

Town of Provincetown

Meeting of the WATER & SEWER BOARD

Thursday, April 25, 2013

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

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

Board Members Absent: Moe Van Dereck, Kevin Kuechler, and Shannon Corea.

Other attendees: DPW Staff David Guertin, Sherry Prada, Anna Michaud, and Carl Hillstrom, Water Superintendent

Recorder: Susan Leonard

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

Agenda Item 1 – Commitment of Water Bills - [Full Board]

Ms. Michaud: I request that all of the commitments be taken out of order first because Kathleen Meads has to leave in about a half hour.

Mr. Sinaiko: OK, let's do those first then.

Ms. Michaud: The first is the commitment of the water bills. It is for \$497,856.30 it is slightly higher than last year.

Ms. Meads: That means we didn't have many leaks

Mr. Sinaiko: So, we need to sign this? I make a motion that we accept the commitment of the water bills as presented.

Motion: Jonathan Sinaiko **Seconded:** Bill Worthington **Vote:** 5-0

Miscellaneous Water Charges - [Full Board]

Ms. Michaud: The next are miscellaneous water charges. This is for things like damaged water meters that we charge for, back flows, and testing. It is a very

small amount, only about \$19.00, because this time we were able to do adjustments for everyone with a 41C Exemption.

Mr. Sinaiko: I make a motion that we accept the commitment of the water bills as presented for miscellaneous water charges.

Motion: Jonathan Sinaiko **Seconded:** Bill Worthington **Vote:** 5-0

Agenda Item 2 - 41C Elderly Water Bill Exemptions - [Full Board]

Account #	Name	Water Rates	Fiscal Year	Why Abated
106	Bertha Adams	\$93.80	12/13	41C exemption
1208	Marlene Sawyer	\$51.00	12/13	41C exemption
1401	Edith Codinha	\$75.50	12/13	41C exemption
1612	Helen C. Costa	\$48.00	12/13	41C exemption
1614	Jose Santos Ferreira	\$65.50	12/13	41C exemption
1615	Cynthia Costa	\$60.50	12/13	41C exemption
1703	Wayne Costa et ux	\$93.00	12/13	41C exemption
2517	Frank Larson	\$51.00	12/13	41C exemption
2615	Ferreira Family Trust	\$83.00	12/13	41C exemption
3009	Irene Joseph	\$42.00	12/13	41C exemption
3707	Mary Jason	\$39.00	12/13	41C exemption
3709	Jason Family Trust	\$48.00	12/13	41C exemption
3804	119 Bradford St. RT	\$42.00	12/13	41C exemption
3808	Estate of Lena Joseph	\$121.50	12/13	41C exemption
4909	Wesley Medeiros et al	\$49.50	12/13	41C exemption
5012	Adam Peck et ux	\$52.50	12/13	41C exemption
5107	Donald Morris	\$103.00	12/13	41C exemption
5505	Oliver Nominee Trust	\$83.00	12/13	41C exemption
5613	Erna Partoll	\$48.00	12/13	41C exemption
5717	Richard Pereira	\$65.50	12/13	41C exemption
6006	Patricia P. Ferreira	\$134.70	12/13	41C exemption
6018	Roxanne Pires	\$52.50	12/13	41C exemption
6513	Mary I. Evans	\$40.80	12/13	41C exemption
7015	Francis Santos	\$63.00	12/13	41C exemption
7211	Adrienne Schnell Life Est.	\$34.50	12/13	41C exemption
7517	Robert Silva Life Est.	\$36.00	12/13	41C exemption
7807	Mary Smith	\$40.50	12/13	41C exemption
8709	Richard Ramos et al	\$33.00	12/13	41C exemption
9506	John Grace et al	\$163.50	12/13	41C exemption
9706	Martha Henrique	\$75.50	12/13	41C exemption
9986	Sue C Ogden	\$43.50	12/13	41C exemption
39873	Valerie Martin	\$49.80	12/13	41C exemption
TOTALS:		\$2,082.60		

Ms. Michaud: These are the 41C elderly exemptions. There are quite a few and everyone has to sign.

