



TOWN OF MEDWAY
WATER & SEWER COMMISSION
MEDWAY, MASSACHUSETTS

Commissioners

Robert Wilson, Chair
Cranston Rogers, Member
Leo O'Rourke, Member

Meeting Minutes

APPROVED 01/11/16

December 7, 2015
Sanford Hall
155 Village Street

Present: Robert Wilson, Leo O'Rourke, Chan Rogers, DPS Director Thomas Holder and Program Administrator Judi LaPan.

A motion was made by Bob Wilson to open the Water/Sewer Commissioners meeting at 5:02 PM. Leo O'Rourke seconded, unanimous vote, 3-0.

The Commissioners have not had an opportunity to review the minutes from the November, 2015 meeting. The Commissioners will review the minutes and vote on acceptance of the November minutes at the next meeting.

Abatement Request –

Abatement Request – 74 Main Street – Medway Cafe - There were significant leaks in the restaurant between 2011 and 2013. In 2011 the Water Division employees helped Medway Cafe trace the leak to an ice machine line. There were leaks in lines to the bar, in a supply closet and there were also toilets running. The owners are requesting an abatement due to the financial hardship this high bill creates. This is a water and sewer account. It is very difficult to determine what the restaurant's actual usage is versus what may be attributed to a leak. The restaurant has since undergone a water audit to pinpoint the issues and get them resolved. They have been making repairs and equipment improvements which are evidenced by the repair bills they included in the abatement request. There is more detail as to what has been fixed and repaired in the abatement request.

Tom Fair, the manager, provided invoices and spoke to the Commissioners about the fact that they have uncovered many leaks within the restaurant. He also informed the commissioners about the leaks that have plagued the property on the outside of the building. The Commissioners stated that it is good information but has no bearing on their usage. Bob Wilson says he is willing to consider an abatement if we were able to pinpoint what went into the sewer versus what went into the ground. Leo O'Rourke thinks there should be some relief as they did not get to utilize the water. **This will be tabled for further discussion until the restaurant can provide more information on the leaks.**

The listed matters are those reasonably anticipated by the Chair to be discussed at the meeting. Not all items may in fact be discussed and other items not listed may also be brought up for discussion to the extent allowable by law.

Abatement Request – 21 Tulip Way – Shivani Gill - This is a water account. The property is on septic. The owners are requesting an abatement due to the financial hardship this high bill creates. There are two abatement requests submitted. One is for a leaking toilet that has since been repaired. The owners were notified via a postcard of a potential leak or irrigation use in August 2014. They were again mailed a postcard in March of 2015. At that time Mrs. Shivani Gill contacted the office. The research indicated that there was a leak in the timeframe of November 2014- March 2015. The February bill shows there were 6,878cf used. The repair bill and the consumption reports show that a toilet leaking was repaired the last week of March 2015. Their consumption the same bill cycle the year prior was for 1,818 cf. They have since had a baby which would increase their usage some. If we were to abate the difference between the two cycles it would be for 5060 cf. This is a monetary value of \$ 369.95 for water.

The second request is for high consumption for an irrigation system that was found to be leaking. The resident was notified several times and reminded of the Water Ban prohibiting the use of an irrigation system.

As the homeowners had been advised that they appeared to have a leak in the irrigation system, which is not allowed during the water ban, and they did not shut the irrigation system down the Commissioners do not feel any abatement is due. The Commissioners feel that had they shut the irrigation system down the toilet leak would have been found sooner and eliminated the loss and waste of the water. **Chan Rogers made a motion to deny both abatements. Leo O'Rourke seconded, unanimous vote, 3-0.**

Abatement Request – 6 Stanley Road – Tamra Graves- This is a well account with town sewer. The owner is requesting an abatement due to the financial hardship this high bill creates. This property experienced a fire in 2011. When the town wanted to install the AMR meter they were waiting for insurance money to restore the house so they could live in it again. The husband moved out and the Ms. Graves did not realize they were paying a "Non-compliant"- Non-metered sewer charge each quarter for not allowing the AMR meter to be installed. As soon as she became aware last month she called to have the meter installed. She is looking for any type of relief the Commissioners feel appropriate and fair. In preparation of the meeting a consumption history was prepared to offer an indication of the usage as the new meter was installed 5 weeks ago. It shows that they appear to have a leak and were notified of same today. They intend to find and fix the leak tonight. In the meantime I have no history for their sewer usage. **The Commissioners will consider an abatement once a history of their usage is available. This will be tabled until the end of the next bill cycle when the consumption history is apparent.**

Action Items were discussed.

Household Leak Detection reporting continues. With new reporting available reports are run monthly and residents are notified of any suspected leaks. Notification is made via phone calls and/or postcards being mailed to the resident.

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Directors Reports:

The High Efficiency Rebate Program Flyer was supposed to be mailed with the November utility bills. Due to a vendor error the flyers did not get mailed with the bills. They will be mailed by the vendor this week at no additional cost to us.

Tom Holder discussed the sewer line in the Brentwood Subdivision behind Walgreens. An Inflow & Infiltration investigation was performed last summer. I & I repairs will be done next year. We need to advertise, bid and award a contract for work to be done in the spring/summer.

Tom Holder discussed the property at 6 Industrial Park Road. As the Commissioners were made aware at a prior meeting, the property is being evaluated to see if this would be a viable option to house a new DPS Facility. It was noted that renovating vs building new would yield an additional 15,000 square feet of space. Environmental site conditions are being evaluated.

Member Prerogatives:

Leo O'Rourke asks if there has been any change in the manganese levels? Tom informs the Commissioners that they are below .03 since we cleaned the well screens.

Lastly Tom Holder updates the Commissioners on Exelon. The Energy Facilities Siting Board hearings begin next month. Kleinfelder continues working on the water evaluation for Millis.

The next Water & Sewer Commissioners Meeting will be held on January 11, 2016 at 5PM in Sanford Hall.

Chan Rogers made a motion to adjourn at 6:00 PM. Leo O'Rourke seconded. Unanimous vote, 3-0.

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