

**WAYLAND BOARD OF PUBLIC WORKS
WAYLAND TOWN BUILDING
APRIL 30, 2012
7:00 PM
MEETING MINUTES
DRAFT**

Present: Michael Wegerbauer, Jon Mishara, Bob Goldsmith, Mike Lowery, Tom Abdella
(at 7:50), Don Ouellette and Diane Gorham

Public Comment –

Tenants of 92 Commonwealth Road. Gilbert Aliber and Patricia Kiskiss ask about options for their shared water meter. Three units share one meter. Aliber said there are other meters there but they are not hooked up. Concern is that each unit is not paying there fair share with the three way split. Ouellette said he will meet with Aliber.

Water Abatements

17 Bayfield Paul Breslin is present

11/28/2011 Unusually high usage bill dated.
10/17/2011 Receipt to repair leaky toilet from Boliver Plumbing
12/8/2011 Water meter replaced

Mishara mad a motion to abate \$651.10 and waive all fees and interest. Balance to be billed at the tier rate.

2nd Wegerbauer
4-0

297 Concord Road – Mark Becker is present

1/30/2012 Unusually high usage bill
Fixed leaky toilet flapper did not keep receipt
discussion about higher previous reads
Condition - need the meter to be changed out

Lowery made a motion to abate the 1/30/2012 bill to 6000 cubic feet billed at the tiered rate. Waive fees and interest. Providing meter is changed out.

2nd Mishara
4-0

44 Old Connecticut Path – Marco Seidman is present

Irrigation Issue high usage

4/16/2011 shut off valve and new heads Antico Receipt

12/20/2011 High bill \$6,784.00 bill

Problem not resolved, something is still wrong

Send someone out to check. Will need to come back to the Board once the issue has been found. Seidman will have another irrigation company check his system. Ouellette said that it is definitely an irrigation problem since the winter months look OK. Hold off lien. The Board asked that we schedule a read in August to check it. The Board instructed Seidman to hold off on paying the bill.

9 Apache Road - Nitka Desai is Present

6/6/2011 abatement request was heard regarding the 11/23/2010 bill \$2,493.83

5/9/2011 Lucas Irrigation receipt \$90.00

6/4/2011 Lucas Irrigation receipt \$520.07

Asking for some relief.

Last bill was a one year bill not showing just the summer usage.

Mishara made a motion to abate 7400 cubic feet from the 11/23/2010 bill at the tiered rate. Abate to 16075 cubic feet and waive all interest and fees.

2nd Wegerbauer

2-1-1 Motion Approved

25 Oak Hill Road – John Schoenbaum present

12/22/2011 High water bill

4/13/2012 leak in irrigation system located and repaired receipt from The Sprinkler Guy

Lowery made a motion to abate 1600 cubic feet to 12,600 cubic feet bill at tiered rate.

Waive interest and fees.

2nd Mishara

4-0 Approved

7 Highfields Drive – Martin Weiss is present

Weiss explained that when he had his house painted the painters damaged the sprinkler heads. Heads have been fixed.

11/23/2010 High usage bill 15400 cubic feet, \$1,422.40

7/28/2011 – receipt to repair sprinkler heads New England Irrigation.

Condition – Have water meter changed out

Mishara made a Motion to abate 6000 cubic feet to 9400 cubic feet billed at the tiered rate waive all interest and fees. Condition on changing the water meter.

2nd Lower *y*

Unanimous 4-0

16 King Street – Olga Rod

Rod explained that there are two units that share one meter. Usage puts them into a higher tier resulting in a high bill. A leak was found in the water system.

2/26/2012 Home Depot receipt with supplies for repair

10/23/2011 Home Depot receipt with supplies for repair

Ouellette said he will split bill in two and recalculate for each unit. This will result in a lower rate for each unit.

Ouellette will allow the home owner to split the service at the building and put in a second meter. (One water Line). Rod said she had been told that they couldn't do this. Ouellette assured her that it will be done.

Making Plastics recycling work in Wayland's Public Places

Pat Conaway and three *members of the "Green Team"* ladies are present

Conaway describes the recycling work that is being done now. He has special needs people working with him. Conaway said that there is a lot of recycling. Discussion about the barrels. Ouellette recapped the history of the buddy bins. Ouellette said that the DPW has helped with the bins. Conaway would like to see Wayland promote recycling like Framingham does. Discussion about ~~Mass Cur~~ bins. Discussion about purchasing more totes. Mishara said that he appreciates Conaways efforts and feels that the Board should do anything they can to help move the program forward. Conaway said that he is asking for help from Don's crew. Discussion about funds to pay for additional barrels. The money was supposed to come from the Recreation capital account but the fund were used at the Hannah Williams Playground. Ouellette said that he will ask Recreation for the funds for the Buddy Bins when he goes to their next meeting. Mishara said that he will help identify a funding source. Mishara and Ouellette will speak to Nancy McShea, Recreation Director. Ouellette to send an email to McShea in the morning and cc Mishara. Mishara said that he will also reach out to Steve Correira and Tom Fay.