Mr. Sinaiko: I make a motion that we accept these exemptions as presented by the staff.

Ms Meads: Noted that the Board approves these on the basis of being verified by the Assessor.

Motion: Jonathan Sinaiko **Seconded:** Bill Worthington **Vote:** 5-0

The following **Agenda Item No. 9** was taken out of order in order to accommodate Ms. Meads who would be leaving the meeting.

Agenda Item 9 – Commitment of Sewer Bills [Provincetown Board]

Ms. Michaud: This one Bill Worthington will not be involved in. This is the sewer commitment for \$306,782.30. That is slightly higher than last year.

Mr. Sinaiko: I make a motion that we accept the sewer commitment as presented by the staff.

Motion: Jonathan Sinaiko **Seconded:** Mark Collins **Vote:** 4-0

Miscellaneous Sewer Adjustments

Ms. Michaud: This is for miscellaneous adjustments for those people who connected to the sewer in the middle of the billing period. We back out the water usage so they can have a prorated bill. So this is a negative amount \$5,484.50.

Mr. Sinaiko: I make a motion that we accept miscellaneous sewer adjustments as presented by the staff.

Motion: Jonathan Sinaiko **Seconded:** Kathleen Meads **Vote:** 4-0

Agenda Item 3 – 41A Elderly Water Bill Deferrals; and

Agenda Item 10 – 41A Elderly Sewer Bill Exemptions - [Full Board]

Ms. Michaud: These can be taken together. We only a few of these. Since, there is sewer on this Bill Worthington can abstain. I need everyone's signature on the top page and one signature on each other page.

Mr. Sinaiko: I make a motion that we accept deferrals as presented by the staff.

Motion: Jonathan Sinaiko **Seconded:** Sacha Richter **Vote:** 4-0

Agenda Item 4 – Approval of the Minutes for 1/17/13

Mr. Sinaiko: I make a motion that we accept the minutes as presented by the staff.

Motion: Jonathan Sinaiko **Seconded:** Kathleen Meads **Vote:** 4-0

The following **Agenda item No. 8** was taken out of order:

Agenda Item 8 – Sewer Betterment Commitment

Ms. Prada: I need to have three of these signed and have someone stay after the meeting to have these notarized by Jane Petterson.

Mr. Richter: I will stay, seeing that I was late.

Ms. Prada: The first is an order of assessing sewer usage and surcharge and notice of lien for Phase 1.

Mr. Sinaiko: I make a motion that we accept as presented by the staff.

Motion: Jonathan Sinaiko **Seconded:** Kathleen Meads **Vote:** 4-0

Ms. Prada: The next is for supplemental sewer betterment assessment notice for the folks who have their preconstruction betterment last year and are now getting their post-construction betterments for Phase 3B.

Mr. Sinaiko: I make a motion that we accept the betterment assessments as presented by the staff.

Motion: Jonathan Sinaiko **Seconded:** Kathleen Meads **Vote:** 4-0

Ms. Prada: The next is for supplemental sewer betterment assessment notice for the folks who will be getting their full betterment for Phase 3B.

Mr. Sinaiko: I make a motion that we accept the betterment assessments as presented by the staff.

Motion: Jonathan Sinaiko **Seconded:** Kathleen Meads **Vote:** 4-0

Ms. Prada: This is an order of assessing final sewer betterment for Phase 3B. This is so Town Hall can send bills. No notary needed.

Mr. Sinaiko: I make a motion that we accept as presented by the staff.

Motion: Jonathan Sinaiko **Seconded:** Kathleen Meads **Vote:** 4-0

Ms. Prada: This is the same scenario, but for the late folks. So they can send them the bills. No notary needed.

Mr. Sinaiko: I make a motion that we accept as presented by the staff.

Motion: Jonathan Sinaiko **Seconded:** Sacha Richter **Vote:** 4-0

Agenda Item 5 – Water Project Updates

Mr. Guertin: Knowles Crossing... the quality of construction is superb, they are holding to the time frames even though we gave them a twenty day extension due to weather conditions this past year. We have processed two "Change Orders" one of which was a credit of \$70,000 and the other one was a credit of \$21,000. They seem to think we are headed in the right direction and so do I.

