

**BOARD OF WATER COMMISSIONERS  
MARCH 11, 2009  
MEETING ROOM 105**

Present: Dennis Ferreira, Jeff Weise, Jared Adams  
Doug Valovcin, Ron Sharpin

**Meeting convened at 7:00 pm**

**High Water Bills**

**Bahaa Magelly – 999 Washington Street**

Mr. Magelly's new meter and MTU were installed 3/5/08. He has a payment plan with the water department because of his high JULY/AUG/SEPTEMBER 2008 water bill. Because his **next** quarter bill was lower, he was questioning the high water bill. After reviewing his water usage, Mr. Ferreira surmised that the reason for the one "high" bill was due to previous low estimates of his water usage. With four adults and one child in residence, the average water use was not high. Mr. Adams offered a credit of \$9.00 because of the estimates that were made. Mr. Sharpin offered to Mr. Magelly a chance to check on his water usagereadings. Adam Mastrangelo arrived at 7:20pm. Mr. Magelly left at 7:20pm.

**Adam Mastrangelo – 106 Bogastow Brook**

Adam Mastrangelo appeared before the board to discuss his high APRIL/MAY/JUNE 2008 water bill of \$592.00. He told the board that his previous bills were in the \$70.00-\$80.00/quarter range. His new meter and MTU were installed May 20, 2008. Estimates had been made for the two bills prior to the APRIL/MAY/JUNE 2008 bill.

Taking the actual reading on May 20, 2008 and using an actual reading taken in July 2007, Mr. Sharpin was able to calculate that his cost would have been for the two previous bills and the bill in question.

From this calculation, it was shown that the two previous estimates were on the low side and resulted in the larger bill for APRIL/MAY/JUNE 2008. With actual daily readings from the new meter and MTU, Mr. Mastrangelo's latest bill (OCT/NOV/DEC 2008) was for \$119.00 for 2538cuft of water usage which is higher than his previous estimated bills.

Ali Parand arrived at 7:35pm.

Mr. Adams told Mr. Mastrangelo that the board will inform him of their decision.

Mr. Mastrangelo left at 7:50pm.

Mr. Adams instructed Mr. Sharpin to send to the Commissioners all material pertinent to upcoming appearances of residents who dispute their water bills one week prior to their appearance.

Mr. Adams made a motion: **“Motion to charge Adams Mastrangelo \$145.00 per quarter”**

**Mr. Weise seconded the motion.**

**Mr. Ferreira, Mr. Weise, and Mr. Adams voted in favor of the motion.**

Mr. Sharpin will send a letter to Mr. Mastrangelo that inform him of the board’s decision.

**Standpipe Repair RFP – Notice of Award**

Ali Parand, AP Associates, told the board that seven bids were received for the Standpipe Repair RFP. The lowest bidder bid \$703,000.00 for the repair of Mt. Hollis and Oak Street standpipes. Mr. Parand called five references listed on the bid and received excellent reports.

Mr. Parand presented the documents which the BWC signed. Mr. Parand will send a letter with the contract to the bidder. Two weeks from tonight, the board will sign and Mr. Parand will issue a “notice to proceed.” The bidder can start the project within ten days. The board wants the bidder to start around April 1, 2009. The bidder told Mr. Parand that he will start Mt. Hollis repair first and then he’s ready right away to work at Oak Street. There is a possibility that he may want both tanks down at the same time. Mr. Sharpin will run the model to insure that the town water is not impacted. He expects that it will not be a problem.

Mr. Adams made a motion: **“Motion to accept the bid and sign the notice of award to AMSTAR of Western New York for their bid to do the construction relative to Mt. Hollis and Oak Street standpipes in the amount of \$703,000.00 including mixers at both sites”**

**Mr. Weise seconded the motion.**

**Mr. Ferreira, Mr. Weise, and Mr. Adams voted in favor of the motion.**

**Cellular Antennae on Mt. Hollis Standpipe**

AT&T has announced that they will terminate their lease on the Mt. Hollis standpipe on May 23, 2009. They are requesting an amendment to be relieved of their lease and have two years to get a replacement.

Mr. Parand indicated that both AT&T and Sprint might want to work with the contractor of the standpipe repair in the removal of their equipment prior to the start of the repair.

There are vendors who are interested in the installing cellular antennae on the Oak Street, and Hopping Brook standpipes.

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Mr. Sharpin distributed information from Paul LeBeau regarding cellular antennae in Holliston.

Paul LeBeau arrived at 8:05pm.

Paul Saulnier arrived at 8:05pm.

The board discussed the issues involving the termination of AT&T's lease with Mr. LeBeau. Private access through Carl Damigella's property to the standpipe was one of the issues.

Mr. Valovcin called Allan Cox of Black Dot Wireless LLC at 8:20pm and the board used the speakerphone to discuss the lease. The following issues were discussed during the call:

Easements

Would the private easements transfer with the lease?

