

Meeting Minutes  
Charlton Water and Sewer Commission  
Date: September 28, 2015

Location: Selectmen's Meeting Room, Town Hall.

Attendees:

<u>Members</u>	<u>Present</u>	<u>Members</u>	<u>Present</u>
Paul Gagner	Y	Robert Lemansky	Y
Joseph Spiewak	Y	Gabriel J. Berthiaume	N
Alex J. MacKenzie	N		

Mr. Gagner: Welcome everyone to another exciting meeting of the Charlton Water & Sewer Commission. Today is September 28 2015 and it is approximately 6:35 p.m.; and as usual, we will start off with paying some bills. Mr. Spiewak read the warrants from Carol's report. Mr. Spiewak: I make a motion to approve the following warrants: National Grid: \$10,435.50; Woodard & Curran: contract operations for contract operations for September: \$40,802.42; R & M: \$2,500.00; Total: \$43,302.42; Woodard & Curran: cost of Scada and CoMag PC upgrade for the period ending 9/4/15: Total: \$7,545.60; Ricoh USA Inc.: invoice #95546740 for the period 10/6/15 - 11/5/15; October contract: \$141.30; AT&T: invoice dated August 21, 2015: \$45.32; Total: \$186.62; Town of Charlton: cost of gasoline for the period 4/15/15 - 6/30/15: Total: \$909.26; GJB Construction Services Inc. d/b/a Slim's Sewer Service and Jos. Berthiaume & Sons: invoice #13907; use of pump truck per hour - Little Muggett Pump Station: \$150.00; camera services per 1 hour minimum: \$150.00; emergency overtime service: \$75.00; Total: \$375.00; The Blake Group: Muggett Hill pump station: replacement of piping and valves in pump chamber: Total: \$9,506.00; Alfred L. Brown Associates, Inc.: Invoice #15951: 2 - EM31154 1-1/2 HP motors @ \$378.60 each: Total: \$757.20; RPM Heating & Air Conditioning: invoice #3753; 6 inline fans; 6 speed controls; PVC pipe and fittings: Total: \$4,500.00; Abatement warrant: 147 City Depot Road; error occurred during transfer to meter: Total: \$210.00; Abatement warrant: 52 N. Main Street; fire at property (old house had 8 bedrooms; new house has 4 bedrooms; bill should have been \$280.00): Total: \$280.00; McClure Engineering, Inc.: invoice #11833: Muggett Hill sewer pump station: \$1,398.75; McClure Engineering, Inc.: invoice #11781: Muggett Hill sewer pump station: services through 6/30/15: \$1,386.25. Steve: This invoice was received in August and will be put on the October Special Town Meeting warrant. Mr. Gagner inquired to Steve: Just for the fans and the PVC ducting? Steve: The invoice from RPM is just for the fans and the PVC ducting. This bill of \$11,000 will be held. Motion seconded by Mr. Lemansky. Vote: Unanimous. Mr. Spiewak: I make a motion to approve the minutes of August 17, 2015 as printed; seconded by Mr. Lemansky. Vote: Unanimous.

6:43 p.m. Steve gave his office report. 232 Stafford Street was bettered by a water betterment. They were clearly defined on the ExxonMobil agreement. Steve: The suggestion is to zero out the betterment. Next, Bay Path: They have assured us they are going to write a procedure for day, weekly and monthly procedures relative to the equipment they have there. Next, we have ordered the spare EQ pump. Grinder pumps should come in 4-6 weeks. The fans in the plant are low amperage. Steve indicated that he would be away on vacation from September 30 to October 7. Mr. Spiewak inquired about our expenses for 2007, 2008, 2009. Steve provided information regarding the budget. \$77,000 for I&I for the first year; and \$44,000 each year after that. Mr. Lemansky to Mr. Spiewak: It has to do with what we planned for and what was actually used. Mr. Spiewak: If you look at the rate study information that Steve sent to us, it was based on what we budgeted, not what was spent. As we are going through our rate study in some of these accounts when you look at some of these accounts, we're not spending 100% of the budget; so when we calculate the rates, we should not be using the budget

amount. Mr. Gagner to Steve: Speaking of rates, how is that coming in general? Steve: I sent out preliminary information on rates on a spreadsheet to the commission. Mr. Berthiaume arrived at 6:52 p.m.

