



TOWN OF MEDWAY
WATER & SEWER COMMISSION
MEDWAY, MASSACHUSETTS

Commissioners

Cranston Rogers, Chair
Robert Wilson, Member
Peter Gluckler, Member

Meeting Minutes

November 28, 2011 – 6:30pm
DPS – Tom Holder's Office
155 Village Street, Medway MA

Present: Robert Wilson, Peter Gluckler, DPS Director Thomas Holder, and Program Administrator Judi LaPan.
Residents were present.

The meeting was called to order at 6:30pm by a motion from Robert Wilson.

Peter Gluckler seconded.

Motion approved, unanimous vote, 2-0.

Abatement – 36 Lovering Street

Mr. Meile of 36 Lovering Street was present to discuss their abatement request. They claim that the discrepancy on the in/out read was due to the previous owner's usage and they feel that is proven through their recent consumption history. They are not willing to pay the amount billed.

Tom Holder said that we would compare their recent consumption history with what they have been billed and try to come up with a reasonable adjustment by the following Friday.

Abatement – 46 Summer Street Sewer Betterment

Tom Holder explained that Mrs. Bates of 46 Summer Street was assessed a betterment and her property was not bettered by the Summer Street sewer extension project, therefore she was seeking an abatement, or removal from those yet to be billed. The sewer in front of her property had been there from a previous development.

Robert Wilson made a motion to accept the suggestion of the Department Head, Tom Holder, to approve the abatement for 46 Summer Street due to the fact that her property was in fact, not bettered by the Summer Street Extension Project.

Peter Gluckler seconded.

Motion approved, unanimous vote, 2-0.

Mrs. Bates began to speak about the a drainage problem she has been having. She claimed that the drain pipe in her yard is still causing her to get water in her basement.

Tom Holder responded that he would like time to revisit the issue after he can research if there is any connection between the Summer Street Project and the beginning of her basement flooding. There is a private drain manhole on her property that takes flow from her property and which is also connected to the Town drain system. Tom said he would want to have access to her property to get a look at the catch basin and any drain pipes. Tom Holder recommended that Mrs. Bates contact us the next time it is raining and she can see water in the basement and we will be able to better diagnose the issue.

Abatement – 38 Summer Street (Medway Gardens)

Tom Holder explained that the Medway Gardens issue began with a \$19,000 water bill, which was then prorated to \$11,500, and was then further reduced to \$7,000 after researching the meter cards for any questionable data. He said that Medway Gardens had offered to pay for one year of uncaptured usage, using the current year's accurately recorded usage as an estimating figure, which is \$4,000.

Robert Wilson made a motion to accept the abatement reducing the March 2010 bill to \$4,003.67.

Peter Gluckler seconded.

Motion approved, unanimous vote, 2-0.

Abatement – 3 Virginia Road

Tom Holder explained that this was a water leak which had occurred in a crawl space, undetected for some time. Mrs. Calnan was requesting some amount of relief to her high water charges.

Peter Gluckler made a motion to defer this abatement to the next meeting, so that there can be further investigation, through talking to the homeowner and the plumber regarding the repair.

Robert Wilson seconded.

Motion approved, unanimous vote, 2-0.

Abatement – 2 Independence Lane

Tom Holder explained that this request for abatement was due to this being a new home and the claim by Mr. Mendes that the over 6,000 cubic feet of water usage was only for irrigation use. They are seeking abatement to the sewer charges. Tom Holder suggested that if the water was used for irrigation then we should charge them at the irrigation rate, and abate the sewer charges.

Peter Gluckler made a motion to abate the sewer charges and charge the water at the irrigation rate.

Robert Wilson seconded.

Motion approved, unanimous vote, 2-0.

Director's Report

Robert Wilson asked how the AMR project was going.

Tom Holder said that they may need to consider a mag-meter on 30-40 well accounts. He explained that silt is being captured in the meters even with the screens.

Tom Holder told the group that the Hydrant Flushing program was just completed.

Tom Holder went on to inform everyone that the MassWorks Grant was denied for the West Street/Main Street Water Main Improvement Project. The project will have to be bonded, as voted on at Town Meeting.

Tom Holder spoke about the Ballot vote requested for the proposed 2 ½ percent override on water and sewer rates and how the local water resources associations do not think this will move forward.

Tom Holder finished by saying that it would be productive to have two of the Board Members from the Charles River Pollution Control District, Paul Desimone and Doug Downing, meet with the Water and Sewer Commissioners. He planned to extend an invite for the next meeting.

Other Business:

Next meeting will be held on Monday, December 19th at 6:30pm in Tom's Office.

All agreed.

At 8:24pm Robert Wilson made a motion to adjourn the meeting.

Peter Gluckler seconded.

Motion approved, unanimous vote, 2-0.

Respectfully submitted,

**Sarah Pawluczonek
Executive Assistant
Department of Public Services**



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Commissioners

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Meeting Minutes

December 19, 2011 – 6:30pm
DPS – Tom Holder's Office
155 Village Street, Medway MA

Present: Chan Rogers, Robert Wilson, Peter Gluckler, DPS Director Thomas Holder, and Executive Assistant Sarah Pawluczzonek.

The meeting was called to order at 7:00pm by a motion from Robert Wilson.

Peter Gluckler seconded.

Motion approved, unanimous vote, 3-0.

