



TOWN OF MEDWAY
WATER & SEWER COMMISSION
MEDWAY, MASSACHUSETTS

Commissioners

Leo O'Rourke, Chair

Robert Wilson, Member

Francis E. (Ted) Kenney
Jr., Member

Meeting Minutes

APPROVED 04/13/17

March 20 2017

Medway Town Hall- Sanford Hall
155 Village Street
Medway MA 02053

Present: Bob Wilson, Leo O'Rourke, Ted Kenney, David D'Amico Barry Smith and Program Administrator Judi LaPan.

Leo O'Rourke makes a motion to open the Water/Sewer Commissioners meeting at 5:00 PM. Bob Wilson seconded, unanimous vote.

Bob Wilson makes a motion to approve the minutes from the February 21, 2017 meeting. Ted Kenney seconded, unanimous vote.

Abatelements Requests:

David & Sharon Quinn – 1 Nobscot Road

The homeowners are requesting an abatement of the Tampering Fine that they were assessed. The Quinn's replaced their well pump and tank due to low pressure on December 30, 2016. The following day they had no water pressure and called the well company. The well company told them to contact the water filtration company. The water filtration company sent out a technician who said it was not the filtration system; it was due to a clogged meter, potentially caused by the sediment stirred up when the well pump was replaced. Rather than contacting the town for an emergency response, the technician disconnected and bypassed the town's water meter. He told the homeowner to call the town to reinstall the meter. Mrs. Quinn contacted the town on January 10, 2017 and when Mrs. Quinn explained what the technician had done she was informed that what the technician had done was considered tampering. An appointment was made and upon inspection the town could not reinstall the meter due to the connections being removed. The Quinn's were notified at that time that they needed to correct the plumbing before the town could reinstall the meter. Their plumber made an appointment which was cancelled at the last minute. There was no further correspondence until after the February bills were mailed and the account had been assessed a Tampering Fine. This work was completed this past weekend.

Leo O'Rourke made a motion to waive the tampering fine. Ted Kenney seconded the motion.

Abatement Requests Continued:

Abatement request - 13 Williamsburg Way – Nanda & Priya Akarapu – The homeowners had a silent leak in a toilet located in the guest bathroom. The homeowners are requesting an abatement due to the financial hardship this high bill creates and the fact that they were unaware they had a leak until they received the high bill. They contacted a plumber and shut the valve off to the toilet until the plumber came the next day. This is a water and sewer account. They were billed for 9,997cf of water/sewer used. The homeowners use an average of 2,410 CF per quarter. This leak represents approximately 7,589 cf of lost water. If an abatement were granted the value would be approximately \$1,200.51. The breakdown is as follows: \$ 670.02 for water and \$530.049 for sewer. Half of the value would equal \$ 600.26.

Leo O'Rourke made a motion to approve the abatement as written above. Ted Kenney seconded the motion. Unanimous .

Abatement request – 101 Lovering Street – Ryan Ober – The homeowner had a silent leak in a toilet located in the bathroom in the basement. The homeowners are requesting an abatement due to the financial hardship this high bill creates and the fact that they were unaware they had a leak until they received the high bill. They contacted a plumber and shut the valve off to the toilet until the plumber came the following day. The plumber checked for leaks and fixed the flapper on the leaking toilet. This is a water and sewer account. They were billed for 10,940 cf of water/sewer used. The homeowners use an average of 1,154 CF per quarter. This leak represents approximately 9,426 cf of lost water. If an abatement were granted the value would be approximately \$1,533.69. The breakdown is as follows: \$ 855.81 for water and \$677.88 for sewer. Half of the value would equal \$ 766.85.

Leo O'Rourke made a motion to approve the abatement as written above. Ted Kenney seconded the motion. Unanimous .

Abatement request – 1 Lewis Drive – Michael Reif - This is a sewer only account. They obtain their water from Millis. The Reifs purchased the property in May 2016. They did not know how the water meter was configured and that it was measuring their outdoor water usage. They were establishing their lawn and watered heavily in August/October resulting in usage of 17,032 cf of water. They think the irrigation system is leaking and will have the system pressure tested and repaired before using it this year. They are not disputing the water charges. This water was not sent to sewage. They are requesting a sewer abatement for the water that did not enter the sewer system. The two cycles we have consumption history for average 2,473 cubic feet. It appears the amount of water that did not enter the sewer system is 14,559 cf. The value for this would be \$1,091.09.

Bob Wilson made a motion to revisit this after the next November bill cycle in order to establish history and be able to make a determination. Ted Kenney seconded the motion. Unanimous .

Abatement request – 23 Jayer Road – This is a commercial business called True Performance Training. They had extremely high consumption the past two bill cycles. Their average consumption for the past four bill cycles is 3,379. They were billed for 14,363 cf of water/sewer used. The average consumption for the gym the past four bill cycles is 3,379 cf per quarter. This leak represents approximately 10,984 cf of lost water. A leaking toilet was found and repaired. If an abatement were granted the value would be approximately \$1,989.69. The breakdown is as follows: \$ 1,098.96 for water and \$890.73 for sewer. Half of the value would equal \$ 766.85.

Directors Report:

Mr. D'Amico presented the board with information on the Water & Sewer Rate Analysis. Ted Kenney asks if the model is derived from the Mark Abrahams rate study? Mr. D'Amico says yes. Leo O'Rourke asks Mr. D'Amico about W/S salaries for both FY17 and FY18. He also asks questions regarding the Fleet Maintenance budget. Bob Wilson states that as Commissioners they are not involved in setting the budget, they are tasked with setting fees. Leo O'Rourke states that he disagrees. Ted Kenney asks what are the Commissioners looking to achieve by meeting with the Board of Selectmen tonight? Mr. D'Amico says that fundamentally we have the need to fund a million dollar water main project for Brentwood, the need for filtration of iron at the Oakland Well and manganese at the Village Street Well. Mr. D'Amico asks the Commissioners if they are looking to keep the rates low (scenario one) or if they would like to see an increase that allows for retained earnings (scenario two). Mr. D'Amico feels that scenario two is most prudent, that retained earnings need to be increased. Ted Kenney asks the other Commissioners if they are in consensus that we recommend scenario two? Both Bob Wilson and Leo O'Rourke state that yes, they are in consensus.

Open Discussion:

Leo O'Rourke states that he would like to see the retained earnings capped at \$500,000.00. He would also like the salary numbers revisited.

Bob Wilson asks what our daily water consumption numbers are? Mr. D'Amico stated that we are currently pumping 787,000 gallons daily. He also states that our unaccounted for water is still at 15%. Mr. D'Amico discussed his ongoing concern the fact that the town is near capacity in regards to sewer. He feels that we may need to look to purchase additional capacity from Franklin due to the Timbercrest subdivision.

The next meeting is scheduled for April 10, 2017 at 5PM. The meeting will be held at the DPS Conference Room, 45B Holliston Street.

Leo O'Rourke made a motion to adjourn at 6:50 PM. Ted Kenney seconded. Unanimous vote.

Respectfully submitted
Judi LaPan