North Union Field is about to go on line. I sent the request to DEP today. The chlorination has been accomplished, the biologicals came back negative, the pumps have been bumped, the skater system is communicating. The only thing we are lacking is permission from DEP. DEP made a mandated inspection two weeks ago. We are waiting for a piece of paper. I expect we can start pumping North Union Field Road as a redundant water source within a week. That is a milestone. We should be proud folks.

Mr. Sinaiko: So, the Air Force Base will be just for emergencies?

Mr. Guertin: It will now be just for true emergencies. There is an expectation by the Park, although I don't have a written agreement, that it is in our best interest to spend the money to maintain it. Our budget request is \$20,000 this year. It is in our interest to maintain someone else's pump stations in case we have the emergency.

Mr. Worthington: I see that you were waiting on NSTAR. Did NSTAR come through?

Mr. Guertin: Yes, they did. Even after the hurricane and the North- east storms they came through.

Mr. Sinaiko: Our worst case scenario as far as firemen is high winds, on a Monday morning after the tanks are down from the weekend. Can you fill the tanks up faster if you use all the well fields at once?

Mr. Guertin: Our tanks will never be down again, barring a major mechanical catastrophe. We can sustain fire flow for the first time in history.

Finally, we are looking to explore a new rule change that is the purview of the Water & Sewer Board. That would be a water line inspection at the time of sale of a property. In the coming months, we will ask the board to meet once we have drafted the regulations to conduct the public meetings. There will be a couple of informational sessions required. We would like to have in place a regulation in place to inspect the water service line into a property, which would mirror the Title 5 inspection at the time of sale. In the town of Provincetown we do 400 to 500 property transfers a year. If we are to get a handle on unaccounted for water this is how this will be addressed. We are proceeding, with the approval of Town Meeting, a new excavator and water pits. This is a multi-pronged approach. Water meter pits are being installed upon new construction or conversion. If your house is more than 50 feet beyond our curb stock, you are a candidate for a meter pit... and in addition isolating services from the meter pit. Paid for by either the new owner or the old owner at time of sale. The bottom line is that by 2014 the EPA says that we should be at 10% unaccounted water loss.

Mr. Collins: How does it work with all the antique houses where they are basically sitting on the ground with the water lines coming in under the house? Are you proposing that the water line be physically inspected by digging a trench under the house?

Mr. Guertin: The home-owner owns from our curb stock into the house. There needs to be a test pit, which will, almost assuredly, will give you an idea if the pipe is compliant or non-compliant. That is the purpose of the test pit. If it is non-compliant we will not allow the property transfer to go forward until it is fixed. Then we re-inspect.

Mr. Collins: When did they start using compliant pipe?

Mr. Hillstrom: It was in the 2000 regulations.

Mr. Sinaiko: It wasn't being enforced.

Mr. Collins: So, we are talking about most older properties are going to have to replace all new the piping done from the street. This will be a big cost.

Mr. Guertin: We understand that some of them will be difficult to perform. We have found there non-compliant water services all over town, based on the USDA water meter inspection program. That is why prior to the new paving project we are replacing services to the curb stock. If they are found to be non-complaint we will inform the party that the service is non-compliant into the house. I think this the only way we are going to get a handle on the problem.

Mr. Collins: This will disproportionately affect older houses, in large part the elderly. It will take place upon the sale. This could be a \$20,000 to \$30,000 job?

Mr. Hillstrom: I think not.

Ms. Meads: I have an issue with the timing. I don't have a problem with the issue of fixing non-compliant properties. Some of these people may have a purchase and sale agreement and their financing runs out in 60 days and they can't get this accomplished in that time frame. If it is non-compliant and leaking it should insist it be fixed, but if it is non-compliant and not leaking we should give a time frame for it to be fixed.

Mr. Guertin: I don't think the department has ever said no to a sale. We would give them a certain amount of time to effect the repairs. That would be part of the program.