Two-year window to secure a new vendor

What happens if the BWC decides to put out an RFP before the two years?

Schedule I

AT&T has the liability

Mr. Cox told the board that AT&T will "bundle sites" rather than sell an individual site. Mr. LeBeau suggested "reverse language" should be added to the amendment, and if this is okay, the BWC can sign the document on March 17, 2009. Mr. LeBeau will get the proper language for the amendment from Town Counsel.

### **Water Rates**

Receiving an e-mail regarding Statute pricing of systems and costs, the BWC cited the following two statutes involved:

Chapter 40, Section 39J

Statutory basis of rates and costs

Chapter 40, Section 39L

Mr. Adams reviewed the history of the Water Department rate changes from June 2006 to the present.

Sole enforcement of payment is by the use of liens. Liens are not available for town-owned properties.

Mr. Adams told the board that the town departments wants to change in FY10 to a rate system in which they pay \$56.00/quarter regardless of how much water they use.

Mr. Saulnier reminded the board that if certain town departments do not pay their water bills, then the Water Department will have to recover the costs by passing it on to others. He sees no incentive to conserve water if the town departments only pay a minimum every quarter.

Mr. LeBeau informed the board that others town department were not aware of the vote on the water rate changes in the Spring of 2006.

Mr. Ferreira suggested that each department could have a set limit that would be determined by their water use over the last few years. If they go over that threshold, then the department would pay the TIER3 rate which is the highest rate.

Mr. Adams requested that Mr. Sharpin determine the total cubic feet that were used by town departments in FY08 by the next meeting.

Mr. Sharpin suggested putting separate thresholds for each of the town-owned buildings.

Mr. LeBeau left at 9:40pm.

### **Non-Refusal of Meter and MTU Installation – Status**

March 20, 2009 is the 30-day deadline for the response of 17 residents who were sent certified, return receipt letters. The letters requested that the residents make an appointment for meter and MTU installation.

Status

- 7 – no response after three attempts to deliver
- 2 - have had new meters and MTUs installed
- 7 – signed receipt
- 1 – returned, vacant property

Paul Saulnier left at 9:45pm.

### **FY10 Budget - Discussion**

The BWC will meet with the Finance Committee at 7:45pm on March 17, 2009. The BWC agreed to meet at 6:30pm on March 17, 2009 to finalize their budget proposal.

The Finance Committee has requested that the board submit a budget that has been reduced by \$76,000.00.

Mr. Sharpin distributed the FY10 budget report with two alternatives. While one budget has been reduced by \$76,000.00, the other includes the following additions:

- \$10,000.00 – Compensation Time payments
- \$12,000.00 – Board of Health sampling costs at landfill
- \$20,000.00 – New heater at 269 Central Street (Foundry)
- \$8,500.00 - Hydrant replacements

The board agreed to submit the budget that has been reduced by the \$76,000.00 as requested by the Finance Committee. They plan to also present the alternative budget to the committee.

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Mr. Adams proposed payment of the \$450,000.00 BAN payment from the Water Surplus. The board will take out a 12-month BAN for \$850,000.00 this Spring.

The board reviewed the REVENUE report distributed by Mr. Sharpin. Articles for Town Meeting include the following:

- Booster Stations
- Well #4 Furnace
- Energy Audit
- Irrigation Education
- \$450,000.00 BAN payment
- Emergency Reserve fund

### **SCADA - Status**

Mr. Valovcin reported that he is pleased with the status of the continuing fine-tuning of the SCADA system.

### **Minutes Review**

No minutes were reviewed at the meeting.

### **Invoices and Change Orders**

Invoices and change orders were signed by the board.

Mr. Ferreira made a motion: **“Motion to adjourn”**

**Mr. Weise seconded the motion.**

**Mr. Ferreira, Mr. Adams, and Mr. Weise voted in favor of the motion.**

The meeting adjourned at 10:30pm.

**Next BWC meeting – Wednesday, March 17, 2009 at 6:30pm**

Respectfully submitted,

Tricia Keating

Clerk

Approved 4/6/09 as amended

## **AGENDA**

### **Board of Water Commissioners Meeting**

**March 11, 2009**

*(Meeting to start at 7:00 PM in Room #105)*

- **Public Comments - (7:00-7:15)**
- **Water Bills – (7:15-7:45)**
  - \*Bahaa Megelly at 999 Washington Street
  - \*Adam Mastrangelo at 106 Bogastow Brook
- **Storage Tanks – Notice of Award (7:45-8:00)**
- **Cellular Antenna –(8:00-8:30)**
- **Water Rates – (8:30-8:45)**
- **Budget-FY10 (8:45- 9:30)**
- **Water Department Activities- (9:30-9:45)**
- **Invoices, Contracts and Minutes - (9:45-10:00)**

**Next BWC Meeting – March 17, 2009 @ 7:00PM @ Town Hall w/Finn Comm**