

WAYLAND BOARD OF PUBLIC WORKS
Water Rate Hearing
WAYLAND TOWN BUILDING
March 8, 2011
7:30 PM
Meeting Minutes
Approved July 11, 2011

Present: C. Brown, T. Abdella, J. Mishara, M. Wegerbauer, Ouellette, Gorham.

7:32 Mishara opened the meeting.

Water Rate Hearing

Abrahams 3rd presentation and summary. Abrahams gave a brief history of the presentations and reviews. Abrahams explained that the board had asked him for four options. Abrahams said he presented the four options on February 8, 2011. Abrahams said that the focus was on option 3. Abrahams summarized option 3. Abrahams explained that there would be a service charge of \$112.00 per year for administrative, metering and billing costs. Now it is a flow based rate. Abrahams said that if the capital improvement fee remained it would have risen to over \$257.00 per year. Discussion about how current customers are billed. Option 3 eliminates the minimum water charge, institutes a service fee, is a flow based cost which begins with the first use of water. Discussion about option 3. Abrahams said that the \$112.00 service fee will generate \$540,000.00 the rest of the revenue will come from water use. The goal is to bring in \$3,750,000.00 per year. The rate structure will go from 5 tiers to 4. Discussion about the tiers and the number of accounts on each tier. Abrahams said that those who use greater than 5200 cubic feet of water will see an increase in their bill. Those who use less than 5200 cubic feet will see a reduction. Abrahams said that option 3 will protect the low end and the high end users, eliminates the minimum water charge and eliminates the capital improvement fee. Wegerbauer asked if those users who currently use over 5200 cubic feet will see an increase over their current water charge and capital improvement fee? Abrahams – Yes. Discussion about how the changes will effect different tier users. Discussion about funding future capital projects. Abrahams said that they will have to set a policy for large capital projects moving forward.

Murphy from Oxbow Road said that the new rates will assign more burden to the small user. Murphy said that he supports capital moving into the tax structure. (Ouellette said that it can't be put in the tax rate.) Discussion about including in the tax rate. Abrahams said to answer first comment burden on tier one is 45% and will be 22% with the new rate. The burden is shifted from the low end. Michael Lowery observed that the option 3 does not address the multi users. Lowery handed a sheet to each board member that addresses handling multi unit meter and multiple meter service address billing. The board reviewed and briefly discussed that hand out. Brown replied that there is a lot to deal with regarding the multi user accounts. The sense of the board is to leave the multi users alone right now and deal with it at a later date.

Abdella on owners vs. renters in a multi user structure that you can lien owners if they don't pay their water bill. You can't lien renters. Mishara suggested that multi users be put on a future agenda to figure out the best way to handle it. Wegerbauer pointed out that with multi users is not so much the sending out of the bills, but the collecting. Abdella said that setting the rates was one step and their goal was to take the burden off of the low end users which this does accomplish.

Brian Boggia (Housing Authority) said he has one meter for 56 units. Most of the residents are elderly. Boggia explained the current billing method. Boggia feels that he is billed a lot for water. Boggia said they need a fairer system. The current choice is to either pay the \$118.00 capital improvement fee for each unit and

average the water used or pay one capital improvement fee and pay the higher rate for all of the water then divide by 56. Mishara said that he should do better with the service charge at \$112.00 per year. Boggia wants a 'fair' rate. Mishara noted that he would like see a consistent solution for everyone.

Discussion about available cash. Ouellette explained that they need to keep 2.5 million in reserve to replace the water tank. Discussion about revenue and the budget.

Murphy asked about a separate meter for irrigation like in other communities. Ouellette that it is more important when you have a sewer system where the sewer charge is based on water use.

