

Meeting Minutes
Charlton Water and Sewer Commission
Date: December 22, 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	N	Shabana S. Gagner	N
Alex J. MacKenzie	Y		

Mr. Gagner: I'd like to call the meeting to order. Today is December 22, 2014 and it is approximately 6:40 p.m. We do have a quorum so we will begin by reading the warrants. Mr. MacKenzie and Shabana Gagner will not be with us tonight. **Mr. Lemansky read the warrants: McClure Engineering, Inc.: invoice #11496; data logger collection & evaluation for the period ending 10/31/14 (quarter 3); monitoring flow from sewer pump stations: \$820.00; reimbursable expenses: \$20.00; total: \$840.00; Verizon: \$446.50; National Grid: \$8,370.67; Osterman Propane LLC: \$1,613.09; Woodard & Curran: contract operations for the month of December: \$42,652.07; Town of Charlton: case of paper: \$22.88; Poland Spring Direct: \$1.09; Ricoh USA: \$141.30; total: \$44,430.43; Standard Source, Inc.: freight charge for shipment of valves for fiberglass stations, North Main Street: \$10.34; E.J. Prescott, Inc.: purchase of meter connectors and rubber meter gaskets: \$58.55; Elderly abatement warrant for 45 Burlingame Road: \$10.50; seconded by Mr. MacKenzie. Vote: Unanimous. Mr. Lemansky: I have minutes from November 24, 2014. I make a motion to approve the minutes as printed; seconded by Mr. MacKenzie. Vote: Unanimous.**

Steve: Release of work on S. Sturbridge Road. I will write a letter to the contractor. we are waiting to get a scheduled date to exercise the water pump generator at the Charlton/Oxford line. I have acquired a list of mold companies to remediate the plant. Emails and telephone calls to the maintenance department at Bay Path. The jetting has been done for Bay Path. Pictures were taken before and after. HVAC suppliers: There were four that we are working with relative to the platforms. We sent out pictures. Relative to the clogging issues, we are still working with the Masonic Home and we are trying to get a drainlayer in to modify the step at the bottom of that manhole to guide the solids in a more directed path as opposed to just laying on the shelf and building up and causing issues. There have been quotes out to several people. What was suggested is that we modify that shelf to a half a trough. It does not take the illness off the Masonic Home to stop putting stuff into the sewer system not authorized by this office. The pump station on Old Worcester Road. We took pictures before and after it was jetted.

Steve: You have two quotes in front of you. On the far side, you have a direct comparison as to costs. One bidder said 3-5 business days; 1 bidder said 4-5 days; bids: \$24,860 vs. \$24,500. There is an Option 2 on the printed page. They said they could provide the chemicals and equipment if you want to provide the labor. The labor costs would be at the prevailing wage. The other group said after we clean it the first time, it will be good for a month. They would have to come back monthly at a cost of \$7,000 a month. They said they would be using an antibacterial solution. The other people were going to spray an anti-fogger. The concern that Jody has is that if poison is put in the air to kill the mold, we could end up killing the mold and the bacteria. The ABC Company – they were advertising to use two chemicals that will not kill the bacteria. Mr. Gagner: The moisture: We have one dehumidifier that is working, but the other one was evaluated and we were told that the compressor was cracked. The

manufacturer said that compressor was not stock. It was specially made for that unit; and that it would take a month to six weeks to make and would cost around \$9,000. Steve: We don't know how long it will last. We are getting another quote that should be substantially less; and we would be put them outside the building on the ground. Mr. Gagner: Who makes decisions in this situation? Mr. Lemansky: I think it falls on us. That's all we are responsible for. Steve: That may be something that you would want a full board for. Mr. Lemansky: Are you going to get a written report? Steve: Yes.