Mr. Sinaiko: Could we develop a list of non-compliant properties which are easily determined and inform the owners that this is coming up in the future because of the EPA requirements? This would not necessarily need a test pit; when a meter is inspected it would be apparent if the line is compliant or not.

Mr. Guertin: There will be people who will be affected. Right now to the best of our ability, based on the rules Carl and the building inspector share on all new permits. We can shape the program the way we want to. It must be in place at some point.

Mr. Worthington: Once you start working this program, the real estate industry will know about it. They will be ready. Does this have to be passed by the town meeting?

Mr. Guertin: No, this can be passed by the Water & Sewer Board. You have a wide purview in this regard. The rule change is considered one of the components that will capture non-compliant services. There is adequate time for the board to meet several times. If the Board wanted to, they could put a public hearing in place and notify all the realtors to bring them into the fold. I think there are a lot of legitimate elements that need to be included in a rule change. The Board of

Selectmen offered their support for the Water & Sewer Board to start the process in any manner that they see fit.

Mr. Sinaiko: Is it possible that one of these meter companies has an I-Phone App that would read the meter. So each person could read their meter to check for water use and leaks.

Ms. Michaud: I think that sometime in the future that might be a possibility. The MIS department is looking into changes into our system. In a couple of years when we move to a new system it might be. I can usually do it within a few days now. We read the meters once a month and in the Winter every 8 days during the cold snap.

Mr. Guertin: Not to change the subject, but you did \$4,000,000 to \$5,000,00 in commitments today. We will have 1,000 properties sewered when Phase 3 is completed in the Fall in a town of 2,200 properties. A little more than 45% of properties and 65% of Title 5s.

Mr. Sinaiko: The new developments in the West End and on Winslow Street are they sewered?

Ms. Prada: The condos on Winslow Street that are not built yet? No they are not on the sewer.

Agenda Item 6 – Unanticipated Business That May Legally Come Before the Board Requiring Immediate Action -- None.

Agenda Item 7 – Statements From the Board -- There were no statements from the Board.

The following **Agenda items No. 12 and No. 11** were taken out of order.

Agenda Item 12 – Browne Street Extension Sewer Easement

Mr. Guertin: We are not having any luck with the 9 properties that abut to sign off on the waiver. We need a sewer easement to go on the side of the water main on Browne Street, a road we thought we owned. We don't own it, the neighbors don't own it, no one owns. The Town never filed it in Barnstable. There may be a point in the future when I will be asking the Board for a sewer easement on a taking on a road that is supporting the sewer for the campground that is already paying their betterment. It is only a utility easement.

Agenda Item 11 – Sewer Flow Revisions

Ms. Prada: The first one is 493 Commercial Street. The Board of Health approved an historic sleeping loft as a bedroom. So, we are going to add 110 gallons for and increase of \$3,704.80.

The other one is 23 Dewey Ave. the original assessment was for 4 bedrooms; the owner realized that when they were billed. The board of Health went down and did a bedroom count on March 21st and determined that there are only 2 bedrooms. So, we are doing a decrease of 2 bedrooms.

Mr. Sinaiko: Let's take these together. I make a motion that we accept these as presented by the staff.

Mr. Collins: How did this come about? Did someone come forward and said I want a third bedroom and said his is my historic loft?

Ms. Prada: Yes, they come went before the Board of Health and Brian Carlson does a site visit and determines the number of bedrooms. He knows the legal definition of a bedroom. The Board of Health has to approve it.

Motion: Jonathan Sinaiko **Seconded:** Sacha Richter **Vote:** 3-0


Mr. Sinaiko: To get back to the Browne Street thing. I don't quite understand. You will do a taking?

Mr. Guertin: There are 9 properties that border it. We tried an alternate route, but it is conservation land. This is for a pump station that allows the campground to restore the full number of their campsites, around 200. They are under DEP mandated ACO. The water line has an easement. We are fully committed to sewerage the campground. The campground has an adverse affect on water quality at Shank Painter Pond.

Agenda Item 13 – Adjournment

There being no further business, Mr. Sinaiko adjourned the meeting at 4:15 p.m.

Respectfully submitted,



Sacha Richter, Clerk