Abrahams explained - Table 1 Tier one Residential \$5.10, Commercial \$5.10, Commercial In \$5.10; Tier 2 Residential \$6.60, Commercial \$6.60; Commercial In \$6.60 ;Tier 3 Residential \$7.55, Commercial \$7.55, Commercial In\$5.70; Tier 4 Residential 12.50, Commercial \$12.50, Commercial In \$10.70 to be billed residential semi annually commercial quarterly with a service charge per customer per account annually. Mishara made a motion to adopt rates as described by Abrahams, eliminate the cap improvement fee, list the service charge of \$112.00 annually beginning August 1, 2011.

2nd Brown

Unanimous in favor

Mishara made a motion to adopt final Traffic Calming Policy effective March 31, 2011.

2nd Wegerbauer

Unanimous in favor

Hannah Williams Playground

Ouellette told the board that he held a second meeting on March 7th. Brown announced that at the Recreation Commision meeting on the 7th, the recreation board supported the Hannah Williams Playground project 5-0.

Discussion about the fields. Discussion about whether the recreation or the Board of Public Works should take the article to town meeting. Brown told the board that Recreation doesn't feel like they are being heard. Mishara expressed his confusion since the Board of Public Works has supported the Gayle report. Discussion about working better with the Recreation Department and Recreation Commision. Discussion about lines of authority and who pushes field article. Cherry Karlson said that when the new fields are built Recreation will not see any additional revenue for awhile. The new fields will give some of the overused fields a chance to rest. Fin Com supports the field article.

A discussion ensued about the future DPW garage. Karlson explained that the garage study request had gone from \$250,000 to \$50,000 up to \$175,000. A discussion about the need for a building committee for the new garage. A discussion ensued about who would appoint this committee.

Discussion about pulling the fixed meter system article. Karlson suggested the Board brainstorm and possible bring it back next spring. Karlson suggested educating the public on the benefits and cost saving for the town with the fixed meter system. Karlson stressed selling it based on hard costs and get rid of the misconceptions. Abdella said that even if the article was brought up at Town meeting even if its defeated it gets the word out about the system.

Ouellette expressed his disappointment with the very light turn out of people when he had the neighborhood meeting about the Old Sudbury Road Water main.

Discussion about the transfer station budget. Karlson explained how the fund became a revolving fund (revenue based).

Mishara made a motion to approve the minutes of February 8, 2011

2nd Brown

Unanimous in favor

Mishara made a motion to approve the minutes of February 23, 2011 as amended

2nd Brown

Unanimous in favor

Brown suggested that each of the Board of Public Works members represent a different division. Handed out a proposal sheet. Mishara noted that it is a good start. Add items, projects etc. Discussion about the operational side of the divisions. Brown asked how to proceed when a board member is approached by a resident regarding potholes? Ouellette said that it is OK to pass it on to the DPW office. Mishara explained the purpose of the proposal, it shouldn't get involved in the day to day operation.

Ouellette told the board that there is water in the basement of the Public Safety building. Sand bags have been delivered to both the Public Safety building and the Library. Ouellette said that the Sudbury river is supposed to crest on Friday. Ouellette said that another inch or two and the water will go over Pelham Island Road. Ouellette said that we have a 6" pump stored at the Fire Department that we can use whenever we need it. Mishara asked if we would ever consider letting another town use the pump? Ouellette said "yes". Mishara asked "For a charge?" Ouellette said "Maybe or a favor."

Transfer Station

Wegerbauer voiced his concern regarding the Transfer Station moving forward. A discussion ensued about the Transfer Station. A discussion ensued about the Board's roll regarding the Transfer Station consolidation plan.

Wegerbauer made a motion that the potential merger of the Wayland Transfer Station be deferred until the Board of Public Works has seen the complete report, concept and potential impact on services. Abdella amended the motion to – add the Board is presented with the business plan including labor, cost savings, hours & budget.

2nd Abdella

Unanimous in favor

A discussion ensued about surveying Transfer Station users. A discussion ensued about the schedule after the merger. Mishara said that regarding the merger the board needs to be directly involved.

The Board agreed to hold a meeting on April 4, 2011

Abdella made a motion to adjourn at 10:00

2nd Brown

Unanimous in favor