Old Business: Steve: The CoMag has been installed. I met with Alan Banks today with respect to the lateral on Route 20. A police officer was there. We had a visit from the town of Southbridge. We were there about an hour. We checked the north side of the road; and he was looking for a ductile iron pipe coming across the road; and he said there was no iron pipe going that way. Mr. Gagner: Do any 1" plastic laterals cross Route 20? Steve: Coming down from where Masonic Home Road goes into Route 20 and traveling eastbound. They are all 1" plastic pipe except new ones that were put in across the street. Mr. Gagner: That puts us back in limbo not knowing whether the homeowner is entitled to an abatement or whether we reassess his betterment to zero. Steve: We went to zero on the one home that was on Brookfield Road that was a non-buildable lot. There is nothing in legislation that says a lateral is required in order to better a piece of property. It just says the property must abut an active water line. Mr. Gagner: So according to the state, the line is there; and whether it is economically unavailable to him, it does not sound like we are in a position to help him. Mr. Lemansky: In order to better a property under normal conditions, unlike sewer, water has to be available. The question is: Is a water line on the opposite side of the four lane highway with a median--can one interpret that in layman terms as being available? The cost of getting across that road is well over \$50,000. To Steve: Did you look on the south side of Route 20? Steve: Yes when Southbridge was up there; but not with Al. Mr. Lemansky: Was Al able to find the water line? Steve: Yes. He had quite a bit of equipment with him. Al was looking for the gate box. Mr. Lemansky to Mr. MacKenzie: They would never run a "T" off a main line without a gate box. Mr. MacKenzie: No. It would serve no purpose. Steve: Al came well equipped. He sent a signal from one end of the line to the other. Mr. Gagner: Who do we ask or see to get some clarification for our customer saying we did not find it; but since water does go down Route 20, it is available; but it is not economically available? Who makes decisions on this? The state? Mr. Lemansky: I think it falls on us. We have to do what's reasonable. Mr. Gagner: I'll entertain a motion to that effect. Steve: That's something you may want a full board for. Mr. Lemansky to Steve: Is he going to get you a written report? Steve: Yes.

7:02 p.m. Jody St. George joined the meeting and read his office report for the month of November. He indicated that the treatment plant remains in complete compliance. Mr. Lemansky to Jody: The second most newest dehumidifier unit that is not currently running—the compressor is blown. Jody gave a report on dehumidification. We purchased three portable dehumidifiers which were put into service on December 19th. The cost was \$2,443.00 plus shipping totaling approximately \$7,500.00. The \$30,000.00 maintenance account is a couple of thousand dollars over. Relative humidity was down 42% from 62% based on where you are in the plant. They run on a 110 outlet. They cycle on and off; everything is automatic. The filters are washable. Mr. Lemansky: The unit that is currently running right now – that unit is about eight years old. I can't fathom when you think about the worldwide business of compressors – why a specific compressor would be needed for this relatively small company; and that nothing else will fit. Jody: Are we going to work on these dinosaurs? To me it is a waste of money. If we find that these portable units are doing the job even in the extreme humidity; and you buy two more and put them in the plant; and they last for 5 years, you have just gotten 5 years of dehumidification for about \$15,000 as opposed to \$300,000. Mr. Lemansky: I don't disagree with you. Are they going to work in July and August? Do you mind tripping over them? Jody: They are not