Mr. Gagner: We met with Steven Hornsby last time on behalf of the condominiums located at 107 Center Depot Road, as well as Brenda Allen, President of Knollwood Inc.; Alyse Karle; Robin Belisle, Vice President at our last meeting. Mr. Spiewak said he was going to check with the tax collector or the assessor or both before the next meeting. Mr. Spiewak: I did meet with Lucia Blanchette. As I read it, it appeared that we couldn't do it; but, in fact, it is legal to do if we chose to reverse our decision; but it does introduce some other challenges within the process. The Collectors were against it. They didn't think it was a good idea. They thought that we should stay the course and stay with what we have today. I think we should leave it status quo. I think we became victims of making an exception when we allowed the property to be converted to condominiums and go to separate billing accounts. In the history of that account, it was I believe an apartment building at one point; converted to condominiums; and then they went to separately billed accounts. The request from the owners was to give each unit a separate bill based upon Title V. Then they went to meter. In any case, when the request came to the board, the exception was made not to require the meters for each of the units; that they could have one meter; and we would divide the number by 20. Now that there is a new management company, they want to go back the other way. I would not support it going back the other way. I did forward that information to Mr. Hornsby as well. Mr. Lemansky: The owners at the time in 2008, 2009 and 2010—they came to us because they were on a Title V billing. They wanted to go on to metered billing. I believe there are 5 buildings which are serviced by one meter. In order to do exactly what you said, we would have to have 19 more meters put in; or do one bill divided by 20; and give each unit owner a bill. Mr. Spiewak: I assume at the time when the owner came to the board and requested to go to a meter from Title V, I'm sure there was an economic benefit. Now what we are being asked to do is give another exception to that—back to one account. Mr. Lemansky: What would happen if this were to come to us again in a different location? I think the answer would be to put a meter on every unit; or one meter would be used. With new construction, each unit has to have its own sewer exit from the unit as well as its own meter. Mr. Spiewak: I move not to support the request to go from 20 account billing to a single metered billing for the property in question; seconded by Mr. Lemansky. Discussion: Mr. Berthiaume: Is it in our by-laws? The new construction? The answer was yes. **Vote: Unanimous.**

Mr. McClure arrived at 7 p.m. and met with the commission. Subject: Upham Apartments historically has had issues with water quality. Mr. Lemansky: The condos are on the Sturbridge/Charlton line in the triangle between Routes 49, 20 and the Mass Turnpike. They have had issues with their water quality. They applied to the Mass DOT for a remediation program. Through the application process and a peer review, they have been accepted into that program whereby a remedial solution to the problem could be done or provide for them an additional water supply. They also researched tying into Sturbridge. Mass DOT is asking what the best option is for them to tie in to water. The MTA originally installed the water line west of Route 169 – service exists to the 5E MTA location as well as the State Police Barracks. There is a 4" water line that goes across from Mayberry Lane to the State Police barracks. Mr. Lemansky: About 3 years ago, the Upham Farms people came to talk to us. We had said 'go to Southbridge or get some movement from Sturbridge'. The DOT has determined that the salt in the water may be caused from salt from the turnpike. Chris: Mass DOT does service Route 49, Route 20 and the Mass Turnpike. It was a long process. The sight had to be reviewed for close to a year; and

at that time, they said they were going to do remediation or connect into public water. Mr. Gagner to Chris: Is this 4" pipe adequate? Chris: Yes, Mass DOT had some flow testing done in conjunction with the Southbridge Water Department. They had hired Dewberry. Peter Caldarazzo has been involved with this project too. Mr. Gagner to Chris: How many units are there? Chris: There are 30--two bedroom units. They have determined that the 4" water line is sufficient. Mr. Lemansky: Is the pressure adequate and are there any issues with consistency of pressure? Mr. McClure monitored the water line. There is some variation in the pressure. Based on the flow tests and the readings, we have plugged those into Southbridge's model. When we put Charlton City on line, we made some modifications to the PRV valve. Looping is better within the system rather than at the end. Chris hasn't seen the final design yet. Mr. Lemansky to Chris: The Village Racquetball Club is a public water supply. To Chris: What is the daily usage of these 30 units? Chris: About 6,600 gallons a day. Mr. Berthiaume: I did some main extensions in Auburn. They make you go to whatever your end is. You own 10,000 feet, you take it to the end.

Mr. Lemansky: We are at the end of the town property line. I would think we would want to work with the owners of the condos on the Sturbridge/Charlton line in some way. Chris: I don't think the church is registered as a public water supply. Salt is a problem. When wells are affected by salt, you try to bring that to the attention of the owners. They are proposing to bring a 4" line up to where they can service a pump house. Chris referred to a plan. The idea was to put a meter and a backflow preventer where the line comes in near the State Police barracks. Southbridge doesn't want anything to do with the booster pumps. Mr. Lemansky: These water lines will be private lines under the condominium trust. If these lines go in, will we take possession of them; or just say we will work with them? Mr. Spiewak: I look at it as it is running across your front yard.

