



Town of Provincetown

Meeting of the

WATER & SEWER BOARD

Thursday, December 11, 2014

Veterans Memorial Community Center, Multi-purpose Room
2 Mayflower Street, Provincetown, MA

Board Members Present: Jonathan Sinaiko (chair), Kathleen Meads, Mark Collins, Kevin Kuechler, Bill Worthington and Sacha Richter

Board Members Absent: Moe Van Dereck and Shannon Corea

Other attendees: DPW Staff: Rich Waldo, Anna Michaud, Cody Salisbury and Jane Petterson

Recorder: Susan Leonard

Call to Order: Mr. Sinaiko, acting as chair, called the meeting to order at 3:05 p.m.

Agenda Item 1 – Statements From The Public

Discussion: Staff had expected a member of the public to be present, but he has not arrived. There were no statements by the public at this time.

Agenda Item 2 – Application for Water Service - 121 Shore Road, North Truro [Full Board]

Discussion:

Mr. Salisbury: Mr. Michael Roderick is making an application for water service at 121 Shore Rd, N. Truro. He is converting the property to 9 condo units; they are separate cottages. We are proposing 9 individual lines in one large meter pit on Rte. 6A. There is an existing account in the main house.

Mr. Roderick: There is one correction. The pit serves 8 cottages and one common line for hot water. The house will make 10 lines.

Mr. Worthington: How do the cottages get their water now?

Mr. Roderick: They get water from one line. There is an existing account.

Mr. Worthington: So, you are not changing demand; you are just rerouting the line?

Mr. Roderick: Yes, because for a condo conversion you must have a separate line to each unit.

Ms. Michaud: The common hot water will be billed as a separate account.

Motion: *To accept the application for water service at 121 Shore Road, N. Truro.*

Motion: Kathie Meads

Seconded: Sacha Richter

Vote: 6 – 0 – 0

Mr. Sinaiko: Is there an issue that we should be apprised of related to public statements?

Mr. Salisbury: Mr. Allen Gallant has an issue at 143 Bradford Street Extension and Spinnaker Lane. There is a cottage very close to Bradford Street. There was a leak in the yard. We gave direction to the contractor to install the meter pit on the property line to tie into Mr. Gallant's line and run a new service to feed the cottage. Staff was instructed to remove Mr. Gallant's meter and install it in the meter pit. He wanted to keep the meter in the house. He didn't feel he should pay for any water leaks that pass through the meter. The main building has two services.

Mr. Sinaiko: That is our standard procedure now.

Mr. Salisbury: We have also targeted the other the second condo in the big building as well for a meter pit. Mr. Gallant has no financial obligation for the meter pit.

Ms. Meads: I wanted to understand if there was any financial inequity, but it sounds like Mr. Gallant does not have to pay for any of this rerouting. The second unit, when it is done will not have to pay for it either. I don't think we should take any action on this without him present.

Mr. Sinaiko: There is no action we need to take any way. The meter is already in the pit. This is our policy.

Agenda Item 3 – Water Bill Abatement Requests [Full Board]

| Water & Sewer Board | | | | | | | | | 12/10/2014 |
|------------------------------|-----------------------|------------------|---------|-------------|-----------|-----------------|--------------|------------------|---|
| Water Abatement Applications | | | | | | | | | |
| Acct# | Property Address | Applicant | Usage | Bill Amount | Avg Usage | 500% Rule Usage | Avg Bill Amt | 500% Rule Amount | Staff Recommendation |
| Peak Bill - Fall 2014 | | | | | | | | | |
| 0006003 | 288 A Bradford St | Shaun Pfeiffer | 51,000 | \$ 394.50 | 12,333 | 61,337 | \$ 61.67 | \$ 308.33 | Abate \$86.17. Underground leak. Service replaced. |
| 0005918 | 21 Cottage | Rita Peters | 51,000 | \$ 394.50 | 3,667 | 18,333 | \$ 18.33 | \$ 91.67 | Abate \$302.83. Underground leak. Service replaced. |
| 0048625 | 6A Nelson Ave, Unit D | Lynette Molnar | | | | | | | Abate \$100. Clerical error |
| 9010609 | 231 Shore Rd | Top Mast | | | | | | | Abate \$66.00 service fee. Clerical error. Account inactivated. |
| 0000630 | 11E Macmillan float | Sandy Silva | 4,000 | \$ 20.00 | | | | | Abate \$20.00. Clerical error. Actual usage < 1,000. |
| 0000462 | 150 Bradford St #2 | David Richter | 55,000 | \$ 454.50 | | | | | Abate \$297.00. wrong RR# assigned to account. Actual usage 26,000. |
| 0001518 | 31 Watson's Ct | Joan Cordeiro | 22,000 | \$ 127.50 | 8,667 | 43,333 | \$ 35.00 | \$ 175.00 | Deny. Does not meet 500%. Crawlspace leak. |
| 0009114 | 1 Harry Kemp Way | Kathleen Krueger | 63,000 | \$ 538.50 | 30,333 | 151,667 | \$ 190.00 | \$ 950.00 | Deny. Does not meet 500%. Underground leak. |
| 0003806 | 9 B Carnes Ln | D&D Joseph Trust | 66,000 | \$ 574.50 | 33,333 | 166,667 | \$ 212.50 | \$ 1,062.50 | Deny. Does not meet 500%. Underground leak. |
| 0004012 | 1 & 1A Holway | Nancy Lockwood | 63,000 | \$ 538.60 | 39,000 | 195,000 | \$ 265.50 | \$ 1,327.50 | Deny. Does not meet 500%. Burst pipe. |
| 0002108 | 99 Commercial St | Lora Papetsas | 257,000 | \$ 3,494.50 | | | | | Defer request until spring 2015. Water off for season. |

