

DENNIS WATER DISTRICT

Board of Water Commissioners

Minutes of Meeting held

October 23, 2014

A meeting, having been duly posted, was held this date at the Dennis Police Department, 90 Bob Crowell Road, South Dennis and called to order by Paul F. Prue, Chairman at 6:00 PM. Water Commissioners Charles F. Crowell and Peter L. McDowell were present. Also in attendance was David Larkowski, Superintendent and Sheryl A McMahon, Treasurer.

Public Comment - None

Customer Issues

Acct. 6698, Village at Nantucket Sound, 248 Old Wharf Rd, Dennis Port, Leak Abatement Request.

The Superintendent presented the application of Village at Nantucket Sound for a Leak Abatement. The amount of water billed was 1,810,000 gallons. The average for the same cycle for the past three years is 170,000. If applied, the amount of the abatement would be \$2,805.50 to a bill of \$6,328.11. The amount remaining to be paid would be \$3,522.61. The on-site facility maintenance manager, Joseph Solecki, submitted a letter explaining that the high usage was the result of an underground leak that was not visible. While excavating to locate the leak, an old rubber hose repair was found to be the culprit. The repair has been made. On a motion made by Peter L McDowell and duly seconded, the Board ***UNANIMOUSLY VOTED: to grant a one-time abatement to the Village at Nantucket Sound, 248 Old Wharf Rd, Dennis Port in accordance with the Board of Water Commissioner's Leak Abatement Policy of \$2,805.50.***

Superintendent's Report

Mr. Larkowski reported on the recent results of Lead and Copper samples. The Lead and Copper Rule requires sampling once every three years. All of the samples passed. Treatment to reduce lead and copper in household plumbing has been successful.

Unregulated Contaminant Monitoring Rule 3. EPA has compiled a list of possible contaminants for which public water suppliers must obtain samples. These are for contaminants that have not been tested before. There were no detections in the round of samples taken in April that raised any concern. The second round has been completed and results should be available in about one month. These samples are being done nationally. So far, nothing that has been tested for in the UCMR that would indicate that the District would need to do any monitoring.

Mr. Larkowski reported on the cleaning of wells. In the past, there has only been one vendor that had a patent for doing well cleaning by way of freezing. There was a second company that submitted a bid this time. Wells 20 and 21 are producing at a reduced rate of approximately 25%. The difference in the bid prices was \$2,400 for Well 20 and \$4,500 for Well 21. Mahr Services was awarded the bid this time. Earlier this year Wells 15, 4 and 11 were done. Mr. Larkowski stated that the cleaning of wells and pump work can be done almost any time during the year due to the redundancy of production capacity in the system.

He noted that MetroPCS is leaving the Route 28 site because they were acquired by T-Mobile. T-Mobile has an existing lease on this site. They have removed their equipment. Verizon has expressed an interest in acquiring lease space on that tank. A request for bids must be issued

Clerk/Treasurer's Report

Ms. McMahon reported that the books for the Fiscal Year ending June 30, 2014, are now closed and reconciled. She provided the Board with a worksheet showing the uncertified "Free Cash" of \$1,011,290.72 and a trial balance. The majority of the surplus was the result of turn backs from the budget and closed articles. There was approximately 8% returned from Operating and Maintenance. The actual amount received from water revenues compared to what had been estimated was less than 1%. There was a brief discussion regarding the closing of two reserve accounts that were encumbered expenses from prior fiscal years. Ms. McMahon was not clear on the exact reason why the funds had been carried forward and said she would follow up with the Board.

Mr. McDowell questioned the remaining funds of \$123,152.19 for Wastewater Studies. He stated that the District's authorized to provide potable water and for fire protection. He said that the effort to file for special legislation for the District was abandoned. He said that wastewater is the responsibility of the Town of Dennis. He stated that the three-year contract with SMAST for the MEP studies are now four to six years overdue. He asked why are we using water revenues when it is the Town's responsibility for wastewater. Mr. Larkowski responded by explaining that the remainder of the funds was from tax revenue raised for wastewater studies. Mr. McDowell claims the District had no authority. Mr. Larkowski advised that two attorneys have opined that it was appropriate for the District to investigate whether there was a need to become a wastewater district. The District initiated the studies to determine the problems and what could be done to solve it. The Town is still waiting for the reports from SMAST. There is no denying that the reports have been stalled. There was a discussion about the contracts and their extensions. Mr. Larkowski said that he would review and get back to the Board.

Review Draft Timeline for developing Financial Policies and Procedures

Ms. McMahon had provided a very simple time line to the Board for their consideration regarding the development and review of Financial Policies and Procedures. The first item was not actually a policy/procedure topic but, was in response to a request made to have a comprehensive labor cost analysis. She made the list, in as much as possible, to coincide with the routine business cycles of the administrative staff. There was a consensus that the Treasurer's intended timeline for the policies and procedures was acceptable.

Consider re-voting action taken at the October 7, 2014, regarding the development of community housing for autistic adults on Hokum Rock Road.

Mr. McDowell described the action taken by vote of a majority of the Board to support the Town's leasing of a parcel of land for the construction of affordable housing for autistic adults. The parcel is on Hokum Rock Road with approximately half of it being within the

Zone of Contribution for Well 18. The Board had voted their support under conditions that the septic system be placed as close to Hokum Rock Road and that none of the parcel within the Zone be used in the septic calculations. Chairman Prue read the Special Town Meeting article to authorize the lease. Mr. McDowell moved that the prior vote be substituted with the following motion:

that the Board of Water Commissioners recommend that the Town vote to authorize the Board of Selectmen to lease for a term of no more than 99 years such portion of the premises located on Hokum Rock Road, being the northerly portion of the property shown on Assessor's Map 311, parcel 3, containing approximately 4.9 acres as shown on the map entitled "Hokum Rock Road Parcel" and filed with the Town Clerk's office, for the purpose of affordable housing and other support facilities for autistic adults and those with similar conditions, on such terms and conditions for such consideration, which may be nominal consideration, as the Board of Selectmen deems appropriate, and authorize the Board of Selectmen to accept on behalf of the Town an affordable housing restriction enforceable for 99 years in compliance with Massachusetts General Laws Chapter 184, Section 31 and 32, and that in addition all work on said property shall be restricted to an area outside the Water District zone of contribution be limited to no more than 16 bedrooms with all septic installations to be placed as far north towards Hokum Rock Road as possible.

Mr. Crowell noted that the motion did not include the condition that no part of the zone be used as part of the septic calculation. It was suggested that the following words be included in the motion: *And that no area within the zone used as part of the septic calculation.* Mr. Crowell moved to amend Mr. McDowell's previous motion. Mr. McDowell accepted the friendly amendment. Chairman Prue then called for the vote which was UNANIMOUS.

Minutes: September 25 and October 7, 2014

On a motion made by Charles F. Crowell, and duly seconded, the Board ***UNANIMOUSLY VOTED to accept the minutes of September 25, 2014 as corrected.***

On a motion made by Charles F. Crowell, and duly seconded, the Board ***UNANIMOUSLY VOTED to accept the minutes of October 7, 2014 as corrected.***

On a motion made by Peter L. McDowell, and duly seconded, the Board ***UNANIMOUSLY VOTED to adjourn the meeting at 6:58 PM.***