

Town of Provincetown

Meeting of the WATER & SEWER BOARD

Wednesday, July 29, 2009

Grace Gouveia Building, 26 Alden Street, Provincetown

Water & Sewer Board Members Present: Jonathan Sinaiko (chair), Mark Collins, Kathleen Meads, Moe Van Dereck

Members Absent: Sacha Richter

Other attendees: DPW Staff David Guertin, Anna Michaud, Bernard Matrango, and Dana Faris; members of the public.

Call to Order

Mr. Sinaiko called the meeting to order at 3:03 p.m.

Water/Sewer Deferrals

Mr. Faris presented the following applications for deferral of water/sewer user charges and stated that the applicants met all the requirements for deferral.

	Address	Service	Amount Deferred
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Acct#			
3808	16 West Vine St.	Water	\$50.00
2812	130 Commercial St.	Water	\$50.00
2812	130 Commercial St.	Sewer	\$75.00
2909	3 Webster Pl.	Water	\$50.00
2909	3 Webster Pl.	Sewer	\$75.00
106	5 Alden St.	Water	\$50.00
106	5 Alden St.	Sewer	\$110.80

Mr. Sinaiko moved, seconded by Ms. Meads, to grant the deferrals. The motion carried 4-0.

Flow Revisions

Mr. Faris presented the following flow revisions:

Map & Parcel	Address	Orig Flow	Rev Flow	Net Chg	Original Betterment	Revised Total Betterment	Net Betterment Increase (Decrease)	Reason for Change
07-2-026	35 Pleasant St.	440	330	(110)	\$19,729.60	\$14,797.20	(\$4,932.40)	Per Health Agent inspection report dated 6/4/2009 reducing bedroom count from four to three.
06-4-172	6 Conant St.	440	550	110	\$14,819.20	\$18,524.00	\$3,704.80	Per Health Agent inspection on 6/22/2009, revising bedroom count from four to five
06-4-011-1-M1C	145 Commercial St., #M1C	20	300	280	\$673.60	\$10,104.00	\$9,430.40	Per Economic Development Permit granted by Board of Selectmen on 3/24/2009.
11-3-111-0-003	306 Commercial St., #3	33	110	77	\$1,111.44	\$4,564.12	\$3,452.68	Per Economic Development Permit granted by Board of Selectmen on 5/12/2009 to change use from retail to residential.

Mr. Van Dereck moved to approve the flow revisions. Mr. Sinaiko seconded. The motion carried by a vote of 4-0.

Abatements

Ms. Michaud presented the following abatement application:

Acct#	Property Address	Applicant	Usage	Bill Amount	Staff Recommendation
7712	597 Commercial St.	Linda Lisbon	122,000	\$793.000 water \$1,669.70 sewer	Non-fixture leak that has been repaired. Recommend abatement of water to \$366.67 and sewer to \$277.00.

Mr. Sinaiko recused himself from the discussion and left the room, and Ms. Meads temporarily chaired the meeting. Mr. and Mrs. Lisbon spoke for the application. After some discussion, Ms. Meads moved, seconded by Mr. Collins, to accept the staff recommendation and asked that staff coordinate with the owner to monitor subsequent usage. The motion carried by a vote of 3-0, after which Mr. Sinaiko returned to the meeting.

Next Ms. Michaud presented the following application:

Acct#	Property Address	Applicant	Usage	Bill Amount	Staff Recommendation
7503	33 Ships Way Rd	Charles Silva	645,000	\$9,677.50 water	Despite several attempts, no leak was found.

Mr. and Mrs. Silva, who spoke for the application, admitted that they had had a plumber turn the water off and on instead of calling the Water Dept. Mr. Matrango, who had been to the property several times to attempt to find a leak, presented a piece of copper pipe that had burst in two places that he had found lying near the water heater, which was attached to a new piece of copper pipe of the same dimensions. Inasmuch as the Silvas had not filed previous abatements at this property, Ms. Meads moved, seconded by Mr. Sinaiko, to apply the 500% rule and abate the bill to \$250 with the stipulation that the owner be hereby put on notice that all future turn-ons and turn-offs of water at properties owned by the applicants are to be performed by the Water Department and that a note to that effect shall be placed in the file. The motion carried 4-0.