Discussion:

Ms. Michaud: You have the list. They are all very straightforward. The first was an underground leak at 288A Bradford St. The service was replaced, with a recommended abatement of \$86.17. The second one is 21 Cottage St, which also had an underground leak. They replaced the service and the abatement is for 91.67. The next, 6A Nelson Ave., Unit D was a clerical error on my part. The abatement is \$100. The next one is 231 Shore Rd. There was a Top Mast shed that had a meter that

was inactivated. I wasn't aware of that. The abatement is just for the service fee of \$66. The next was a misread at MacMillan Float 11E. The read was 700 gallons; the interpretation was 7,000 gallons; abatement is \$20. The next one is 150 Bradford S, #2. Services were reassigned. The radio reads were switched although the meters were going to the right place. We have corrected it; it only happened this on time. We would abate \$297. The next three we recommend denial. They all were under ground leaks but do not meet the 500% Rule: 31 Watson's Ct, 1 Harry Kemp Way and 9B Carnes Ave. 1/1A Holway was a burst pipe. It also does not meet the 500% Rule. The last one, 99 Commercial St, would be deferred until Spring 2015 because the water has been turned off. There was unusually high usage; we will investigate once the water is turned back on.

Mr. Collins: Is this for the whole property?

Ms. Michaud: This includes a number of condos. If there are in fact leaks, when the water is turned back on we will be able to determine that. If there are no leaks then we can attribute it to usage.

Motion: *To accept staff recommendations for the Water Abatements.*

Motion: Kathie Meads

Seconded: Mark Collins

Vote: 6 – 0 – 0

Agenda Item 4 - Statements From The Board

There were no statements by the Board.

Mr. Waldo asked if the Board would consider taking Agenda Items 5 and 6 out of order. The Board agreed.

Agenda Item 6 – Approval of Minutes [Board as it applies to subject matter]

Discussion:

Ms. Meads: I would like to modify the comment I made about affordable housing. I ask the Board's indulgence to let me say that my opinion is that everyone should play by the same rules. That will cover what I was trying to say.

Mr. Sinaiko: Are there any other comments or corrections to the minutes?

Motion: *To modify the minutes as I previously stated.*

Motion: Kathie Meads

Seconded: Mark Collins

Vote: 6 – 0 – 0

Motion: *That we accept the minutes as modified.*

Motion: Jonathan Sinaiko

Seconded: Bill Worthington

Vote: 6 – 0 – 0

Ms. Michaud: The Truro Board members may leave now if they wish.

Agenda Item 5 –Unanticipated Business That Shall Properly Come Before The Board Requiring Immediate Action:

Discussion:

Mr. Waldo: To brief the Board, we plan moving forward with discussions with the Board of Selectmen in the near future to talk about the capacity of the Sewer Treatment Plant. As you know, we have finished Phase 4 connections and we are at a point where we need to upgrade the plant capacity to next level. We have had a discharge permit of 575,000 gallons/day. We upgraded that to 650,000 gallons/day prior to Phase 4 and now we need to move forward to 750,000 gallons/day. That is going to be the capacity of the plant. We have done everything we can to maximize the plant. Since there is a relatively new Board of Selectmen I would like to brief them on the Sewer System, Collection System and the Plant. We need to prioritize what we want to do with the remaining flow. It is scheduled for January 6, 2015 and we want to follow up with them maybe on February 9th, just before the Growth Management meeting, to make some policy decisions. The Water & Sewer Board may be asked to be available for a joint meeting. We need to get the Board of Health on board. I have invited them to tour the plant before we meet.

Ms. Meads: (Speaking to Kevin Kuechler) Before you go, we as the Water & Sewer Board should make sure that we have the water and sewer capacity that we need for Provincetown use before any Truro hook-ups are considered onto our system.

Mr. Kuechler: I can tell you that right now in Truro we have just finished Phase 1 of our Integrated Water Management Plan. One of the recommendations of Phase 1 is to do additional analysis of Beach Point; to look at ground water flow and to determine water flow to East Harbor. It is unclear if there is any flow-back into East Harbor. One of the remedies would be for us to hook up to your system. It has not been determined yet at this time.

