



OFFICE OF THE
WATER DEPARTMENT
TOWN HALL, 511 MAIN STREET
DUNSTABLE, MA 01827-1313
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Water Department Minutes
Tuesday, November 25, 2014

Approved: December 16, 2014

Meeting was called to order by Chairman Bryan Conant at 6:59pm.
Members present: Bob Gamache and Mark Cullen
Meeting held: At the Dunstable Town Hall, 511 Main Street, lower level

Tighe and Bond Water Storage Design Report

Ron Mikol from the Finance Committee and Jeff Faulkner and Tom Mahanna from Tighe and Bond attended the meeting. Bryan asked Ron for an update on what the Finance Committee was looking for from the department with regard to the water project. Ron said that the Water Department has been asking to replace the hydropneumatic tanks and upgrade the water mains for many years now. He said that the project has gained support over the years and advises the Board to look at where the Department will be 10 years from now (i.e. MUD District, Best property housing and fire protection) and plan for that. Whatever decision is made he said will need to be defended on the Town Meeting floor. If the Department is proceeding ahead with a project, the Finance Committee would like the Water Board to present one option complete with construction cost projections by the end of January. He went on to say that the town has either just retired or will be retiring a good amount of debt (i.e. Library, Police Station, Town Hall, and Regional School) which could mean that a selling point of the project is that there would be no new increase in taxes. Ron told members that the borrowing rate was currently ½% versus USDA which is currently 3 ¼%.

Members of the Board then discussed the various sites, tanks and costs associated with each location. Mark said that the goal was to replace the hydro tanks and provide adequate fire flow to the Town. He expressed his frustration with the scale of the project and the cost saying that he believed that these numbers were too high for a town the size of Dunstable. He questioned whether a 200,000 gallon water tank was needed and brought up a smaller 90,000 gallon storage tank project in Maine that cost significantly less. He said that the cost identified in the Tighe and Bond report of \$1.7 million for the Library site was not conclusive. Once everything was added in, the cost suddenly became 3 million. The high maintenance costs of the tanks and booster stations also needed to be considered in the scope of work.

The Board discussed the types of water storage tanks, quickly ruling out the welded steel tanks due to the high maintenance costs of \$300,000 (in today's cost) to have the tank repainted every 20 years.



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Glass fused to steel tanks was discussed but members agreed they prefer a concrete tank.

Mark suggested having someone review the numbers on the Tighe and Bond report but Bob and Bryan felt that the numbers were in line with current costs and it was a waste of time to move in that direction.

After the discussion, Bryan asked that Jeff and Tom concentrate on the Library and MUD district and provide members with numbers to locate storage tanks on both properties, replace the piping at Hillcrest Street and water main improvements. The Board asked Tighe and Bond to provide the information prior to December 16th.

December 23rd Meeting

The Board decided to change their meeting date from Tuesday, December 23rd to Tuesday, December 16th at **6pm**.

Meeting Minutes – November 4, 2014

Bob made a motion to approve the minutes, as submitted, from the November 4th meeting. Mark 2nd the motion. - Motion passed unanimously.

Review and Sign Bills

Invoices were reviewed and signed by the Board. Bryan mentioned that once the Board decides on a project, National Grid should be contacted to do an energy audit of the department to see if there are cost saving measures that can be taken.

Review and Sign Payroll

The Secretary's and Water Employee's payroll slips were signed.

Review Breakdown of Finances for FY2014

The Board reviewed the fiscal year 2014 financial report.

Update on Money Owed to the Water Department

Fall water invoices were mailed the beginning of November. Checks are due by the first week of December. Currently under \$1,000 is owed from the spring billing.

Inquiry to install three separate water meters at 17 Pleasant Street

The Secretary brought up that Ami, the owner of 17 Pleasant Street would like to install three separate water meters to the property. Currently there is one meter for the business and two apartments. The Board approved the installation of three water meters on the condition that her plumber contact the office for the specific type of meter



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and to have the Highway Foreman supervise the work. A letter will be mailed to the property owner.

Discussion on Water Rates

Members decided that they should look at the current water rates sometime after the first of the year.

Additional Topics Discussed Not Noted on the Agenda

none

Mark made a motion to close the meeting at 8:06pm. Bob 2nd the motion. - Motion passed unanimously.

Respectfully submitted,

Cheryl A. Mann
Secretary
Dunstable Water Department