Mass Cor

Water Rate Hearing

Wegerbauer opened the Water Rate Hearing at 8:15 PM

Wegerbauer announced that this will be the first in a series of about 6 hearings to set the new water rates. The new rates will take effect in September. The Board will look at the surplus level fund. Wegerbauer said that the Board would like to hear feedback and input from residents.

A resident said that due to the \$56.00 administrative fee they pay and low usage they are paying \$28.00 per 100 cubic feet! Another resident agreed that they are not happy with the Admin fee, there is no incentives for low users. Discussion about charging a different admin fee amount. Lowery described the costs associated with the admin fee. Ouellette said that each meter is read each account is billed so the admin fee should be the same for each account regardless of use. Wegerbauer explained that all of the high users can't have all the costs put on them or they will end up digging their own wells. Lewis said that the Town can stop users from going to wells. Discussion. A member in the audience suggested a surcharge for high end irrigation users. Discussion about how best to deal with irrigation users.

A man in the audience asked about hooking into the MWRA. Abdella said that Wayland decided not to hook up in 2005. Wayland decided instead to build a treatment plant. Ouellette said that if we did join the MWRA at this point we would still have to pay for treatment plant. Abdella explained that we are a water company we sell water to pay for the treatment plant. DEP regulates how much water they can use. Discussion about how much revenue is take in for the Admin Fee. Discussion about water loss and accounting for water loss. One man spoke of receiving an estimated \$650.00 water bill. Said he is a low user. Discussion about water mains replaced and need to be replaced.

^{Don} John Buston presented a hand out on his thought of the water rates. Discussion about tiered vs. non tiered rates. Wegerbauer said DEP requires tiered rates to promote conservation. Discussion. Buston would like to see all charges in the water rate. Discussion about the reason for the admin fee. Discussion about rolling the admin fee into the rate. Buston reviews his handout. Need good consistent data for accurate rate calculation. Discussion about some sort of surcharge for irrigating. Susan newspaper doesn't use irrigation any more. Discussion about the water ban. Sciacca said that cost and pricing are two different things. Sciacca said its OK to prohibit private wells and restrict use. Lowery wants to know what the law allows. Discussion about whether or

not other communities restrict wells. Sciacca discussed watering restriction applying to private wells. Wegerbauer said that these water rate hearings will be continuing. Lewis stressed the need for real data to set water rates.

Hearing closed for the evening.

Consideration of Ground Water Levels

Ouellette said that the level of water in the tank is still at a good level. Ouellette asked for permission from the Board to set a water ban when it is necessary. Ouellette said that a water ban will need to be put in place if we don't have a significant rain in the next couple of weeks. Discussion about properly publishing water ban. Follow bylaw for publication & notice. Discussion about publishing the water ban in the future.

Wegerbauer made a motion to authorize the DPW to provide notice via media according to the Town's bylaw at Ouellette's discretion and to notify Board of Public Works members.

2nd Mishara
Unanimous 5-0

Discussion about cc'ing the Board when notices are sent out regarding construction etc.

Goldsmith asked if the Board could introduce a bylaw including private wells in the water ban. Mishara will speak with Mark Lanza about this possibility and will report back to the Board.

Board Members Reports and Concerns

Future issues to discuss:

Mishara:

Need to appoint a new Board member to the CPC
Status on the Traffic calming applications
Physical alteration permit rules needs to be updated

Abdella:

Outside consultant for water account.
Discuss role as a Board, review responsibilities and scope of jurisdiction.

Goldsmith:

Clear delineation of responsibility and authority as a board
Incentives to promote water conservation

Lowery:

Review land held inventory and how we might use the parcels

Dates and results of Happy Hollow well testing

How to fund storm water issues around town. Ouellette said that we don't have lead in storm water right now – Conservation does.

Program information for accounting use of financial information

Elect Chair and Vice Chair

Wegerbauer made a motion to elect Lowery as Chair and Abdella Vice Chair.

2nd Mishara

3-0-2

Follow up Action Items

Bogren Lane, Lincoln Road issues to address after Ouellette completes the survey.

27/30 easements need full easements will cost more money

Accounting work for water account

Test strips for traffic at Glezen and Parkland. Ouellette said that Parkland is being done.

Mishara asked permission to speak to Chief Irving about the status of traffic calming on Parkland and Glezen.

Ouellette praised Town Meeting results and acknowledged the hard work of his staff.

Discussion about the high pressure gas line. Now that we know they exist what is our responsibility? (Goldsmith)

Goldsmith asked about site visits regarding current agenda items.

Beautification Committee Water Bills

Ouellette described the sites that Beautification uses. Ouellette wants to charge \$25 per site per year. Wegerbauer asked for the usage data. Ouellette also wants the Board to consider the Pool water rates.

Next meeting May 7th & May 21st.

Ouellette handed out his water rate recommendation. Ouellette explained the process.

Wegerbauer made a motion to adjourn at 10:45

2nd Abdella

Unanimous in favor.