It fell through the cracks.

Mr. Guertin: We committed to Truro and conversed with the Health Agent who initiates all these things. She knows that this is a housekeeping issue; we gave tacit approval back in November when the work needed to be done.

Mr. Worthington: Was this new construction or conversion from a private well. What is the name of record for that?

Ms. Michaud: It is new construction... Cape Truro Cottages, 95 Shore Road, Ralph Wilkins is the owner.

It is signed by the Board of Health and the Board of Selectmen on two separate sheets. I suggest that you sign both sheets.

Review Minutes for 8/23/12 & 11/8/12 meetings:

Discussion:

Ms. Michaud: Next we have a review for your approval of two sets of minutes. One is from August and one is from November.

Mr. Van Dereck: Are there any corrections or additions?

Motion: *That we accept these two records of the meetings.*

Motion: Moe Van Dereck **Seconded:** Jonathan Sinaiko

August 23, 2012 Minutes **Vote:** 3-0-2

November 8, 2012 **Vote:** 4-0-1

Mr. Worthington abstained because he was not at the August meeting.

Mr. Kuechler abstained because he was not at either of the meetings.

Update On Status of Knowles Crossing and North Union Field Projects in Truro, Including Date and Time for the Next On-site Meeting at Knowles Crossing.

Discussion:

Mr. Guertin: Mr. Worthington, you are still invited to attend every other Wednesday at 9:30 at Knowles Crossing at the job trailer. We met yesterday. We usually have representation from Truro Paul Morris and Rex Peterson at times is present.

As to the status, both projects are going great; they are ahead of schedule and under budget. **Knowles Crossing** is slated to be delivered at the end of this year. The contract calls for completion March of 2014.

North Union Field called for a summer a completion. Actually May 30th is the completion date. We intend to be up and running in April 2014. The pump station has been delivered, the road is in, the pipes are in. We are waiting for NSTAR. It is subject to NSTAR; that may erode it a month. If there is any erosion then it is due to NSTAR.

You have two pictures before you. What you see is the masonry sample panel for Knowles Crossing. It was approved yesterday. It is built to specification. You also have the color board for carpet etc.

Mr. Kuechler: Is there a pumping schedule yet for North Union Field? What do you think would happen?

Mr. Guertin: There is an informal pumping withdrawal rate and right now Carl Hillstrom along with Mark White of Environmental Partners' crew is thinking in terms of we should be

down by about 2/3. We are going to lessen the pumping at Knowles Crossing and South Hollow and North Union Field when it is there.

Mr. Hillstrom: North Union Field is rated at than 735,000 per day. That is the approved rate. We will be pumping around 500,000 a day.

Mr. Kuechler: When does that start? When does the 500,000 begin?

Mr. Hillstrom: Over the summer.

Mr. Kuechler: So, it will start in May or ramp up?

Mr. Guertin: It will ramp up, precisely that.

Mr. Hillstrom: It won't be 500,000 a day consistently until July.

Mr. Kuechler: When does the official switch get thrown?

Mr. Hillstrom: After DEP approval, so I am thinking hopefully late April.

Mr. Sinaiko: Is this a steel roof on here?

Mr. Guertin: It is a standing seam metal roof loaded in case we install solar panels in the future. It has an additional dead load. I urge you to make a trip. I can't speak highly enough of the quality of the engineering the clerk of the job, Robert B Our, the tradesmen, sub-bidders. We essentially have no problems.

We processed one change order; it was a credit change order of \$70,000 because we went to different diesel generators. We are about ready to process another credit change order because we have gone from exposed electrical conduit piping to under the slab piping. That should be another \$40,000. The issue here is that we are under budget, which has its own problems because we have committed to USDA that we would expend "x" amount of funds. I view that as a good problem.

Mr. Sinaiko: Is this the project that abuts Jeff Rogers where all the trees were cut down? The way that he related it to me is that they promised they wouldn't cut down the trees and they wound up cutting them all down.

Mr. Guertin: That is a true statement.

Mr. Sinaiko: Maybe with some of that money they can plant some big trees there?

Mr. Guertin: We expect a trip back to Truro's Planning Board. There was an area that we felt compelled to leave undisturbed; it was approximately 15' x 50'. It didn't really offer any buffer to the adjacent property owner. We were trying to limit a disturbed area. It came to pass that with the cranes and trucks and all that it was a bad decision. There was no alternative.