Finally Ms. Michaud presented the remaining abatement applications:

Acct#	Property Address	Applicant	Usage	Bill Amount	Staff Recommendation
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1108	43 Commercial St.	Donald Butterfield	71,000	\$983.35 sewer \$392.00 water	Non-fixture leak identified and repaired. Water did not go into sewer. Recommend abatement of water to \$250.00 and sewer to \$75.00
2612	10 Prince St.	Gordon Ferreira	74,000	\$403.00 water	Non-fixture leak identified and repaired. Recommend abatement to \$250.00
8009	8 Washington Ave.	Newman & Fuccillo	96,000	\$566.69 water	Non-fixture leak identified and repaired. Recommend abatement to \$250.00
9679	6 Creek Hill Rd.	Maria Kuliopolis	80,000	\$717.50 water	High estimate. Actual usage 44,000. Recommend abatement to \$429.50
2801	4 Conant St.	Vance Haley Properties	52,000	\$259.00 water \$720.20 sewer	Non-fixture leak but does not meet 500% rule. Recommend denial for water and abatement to \$415.00 for sewer.
1227	293 Commercial St., #D	Hake Nominee Trust		\$50.00 water \$150.00 sewer	Acct inactive as of 11/15/2008. Recommend abatement in full.
1229	293 Commercial St., #E	Hake Nominee Trust		\$50.00 water \$150.00 sewer	Acct inactive as of 11/15/2008. Recommend abatement in full.
1370	837 Commercial St.	Clancy Trust		\$50.00 water	Acct inactive as of 11/15/2008. Recommend abatement in full.
17217	379 Commercial St.	Bull Ring Wharf	3,000	\$150.00 sewer	Acct misclassified as commercial. Recommend abatement to \$75.00
432	79 Shank Painter Rd., #1	Custodio Silva	1,000	\$150.00 sewer	Acct misclassified as commercial. Recommend abatement to \$75.00
433	79 Shank Painter Rd., #2	Custodio Silva	2,000	\$150.00 sewer	Acct misclassified as commercial. Recommend abatement to \$75.00
433	79 Shank Painter Rd.	Custodio Silva	1,000	\$304.50 sewer	Property was connected to sewer during billing period but was billed sewer charges for water usage 22,000 gallons. Recommend abatement to \$174.50.

Mr. Van Dereck moved, seconded by Mr. Sinaiko, to accept the staff recommendations. The motion carried by a vote of 4-0.

Recommitment of Unpaid Water/Sewer Bills to Board of Assessors

Mr. Faris presented a list of unpaid water and sewer bills prepared by the tax collector. Mr. Sinaiko moved, seconded by Ms. Meads, to recommit the bills to the Board of Assessors for inclusion on the fall 2009 real estate tax bills. The motion carried by a vote of 4-0.

Assessment of Sewer Connection Surcharges

Mr. Faris presented a notice and order assessing sewer connection surcharges on the following red dot delay properties.

Property Address	Surcharge Amount
9 Shank Painter Rd.	\$2,197.16
275 Commercial St.	\$199,350.00
89 Commercial St.	\$24,750.00

Mr. Sinaiko moved, seconded by Mr. Van Dereck, to assess the connection surcharges. The motion carried by a vote of 4-0.

Other Business

Mr. Guertin updated the Board regarding imminent submittals to USDA Rural Development that would provide up to 75% funding for \$12 million of wastewater capital improvements and \$10.4 million of water capital improvements. In connection with the latter, a special town meeting is scheduled for September 14 to gain the necessary 25% local match borrowing authorization. Included in the proposed water capital improvements are: (1) the decommissioning of Winslow tank #1, a riveted structure that currently has 17 leaks, (2) the raising of Mt. Gilboa to reduce the age of stored water, (3) a single microfiltration facility at Knowles Crossing, and (4) a new major transmission line. Mr. Guertin also advised about the vulnerability assessment that is due to DEP at the end of 2009. Mr. Sinaiko moved, seconded by Mr. Van Dereck, that the Board vote to recommend the borrowing authorization article for the Special Town Meeting. The motion carried by a vote of 4-0.

Mr. Guertin then spoke about the July 4 sewer emergency and the system improvements that will be made to help isolate future problems and enhance response time. Board members expressed some concern that they were not kept abreast of the progress in restoring the system to full functionality, and it was agreed that, in the future, press releases would be sent to board members by email as soon as they are released.

Approval of Minutes

Mr. Sinaiko moved, seconded by Ms. Meads, to approve the minutes of the May 7, 2009 meeting. The motion carried by a vote of 4-0.

Adjournment

There being no further business, Mr. Sinaiko moved, seconded by Mr. Van Dereck, to adjourn the meeting. The vote carried by a vote of 4-0 and the meeting was adjourned at 4:40 p.m.

Respectfully submitted,

Sacha Richter, Clerk