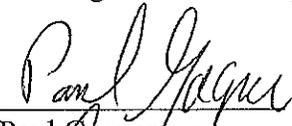
bad where they are. I want a permanent solution; but I can't see throwing money away. They are dinosaurs already. They were dinosaurs when they were installed. These units were probably already on their way out when they were purchased new. You can't find anything on line. My point is when do you say when? Mr. Lemansky: What we do know is that location worked for ten years; and when it was designed and put in place, the repair and maintenance was never considered. I think from a budget point of view, if we're going to go outside, we'll spend a quarter million plus just to fit it. Maybe we should spend \$50,000 and stick with the location which worked for 15 years. Maybe those people knew the best place to put it. Jody: I don't think it should have been put there. The plant is fine right now. Mr. Lemansky: If we could ask Jody and his company to take on the task of hiring some contract help under their direction to do the work of mitigating the mold; talk to your chemical people. They should have some solutions for mitigating the mold, to come in here; and get some disposable linen towels, so we have a plan of action on it. Because they are already our contractor, I believe they can hire a subcontractor. You might want to check with Robin. Let's get it done. If there's a problem down the road, just use the chemicals to counteract the issue. It's about solutions. Jody: That's why we purchased the dehumidifiers. This purchase will be paid for by Woodard & Curran's health and safety contingency fund at no charge to the sewer commission. We continue to staff the project with licensed support personnel and additional overtime by assigned staff. The plant is in compliance; and continues to be professionally operated and managed by three qualified equivalent personnel. We have been working about 60 hours a week. Jody: If Woodard & Curran were to leave, the dehumidifiers would go with us. Mr. Gagner: Over time, we will see how the equipment performs. Jody: The equipment is performing well. Mr. Gagner: They run 24/7. Jody: Yes. Mr. MacKenzie: 100 gallons of water a day being removed from the plant. Mr. Lemansky: I think what we need to do is go forward with mitigating the existing mold that's out there. Are we going to appropriate some money for that? Mr. MacKenzie: The ABC quote at \$24,860; it was less \$8,080. That \$16,780 – was that to purchase or lease the equipment? Steve: The \$8,080 is the equipment that you see. The \$25,000.00 amount includes labor. Mr. MacKenzie: For purchase or lease? Steve: Lease. Mr. Lemansky: Can you imagine a chemical that's going to remove mold but not kill the bugs? Jody: I gave them a copy of the biological process. Steve: They said they wouldn't use bleach. Mr. Lemansky: You can use peroxide. **Mr. Lemansky: I make a motion that we set up a minimum of \$10,000.00 for Jody to go forward in completing at least one full wipe down of the inside of the treatment plant with his own people.** Mr. Gagner: That seems like a high amount to me. Jody inquired what Mr. Lemansky meant by 'your own people'. Mr. Lemansky: You would probably be involved in a managerial way. You talk to your chemical people. **Seconded by Mr. MacKenzie for discussion.** Mr. MacKenzie: Due to the materials used to clean it up, I don't know if you can get a temporary agency without training. I don't want to throw money into the wayside. Mr. Lemansky: I do know that our personnel in the treatment plant have already done this before. The highest point would be the RBC's. Jody: They were talking about getting on ladders and wiping everything down. Mr. MacKenzie: It's dealing with the process. Jody: I won't do anything until I know what chemicals are being used. Health and safety is the first concern. Compliance is a close second. We need to wipe down the mold on the gable ends of the plant. Mr. Lemansky: I just want the Woodard & Curran people know that we are serious about this. **Vote: Unanimous.** Mr. Lemansky: I'm sure these private companies are fine; but let's just do this from the outside in. Jody: Data loggers. Jody read his report regarding runtimes of the data loggers. Jody completed his monthly report at 7:50 p.m. A copy of Jody's report is attached to these minutes.

Steve: Sewer rate information: electricity: \$93,000; survey: \$25,000; wages: \$84,000; total \$202,000.00; Woodard & Curran: \$54,470. Mr. Gagner: We don't have any answers yet. Mr.

Lemansky: to be clear, our largest users—17—are paying the bill—17 out of 613 are paying 58% of the bills. CPI 8% Mr. Gagner: Steve has looked at 2 reports – our rates are between the two.

7:53 p.m. Mr. Gagner: Anything else to talk about? Does anybody have anything more? **Mr. Lemansky: I make a motion to adjourn with our next meeting being January 12th at the Town Hall at 6:00 p.m.; seconded by Mr. MacKenzie. Vote: Unanimous.**

Meeting ended at 7:54 p.m.



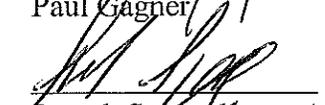
Paul Gagner

3/9/15

Date

Robert Lemansky

Date



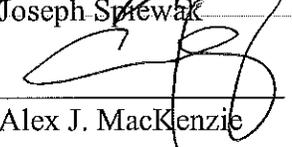
Joseph Spiewak

3/9/15

Date

Shabana S. Gagner

Date



Alex J. MacKenzie

9 MAR 15

Date