Abatement – 3 Virginia Rd

Tom Holder explained that this was an abatement presented at our previous meeting, which the Board felt they needed more information on before they could render a decision. He told the Board that Sarah Pawluczzonek had contacted their plumber directly to ask what the repair specifically was, and whether it could have been caused by our changing of the meter. The answer was that it was a coupling after the meter which was replaced and he could not rule out that the meter change had something to do with it. With that information we decided to take the average this residents last 3 similar bills to come up with the amount they would normally pay for water which came to just over \$100.

Chan Rogers asked what Tom Holder's recommendation was.

Tom Holder stated that his recommendation was to approve the abatement based on the fact that this could have been a leak caused by the Town's contractor during the meter change and to lower the water charges down to \$111, their average consumption.

Chan Rogers asked the Board what they recommended.

Peter Gluckler made a motion to reduce the amount to be billed for water to \$111.

Robert Wilson seconded.

Motion approved, unanimous vote, 3-0.

Abatement – 3 Tulip Way

Sarah Pawluczzonek explained that the abatement being sought here was one for a high bill which was being contested on the basis that they felt they could not possibly have used the water. The customer has a long history of very high water consumption over the summer months similar to this bill for the same time frame. An inside/outside discrepancy was also ruled out due to the fact that the outside encoder matched the meter inside when both were removed for the new meter installation. Customer refused the offer from the Department to have the old meter

tested with the understanding that if not found to be over-registering; the cost of the test would be borne by the homeowner. In the end there is no evidence to support a billing or mechanical error.

Robert Wilson looked at the consumption pattern and remarked that they did trend consistently high on every summer billing.

Chan Rogers asked what the homeowner had to say in their own defense.

Sarah Pawluczzonek answered that they simply claimed that they could not have used that much water. They did not irrigate over the summer, and their neighbor's bills were much lower.

Robert Wilson made a motion that the abatement be denied.

Peter Gluckler seconded.

Motion approved, unanimous vote, 3-0.

Approve Past Meeting Minutes

Tom Holder requested that the Board consider approving the meeting minutes for all the meetings going back to the meeting held on 6/06/11. This would include the meetings on 6/06/11, 6/13/11, 8/29/11, 9/19/11, 10/17/11, and 11/28/11.

Robert Wilson made a motion to approve all the minutes from the previous meetings dating back to 6/06/11.

Peter Gluckler seconded.

Motion approved, unanimous vote, 3-0.

Director's Report

Tom Holder told the group that we were accepted for a State Revolving Fund Loan for \$500,000 at 2%, to fund the Integrated Water Resources Management Plan (IWRMP). It was a very good loan as far as the impact to our debt service is concerned. He also told the group that he had been before the Conservation Commission and given a DEP file number for the Main Street Water Main Construction Project, so this is a green light to go forward. The design is expected to be 100% complete by the end of December 2011. The construction contract will be bid and awarded sometime over the winter months.

Robert Wilson asked if Tom Holder had any idea why we were denied the MassWorks Grant.

Tom Holder answered that he had called Nayenday Thurman, his contact, and had not yet heard back.

Chan Rogers remarked that up until now we had been very fortunate with our grant awards.

Tom Holder explained that the application submitted for the grant was very well put together and right in line with the spirit of the grant. We are not really sure why we were denied.

Tom Holder also mentioned that at some point he would still like to have representatives from the Charles River Pollution Control District sit with the group to discuss their upcoming rehabilitation project.

Chan Rogers wanted to bring up the matter of the approved major expenditure for the Thayer House Project and the lack of funding for a new DPS facility, forcing us to keep our \$130,000 vehicle outside.

Tom Holder said that he planned to re-energize this discussion with the Board of Selectmen with the acquirement of two new vehicles. He explained that the DPS had the opportunity to rent a couple of storage bays including office space for the Water & Sewer Department's vehicle and staff. This would cost about \$3,000 to \$3,500 a month.

Robert Wilson asked how much the Thayer House renovation project is going to cost the Town.

Tom Holder answered that it was just about three million dollars. But it was being funded from a four million dollar Community Preservation Fund. He also mentioned that the DPS Facility will again be on our capital budget request.

Robert Wilson asked how the AMR Project was going.

Tom Holder said that one of the remaining issues was that we were having some trouble getting contact from the MIU's in a certain part of Town. So we are working with our contractor to relocate some MIU's and resolve this issue. Also, there are some issues with meters on wells getting clogged with sediment, which we are considering fixing by replacing with a special type of meter made for well systems.

Chan Rogers asked Tom Holder to talk about the force main issue on Rustic Road.

Tom Holder explained that the development on Rustic Road, behind Restaurant 45, has a force main which is in the resident's deeds to maintain. It is a 2" plastic line sitting on ledge, which is inevitably going to have problems. These residents are supposed to have a homeowners association set up to deal with any potential issues with their sewer system. There is a meeting with the homeowners scheduled for January 24th, 2012 to discuss street acceptance and sewer system issues.

Chan Rogers stated that the Town Planning Administrator went over all the language written into these deeds including the forming of a homeowner's association. He clarified that Tom Holder's position is that the Town does not want to accept the sewer system, only the street and water system.

Robert Wilson asked if Rustic Road had experienced some sewer issues last year.

Tom Holder said that yes, there was a basement with sewer in it at 3 Rustic Road, and no evidence of a sewer main issue coming from the Town's main system. The owner had also been drilling holes in his foundation without a permit, which is another issue altogether.

Other Business:

Next meeting will be held on Monday, January 23 at 6:30pm in Tom's Office.

All agreed.

At 7:38pm Robert Wilson made a motion to adjourn the meeting.

Peter Gluckler seconded.

Motion approved, unanimous vote, 3-0.

Respectfully submitted,

**Sarah Pawluczzonek
Executive Assistant
Department of Public Services**