



PSC MEETING MINUTES OF JUNE 9, 2022

Commissioners: Rick Mattila
Peter Pyclik
Andrew Grosso

Town of Hull Staff: John Struzziery
Brian Kiely
Mike McDonough
Cathy Joaquim

In Attendance: Karl Bouldoukian
9 Manomet Avenue

Meeting called to order @ 3:30 p.m. by Rick Mattila.

Andrew let the commission know that he would have to leave the meeting at 4 p.m. due to another commitment. The commissioners agreed to revise the order of the agenda items so the full commission could vote on the FY23 Rates, Property Transfer Inspection Policy, and the Abatement Denial Appeal at the meeting.

FY23 Rate

Rick asked John how the rate is set. John explained it is a calculation of estimated users, water usage and how much is needed to fund the Sewer Department's annual budget. John explained that the FY23 rate stays within the 2018 capital plan.

Peter asked how the consumption amount is estimated. John referred the commission to the consumption chart given to them with the March 2, 2022 meeting packet, which shows historical usage.

Peter made a motion to approve the FY23 rate of \$17.39/CCF. Andrew seconded the motion. Vote was unanimous.

Minutes of March 2, 2022

The Commission reviewed the minutes. Andrew made a motion to approve the minutes from March 2, 2022. Peter seconded the motion. The vote was unanimous.

9 Manomet Avenue – Abatement Denial Appeal

Rick reviewed the abatement denial appeal for 9 Manomet Avenue. The resident has requested abatement for the reading on his 2nd water meter before it was inspected and sealed. The 2nd water meter policy states "No credit shall be given for any usage on the meter at the time of inspection." The Sewer Department denied his request and he appealed to the Commission. The Commissioners reviewed the appeal, listened to the property owner's comments, and denied it based on the 2nd water meter policy. Peter made a motion to deny the abatement denial appeal. Andrew seconded the motion. The vote was unanimous.

After this vote, the Commission requested that the second meter policy be revised to include a requirement that a permit be required prior to installation and that licensed plumbers in Town be informed of the policy. Brian was requested to verify if a plumbing permit is needed for a second meter.

Property Transfer Inspection Policy

Rick had questions about the need for the policy. John explained that the Sewer Department does not have tie cards for all the properties on the older sewers in Hull. If staff goes out for an inspection on a property that does not have a tie card, they make a field card for the property indicating the location where the sewer service leaves the building, but they may not know the location of the connection to Town sewer. The inspection will benefit both the buyer and the Town. For the buyer, it will provide a record of the sewer service in the event of a sewer backup. For the Town, it should reveal any illicit connections, damaged/cracked sewer pipes that cause infiltration and inflow, or blockages caused by roots growing into the pipes, and confirm the structural integrity of the sewer line.

The policy requires the property owner to contact the Sewer Department 30 days prior to the closing to begin the property transfer inspection process. The Sewer Department will see if there is a tie card for the property. If there is no tie card, the seller must call a drain cleaner to do a CCTV (Closed Caption Television) inspection of the sewer line from the house. The seller will provide the Sewer Department with the inspection video, surface photos, and tie card information for review. If any sewer service defects are found that are considered significant, the seller shall contract with a Town licensed sewer installer to remedy the defect before the closing of the property. No CCTV inspection is needed on a property that the Sewer Department has a tie card for. This policy will be effective as of January 1, 2023.

Andrew made a motion to approve the Property Transfer Inspection Policy. Peter seconded the motion. The vote was unanimous.

FY22 Budget Update

John discussed the FY22 budget, the projected expenditures, and the forecasted retained earnings to be used for capital expenditures.

Andrew left the meeting at 4:15 p.m. There was no longer a quorum for the meeting, so the meeting was concluded.