Mr. Lemansky: Once the line is in, we can make our agreement. We were led to believe that the only way we could extend a public water line was with an 8" line. The district water chief told him there was no set rule. A 2" line is ok. I passed that on to Chris McClure. Mr. Lemansky: Any new information -- we're not part of putting in an 8" line. We have to look at the possibility of a larger user coming along. Mr. Spiewak: If the racquetball club wanted to tie in, could they? Mr. McClure: I think so. It is only 2,000 gallons a day. Mr. Berthiaume: Options: A: Extend the 4" line; put a meter in; B: Southbridge might make them upgrade the main line. Mr. McClure: There has been a change in their (Southbridge's) thought process. If the hydrant study supported it, you could bring it up to Southbridge. At this point, something like this, as long as it isn't going to have a hydraulic impact, it would be ok. The commission needs to start thinking about this. Mr. Lemansky to Chris: What are you looking for from us? Chris: I know the association is anxious to get water there. The meter at that location may not be the best. Mr. Lemansky: I am making a statement of confidence of going forward and helping out their situation. We need more answers about the engineering: 2" -- 4"-- 10" lines. There is a 4" line there right now. Mr. Berthiaume: The Housing Authority -- weren't they able to hook up and then be phased in? Mr. Lemansky: Now that we own the infrastructure, they care about the quality of the water. Take care of the business on the corner. There have been remedial actions taken. A well was put in by the state. Mr. Gagner: Is the state picking up some of the cost? You could pick up the church and the racquetball club.

Chris McClure: This is unique—we would be servicing these homes without going out on to Route 20. Obviously the people are on the way to getting what they want. There is a water bill. They have to pay for a certified operator. Mr. Spiewak: Part of the condo fees. Mr. Lemansky: There is no sewer there. Mr. Spiewak: If the racquetball club was having a problem, they'll go to the same source. One

privilege fee would be Gillespie Road and this one. Steve: We missed something--the line going across Route 20. We didn't take Gillespie Road - it was going to be expensive. If someone comes in after the fact, they get a privilege fee. When they connect, they will get charged. Mr. Spiewak: If a private entity wants to pay for a water line, we won't better the property; but we will charge a privilege fee only when the people connect. Mr. Lemansky: Some time ago, someone had a plan that those properties would be bettered. Mr. Spiewak: We need to get a legal opinion as to when water is available and they choose to connect - that they will still have to pay a privilege fee. Mr. Lemansky: For me, I'm not necessarily in agreement that those properties should be bettered. The DOR is clear. Privilege fees are properties that were never supposed to be part of the system. Mr. Lemansky to Steve: How has the water quality been at the Masonic Home? Mr. Spiewak to Chris: Any idea on timing priority - they have been knocking on my door—TRC, Consultant to DEP. Chris: SRP - Solid Remediation Program.

Mr. Gagner inquired of Steve about the grease traps at Bay Path. Steve is waiting for a written response back from them to what he wrote to them. Mr. Gagner: EPA and DEP ongoing. Steve: Town Meeting is October 20. Meters are expected to be read on October 6, 7, and 8. We have one bill from last year - can I pay it from the O&M budget now or it can go to town meeting and come out of the Enterprise Fund? Steve: I got the bill in August. I can pay it out of the O&M or the Enterprise Fund unless you tell me different. Mr. Spiewak: I make a motion that we pay the prior year's bill out of the current O&M budget rather than the Enterprise Fund; seconded by Mr. Lemansky. Vote: Unanimous. Mr. Lemansky: Put it on our next meeting which will be October 5 at the town hall at 6:30 p.m. Mr. Spiewak indicated that he would not be at that meeting.

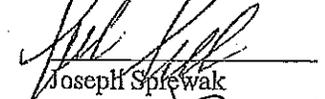
8:18 p.m.: Mr. Lemansky: I make a motion to adjourn; seconded by Mr. Spiewak. Vote: Unanimous.

  
Paul Gagner

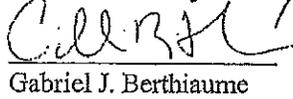
11/9/15  
Date

  
Robert Lemansky

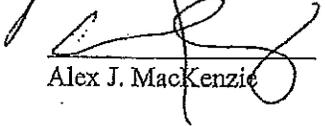
11/9/15  
Date

  
Joseph Spiewak

11/9/15  
Date

  
Gabriel J. Berthiaume

11/9/15  
Date

  
Alex J. MacKenzie

9NOV15  
Date