

Allan Kent
Chairman



Kevin Rudden
Matthew O'Brien

TOWN OF MENDON WATER COMMISSION

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DEP Public Water Supply (PWS) ID #217900

mendonma.gov/water

Meeting Date: 5/30/2019

Meeting Location: Water Commission Office, Town Hall, 20 Main St. Mendon

Minutes Approved: 10/4/19

Members Present: Allan Kent, Kevin Rudden, Matt O'Brien

Water Clerk: Dan Byer

Others:

Absent:

The meeting was called to order at 6:35pm with Allan, Kevin and Matt in attendance.

There are no minutes to approve.

The commissioners signed the May White Water bills.

The commission discussed the proposed 40B project for 147/149 Hartford Ave E. Dan explained he was contacted by Harry O. The Hopedale Board is requesting a meeting with Mendon to discuss the proposed project. We had given approval for re-use of the 2 connections for 2 new triplex units. Dan thinks there may be an issue with triples vs doubles that are usually allowed under Mendon's zoning. All agree we can attend the meeting and will defer to Hopedale on what they will or will not allow.

The commission discussed the 16 Cape Garage. Kevin explained he was contacted by Paul Braza requesting a Fire Flow test as he is being told he needs fire sprinklers in his building. Since Braza agreed to pay for the test Kevin went ahead and asked Dan to have White Water perform the test. The cost was \$360. The commission discussed and agree we will need to talk to Hopedale for permission to install the fire line. Kevin thinks Paul has already talked to Tim.

Dan explained the next Hopedale meeting is June 13th at 7. He will request an audience with them to discuss. The commissioners will attend.

Dan discussed some updates to the KVS billing software. He participated in a webinar for an update to KVS Standard Utility Billing. This update is a cloud based system that will address many of the shortages to the current program. The cost is \$3,60 annually. We are currently paying \$1,400 for the utility billing system. Dan also explained that the Board of Health uses this software for the trash customers. We would probably have to agree to take over

½ of the cost increase. The commission discussed the indirect costs and agree this would be worth looking into if we can afford it. Dan will do some more research.

The commission discussed the search for additional sources of water. Kevin will send an email out to the Selectmen, Economic Development Committee, Planning Board, and other interested parties to set up a joint meeting to discuss. He would like to review our options with the town and discuss the town's interest in developing a larger system or maybe even just selling our existing system.

The commission discussed the water meter upgrades. Dan explained he has been doing them a few at a time but has no time in the summer. Kevin asked about paying Dan to complete the upgrades. The commission discussed and will propose an article on the November TM warrant to transfer funds to pay Dan to complete the project.

Allan asked about the leak detection. Dan will call the company to schedule the work before the close of the fiscal year.

Allan made a motion to open the public hearing for 7pm as posted. (Hearing notice attached), Matt seconded and all approved.

There were 2 residents in attendance. Clifford Santos of 9 Cape Rd, and Diane Howell of 13 Edwards Rd.

Diane asked about her water bill and asked the commissioners to explain the increase. Dan explained her bill and the proposed new rates. Kevin explained the history of the system. Unfortunately, we are forced into purchasing water from Hopedale at a high rate. There are 2 issues, first Hopedale is raising their rates, and second there are several users in Mendon using no water and paying nothing to the department. Currently we have around \$170 per customer per year in fixed costs. These have to be paid through the water rates. A customer using no water, only pays the \$48.32 capital fee that goes straight to Hopedale. By implementing a minimum use fee, this will ensure the 0 use customers are paying their fair share. Dan explained that if they just raised the rates, this would unfairly impact the few commercial users on the system. By implementing this minimum use charge, it spreads out the increase in an equitable manner.

Kevin explained the new enterprise fund. The enterprise fund will allow the water department to set off their receipts and retain any earnings. Currently any surplus rolls over to free cash. For projects like the meter upgrades we are forced to go to town meeting to raise funds. This means the tax payers are supporting the 152 town water customers. The commissioners feel this is a user fee and it should be self-sufficient.

Kevin explained the local capital impact fee of \$12.50/quarter. Many of our pipes are 70+ years old having been installed in 1949. The general lifespan of a water main is less than 100 years. We currently have no money set aside for repairs. A major issue on 140 could cost well above \$100,000K. The only way to pay this would be through assessments on customers bills. By starting to set money aside now we can ensure there is a fund set up to address these issues in the future.

Dan reviewed the proposed new Rules and Regulations (*Exhibit A, redlined copy attached*). The commission discussed the proposed changes. Dan explained several issues with the previous regulations. The new regulations clarify the billing process and include the new lien

procedures. They also updated the various fees to reflect our costs for contracted labor and provide a procedure for amendments.

Allan made a motion to close the public hearing, Matt seconded and all approved.

Kevin made a motion to set the water rates as follows, starting with the Fiscal Year 2020, First Quarter billing cycle.

First 50 cu ft (0-50) - \$30 flat charge

Additional usage in excess of 50 cu ft – billed at \$9.20/100 cu ft

Increase of Capital Impact fee to \$52.81/quarter

Matt seconded and all three approved.

Kevin made a motion to charge a local capital impact fee of \$12.50/quarter, starting with the FY20Q1 bill cycle, Matt seconded and all approved.

Kevin made a motion to adopt the updated Rules and Regulations, Matt seconded, and all 3 approved.

The meeting was adjourned at 9pm