Mr. Sinaiko: In the interest of making the neighbors feel good if you do plant some trees...

Mr. Guertin: The superintendent has been very good about notifying him. We may be erecting structural steel this Monday and he will let the neighbor know.

Mr. Sinaiko: So, I can tell him that you will be planting some trees there?

Mr. Guertin: Yes, they already have asked me what size and height and I told them we will let you know.

Unanticipated Business That May Legally Come Before the Board Requiring Immediate Action.

Discussion:

Ms. Michaud: This would be for emergency kinds of things

No unanticipated business was brought forward.

Sewer Flow Revisions

Map & Parcel	Address	Orig. Flow	Rev. Flow	Net Chg	Orig. Betmt	Rev. Betmt	Net Betmt.	Reason
07-3-025	63 Shank Painter	1550	786	-764	\$69,624.24	\$35,244.24	(\$34,380.00)	Abandon EDP Gals

Discussion:

Ms. Prada: I have one flow revision today. Back on July 18, 2011 you voted to give an increase for Robert Meads on **63 Shank Painter Road** for 764 gallons. There was a kennel due to move in there and now they are not. Mr. Meads is now requesting that we decrease those gallons. He is forfeiting back the same 764 gallons.

Motion: *That we accept the recommendation.*

Motion: Kathleen Meads

Seconded: Moe Van Dereck

Vote: 3-0

Sewer Abatement Requests

Discussion:

Ms. Michaud: Again it is very straight forward, everything repaired. The very last one was a clerical error on my part.

Mr. Van Dereck: Are there any objections to voting on these as a block?

Motion: *Taken as a block, as the staff recommends, I make a motion to do so.*

Motion: Moe Van Dereck

Seconded: Jonathan Sinaiko

Vote: 3-0

Closing statements from the Board

Discussion:

Ms. Meads: I would like to add a statement. The public is going to be expecting more close monitoring now that we ask for all the radio reads and updated equipment. I am wondering if there is any way that we can work at trying to not put the onus on them to call us every month. How is that going to work in the future? Perhaps, in the future, staff might be able to give us an idea how that program might work that will be most effective for the customers and for the offices. I anticipate some customers coming in and perhaps making a big issue of the fact that no one called them when they had a huge leak. I know it sounds like a burden on us, but, at the same time, I am thinking that they are going to expect that sort of service in the future. Maybe if we are a step ahead of them we can notify some of these people even sooner. I suspect that some people get notified right away and then others you are not really sure are a problem until later. May be it requires a history of these radio reads.

Ms. Michaud: We do check for the past year for the same period. That has just started. So, I think that will address some of this.

Mr. Sinaiko: Is that in the program so that it is automatic and you don't have to really do anything?

Ms. Michaud: Oh, no... it takes a couple a days. We are trying to do a read every two weeks in the winter. As a matter of fact, after the cold snap that we had, we did another read in eight days and we located a number of leaks.

Ms. Meads: I know that this is a process and this is not a criticism in any way. I'm just looking at the future. I can see that we have work to do in this area. Hopefully, we will have the technology to keep up with it.

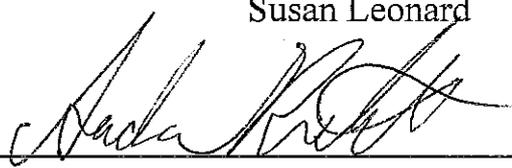
Mr. Sinaiko: The technology is out there. The problem is that we invested in the cutting edge technology, but we just can't turn around and say we are going to get rid of it. To change the subject somewhat, I went to the meeting at the sewer plant with Brian Dudley and I learned a few things that were interesting to me. One is the reason they put down this highly sophisticated form of paving down is that the state and federal government paid for a significant portion of it because we are doing it that way. I didn't know that. When you tell the public that, it makes a big difference for them to hear that. And then I guess they are considering the issues of region Truro and North Truro and the rest.

Adjournment:

There being no further business, Ms. Meads moved to adjourn the meeting and the motion was seconded by Jonathan Sinaiko. The motion carried and the meeting was officially adjourned at 3:45 p.m.

Respectfully Submitted,

Susan Leonard

Approved by  on 4/25/13, 2013