

Meeting Minutes
Charlton Water and Sewer Commission
Date: May 19, 2014

Location: 8A Worcester Road, office at the sewer treatment plant

Attendees:

<u>Members</u>	<u>Present</u>	<u>Members</u>	<u>Present</u>
Paul Gagner	Y	Robert Lemansky	Y
Joseph Spiewak (by remote)	Y	Shabana Gagner	Y
Alex J. MacKenzie	Y		

Mr. Gagner: I am opening the meeting of the Water & Sewer Commission May 19, 2014. It is 6:10 p.m. We have present Mr. Spiewak via telephone; Shabana Gagner and Paul Gagner. Joe, I had already talked to Steve about skipping most of the things in the agenda, mainly the reading of the warrants because we don't have enough people to sign them right now; and the administrator's report; and tying these things in at the end of the meeting if there is time. I thought the first thing we ought to do is go directly to tonight's meeting and get any input on that. Mr. Spiewak: I thought you would want to just postpone it. Mr. Gagner: Whatever the board wants to do. One of my thoughts was there is so much indecision about what we should do; and possible areas of hardship. I thought you said if a person's house burns down and they rebuild, they would have to tie in. Mr. Spiewak: I don't feel that way. Mr. Gagner to Mr. Spiewak: You might remember on Glen Echo – not your side of the lake – if you go up by Stevens Park Road where the pump station is – where the water meets the road – there is a house on the corner--they just tore down and rebuilt and had porches all around the house. It was a concern of Jody's at the time to make sure they capped the old well. I don't know the reason they tore down the old house – it may have been to build something larger. They shouldn't have to tie into water should it be available to them. Up the street – about two houses up from there, we had another house that had an oil leak in the cellar; and the insurance company paid them to tear down their house and rebuild another house after they removed the contaminated soil. I don't think they should have to tie in. Mr. Spiewak: I would agree. The motion we made said 'a new principal building'. Mr. Gagner: Previously existing or not. I understood that if you tear down a house and put in a restaurant, I agree you would have to tie in. We will be reading out loud the amendment to this and that to me is very confusing to people listening to it for the first time. Granted Northside Road has some available house lots; but there aren't too many around the school loop. We don't even have water yet in the pipe; it seems premature to decide who can tie into it. That's why I think maybe this should be tabled; and next time we can do a better job at coming up with the examples of hardship. I'd like to hear yours and Shabana's and Rob just walked in (6:15 p.m.); and I'd like to hear his opinion. Mr. Gagner: We skipped most of the agenda to go right to the town meeting. I think it should be tabled. There is so much we haven't decided regarding hardships. Leaving it to the townspeople isn't the same as having them have it in front of them ahead of time. We're talking about who can tie into water except for Northside Road. Let's get the water in from ExxonMobil. Then we can decide who must or must not tie in. Mr. Lemansky: My thought of why this by-law is going in is that it is an action to show to Southbridge and ExxonMobil that we're serious about trying to make as many people as possible hook up; and I thought that the way that we modified what came from the lawyers is to say that if you have a vacant piece of land and you are going to build a home or business or commercial entity and water is available, you have got to connect to water. Vacant lot – new principal building – you have to connect to water. Mr. Gagner: I'm all for new construction tying in. Mr. Lemansky: What will happen is the amendment will get seconded; then it will be read the simple way we put it in. Connection to Mr. Spiewak was lost. Mr. Lemansky: When someone's house burns down and you are rebuilding, it is a hardship.

Mr. Lemansky: The first part will be read by the moderator. Then when it gets seconded, the second part is the one that will be voted on which is the simple one. Mr. Gagner: I'm all set with that. Why do we need to put this to the town right now because a builder working on new construction will automatically do a tie in? Mr. Lemansky: All this is is posturing.

Mr. Lemansky to Mr. Spiewak: On the town floor, the moderator will read the motion prepared by the attorneys. When it gets seconded, the second one he reads will be the one that the commission came up with which is simple. If there is a hardship, people can come to our commission and ask for a variance. The whole point of this article, Joe, is posturing to indicate to Southbridge and ExxonMobil that we are committed to have as many properties as possible connect to public water wherever there is a water pipe. I see no downside to letting this go forward. The whole commission was against the wording from the attorneys. Mr. Gagner: I'm o.k. with that. Mr. Spiewak: The dialogue which was about how some people have confusion about the principal building--what if the building burns? We need to posture on the town floor. Mr. Lemansky: I don't mind getting up and speaking. The first motion will be on our indirect costs and I want to stick with our last year's figure plus 2-1/2% on the town floor. They want to go up 12% - 14% - that's too high.. They put some of the indirect costs on water and some on sewer. It's tough to put it on water because we have no income. Page 7, Article XIII (water) and XIV (sewer). In my opinion, those things need to be reduced. Steve: Article XIII--water budget--\$78,387 -- they have appropriated money from the ExxonMobil account to an operating budget for revenues. February of this year is when the IMA agreement expires, and that money becomes General Fund money. Joe, I think we owe it to the voters who voted in favor of us last year and against Finance and the Selectmen who wanted to take this money -- that we give the people an explanation why we changed. It also shows that we are team players. We don't want to pay as much money for indirect costs. Steve: The printed matter that's going out that will be on the floor -- on page 7, it is showing a water indirect cost of \$1,830. That actual number with Keith's latest was \$11,795. The total indirect cost to the Water & Sewer Commission is \$93,968.82; and those are not on the current curriculum that they're reading from. Steve: I have broken the numbers down. Last year's figures were reviewed for our budget. I spoke with Ms. Craver. She wants to go with what's on the printed matter; and deal with any changes or corrections in October. Mr. Lemansky: Article XIII is water and Article XIV is sewer. I want to use 2-1/2% of last year's figure.