Mr. Waldo: One of the options we have might lead to a satellite treatment plant that might lead to further possible discussions with Truro. The one thing we know is that we don't have enough capacity to serve all of Provincetown right now.

Mr. Kuechler: Does this mean that this would not even be an option for Truro in the future?

Mr. Waldo: We have requested the engineers to give us a brief explanation of the various possibilities for the January 6th meeting.

Ms. Meads: Wasn't the question way back when one of leaching capacity?

Mr. Sinaiko: The debate was what we were licensed to leach, not what the capacity is. It is all based on DEP permitting... whether is feasible or not.

Mr. Waldo: It breaks down into two discussions. What we might do in the future and what decisions we make with the current capacity. It may require a change in the betterment fees in order to make the installation of a Title 5 system more cost effective and attractive. The priorities need to be set to control the remaining capacity.

Ms. Meads: How long does the State expect to stay with the current Title 5 requirements? We may be coming into a situation where people may not be able to install a Title 5.

Mr. Sinaiko: I would never write off Truro. We could benefit from them hooking up to reduce the cost to the residents of Provincetown. It would be foolish not to figure out how to have them hook up.

Mr. Kuechler: We will have more clarity over the next 12 to 18 months. We are funded for Phase 2. The most intensive analysis we are doing now is ground water flow in that area.

Mr. Collins: You mentioned that a way too dissuade people from hooking up was to increase the cost of the betterment? There would be some sense of unfairness.

Ms. Meads: I don't want to say to Provincetown people "we took on Beach Point and now you can't hook up or install a Title 5 or your betterment is much higher." I think there should be a work session with the Water & Sewer Board and the Board of Selectmen before they make any policy decision.

Mr. Sinaiko: We should also invite the Truro Selectmen or the Water Resource Committee there.

Mr. Waldo: Truro should be involved in discussions of future plans; at this point we are addressing our current capacity.

Agenda Item 7 – Sewer Bill Abatement Requests [Provincetown Board]

Water & Sewer Board
Sewer Abatement Applications

12/10/2014

| Acct# | Property Address | Applicant | Usage | Bill Amount | Avg Usage | Avg Bill Amt | Staff Recommendation |
|------------------|--------------------|------------------|---------|-------------|-----------|--------------|--|
| <i>FALL 2014</i> | | | | | | | |
| 0003806 | 9B Carnes Ln | D&D Joseph Trust | 66,000 | \$ 914.10 | 33,333 | \$ 461.67 | Abate \$452.43. Underground leak. Service replaced. |
| 0001518 | 31 Watson's Ct | Joan Cordeiro | 22,000 | \$ 304.70 | 8,667 | \$ 120.03 | Abate \$184.67, Crawlspace leak. Repaired. |
| 0004012 | 1 & 1A Holway | Nancy Lockwood | 63,000 | \$ 872.55 | 39,000 | \$ 540.15 | Abate \$332.40. Burst pipe. Repaired. |
| 0008305 | 22 Bradford St | George Bex | 42,000 | \$ 581.70 | | | Abate \$506.70. Clerical error. Adjustment not made for mid-cycle sewer connect. |
| 0000462 | 150 Bradford St #2 | David Richter | 55,000 | \$ 775.60 | | | Abate \$415.50. wrong RR# assigned to account. Actual usage 26,000. |
| 0002108 | 99 Commercial St | Lora Papetsas | 257,000 | \$ 3,559.45 | | | Defer request until spring 2015. Water off for season. |
| | | | | | | | |

Ms. Michaud: All but one of them, I have already discussed with you. The first three did not meet the 500% Rule under water abatements, but they do meet criteria for sewer. I am recommending abatements for them. It was my error on 22 Bradford Street. He connected mid-cycle; this is to correct that error. As we discussed under water abatements, 150 Bradford Street was the wrong remote meter read and 99 Commercial Street will be deferred until Spring 2015 when the water is turned back on.

Motion: *That we accept the recommendations of staff.*

Motion: Jonathan Sinaiko

Seconded: Sacha Richter

Vote: 4 – 0 – 0

Agenda Item 9 – Red Dot Supplemental Sewer Betterment Commitment [Provincetown Board]

Discussion:

Ms. Petterson: I am here for Sherry Prada today. This is just an order assessing sewer use surcharge liens on two “red dot delay” properties: 49 Commercial Street and 470 Commercial Street.

Motion: *That we accept the recommendations of staff.*

Motion: Kathie Meads

Seconded: Jonathan Sinaiko

Vote: 4 – 0 - 0

Agenda Item 8 - Sewer Flow Revisions [Provincetown Board]

Discussion

Ms. Pederson: I have one flow revision for 4 Franklin St #5 due to a remodel. They are losing a bedroom.

Motion: *That we accept the recommendations of staff for sewer flow revisions.*

Motion: Jonathan Sinaiko

Seconded: Kathie Meads

Vote: 4 – 0 - 0

Agenda Item 10 - Adjournment

Mr. Sinaiko adjourned the meeting at 3:52 pm.

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