Mr. Lemansky to Mr. Spiewak: I got a call from Chris McClure. I called Steve. Because they ground Route 20 from Richardson Corner Road almost to Glenmere Road, it now specifically shows all of the water laterals. McClure is saying that while we have the skeleton x-ray of the water laterals, we should verify that they are in line with what's on the as builts. Mr. Gagner: Do you want to come up with a budget number? Mr. Lemansky: **I make a motion that we cap this at \$2,500.00 maximum to verify it; seconded by Ms. Gagner. Vote: Unanimous.** Mr. Gagner: We'll contact Chris to get out there before they pave.

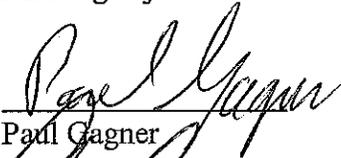
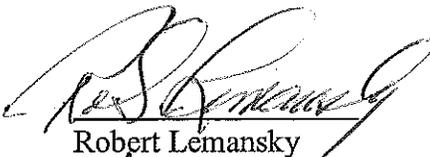
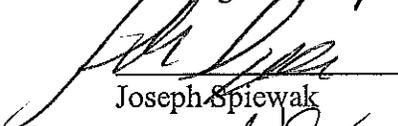
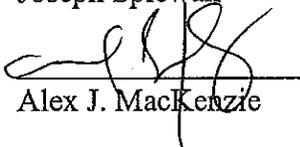
6:33 p.m. Mr. MacKenzie arrived. Mr. MacKenzie: **I make a motion to approve the following warrants: Woodard & Curran: Contract operations for May: \$40,151.75; R & M: \$2,500.00; total: \$42,651.75; Abatement warrant: 125 Sunset Drive: \$4.70; Verizon: \$449.91; Osterman Propane LLC: 4/18/14: \$2,170.86; 4/30/14: \$1,581.92; and Poland Spring Direct: \$6.17; Town of Charlton: postage for quarterly billing: \$290.40; Town of Charlton: cost of gasoline and diesel for the period 4/1/14 -- 5/5/14: \$668.18; Commissioner payroll for May: \$400.00; (paid between meetings): Charlton Police Department: police detail between 1/4/10 and 8/30/10: \$1,628.47; Charlton Police Department police detail between 11/10/11 and 6/18/13: \$2,102.24; Charlton police detail .**

Police Department: police detail between 8/26/13 and 11/20/13: \$1,063.03 for a total of \$4,793.74; seconded by Mr. Lemansky. Vote: Unanimous.

Steve: Humidity in the plant. We have had two people in. We are waiting for a couple more to make appointments. We've got 40 or 50 holes that have been looked at by ExxonMobil (boring holes along Muggett Hill, Old Worcester Road and Old Muggett Road). This was brought to my attention by Highway a couple of weeks ago. ExxonMobil has been out and marked these locations. We also had a request in to pull the S. Sturbridge Road overlay and the lateral connection into 3A S. Sturbridge Road; they will be started next week on Wednesday. Mr. Gagner: I had a discussion with Steve about the humidity in this plant. Basically if you get the room temperature 1 or 2 degrees above the temperature of the RBC's, the problem should be stopped. I have been through a similar situation twice. Steve had talked to Jody and there was a discussion about solar panels on the roof. Mr. Gagner: If we get the dehumidifiers in the plant, it would be expensive for them to run 24/7. The skylights I was talking about were 6' x 12' and about \$3,500 each plus installation. I haven't looked into solar panels. Mr. Gagner: Anything else? Mr. Lemansky: According to a verbal conversation Steve had with Ms. Craver today, the real indirect cost is going to be \$93,000. What Ms. Craver said to us on the budget was \$82,000. I'm suggesting for the year end of June 30, 2014, we paid \$70,621. I'm suggesting we pay 102% of that for this coming year which is \$72,368.53. That represents 77.1% (they had asked for an increase of 23%). I took their proposed numbers of the \$82,000 for sewer and \$11,000 for water which ends up being \$63,000 for sewer and \$9,083 for water to equal \$72,368. The whole point is: if \$93,000 is the right number, any reasonable person can't not understand why we should be getting assessed a 23% increase from last year to this year, especially when our town budget requires a 2-1/2% framework for increases. Mr. Lemansky: We are burdening 606 customers. Mr. Gagner: That's not right. When you talk about our being assessed, you should explain to people that the town charges us for services by their departments. Mr. Lemansky: We should keep with the 2-1/2% each year.

6:49 p.m. **Mr. MacKenzie: I make a motion to adjourn; seconded by Mr. Lemansky. Vote: Unanimous.**

Meeting adjourned at 6:49 p.m.

 Paul Gagner	<u>6/9/14</u> Date	 Robert Lemansky	<u>6/9/14</u> Date
 Joseph Spiewak	<u>6/8/14</u> Date	 Shabana Gagner	<u>6/9/14</u> Date
 Alex J. MacKenzie	<u>9 June 14</u> Date		