

Town of Rockland SEWER COMMISSION



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Michael Mullen, *Chair*
Matthew Ryan, *Vice-Chair*
Walter Simmons, *Commissioner*
David P. Taylor, *Interim Superintendent*

Recorded for Public Playback on WRPS
(Local cable access tv)
www.wrpsrockland.com

Rockland Sewer Commission Meeting
April 30, 2025

In Attendance: Michael Mullen, Matthew Ryan, Walter Simmons, David Taylor, Robyn Day, Courtney Bjorgaard, Allyson Quinn, Megan Lynch (Veolia), Kent Nichols (W&S), Corey Repucci (W&S), Laurie Toscano (W&S), Dave Prickett (DPC), Justin Skelly (DPC), Dennis Benoit (resident) and Melissa McInnis (resident)

Call to Order

Michael Mullen calls the meeting to order at 6:30 PM.

Approve Minutes

Motion made by Matthew Ryan, 2nd by Walter Simmons, to approve minutes of March 24, 2025. All in favor 3-0.

421 Forest Street

The resident was previously approved to install a sewer line with a clean-out and adapter on his property. The property has a boundary line designating Forest Street as residential and VFW as commercial. Today's request is to tie his outbuilding with (1) toilet into the existing sewer through the existing (2) BR home on the property. The project has been approved through the ZBA and Planning Board. The fees are modeled after RAD Corp with a similar installation. The Fees are \$150 for the permit and I&I remediation fees of \$4,363 based on 60 gallons per day.

Motion made by Matthew Ryan, 2nd by Walter Simmons, to approve the project in the amount of \$4,513. All in favor 3-0.

Administrative Update

- Abatement Request (s)

Motion made by Matthew Ryan, 2nd by Walter Simmons, to approve an abatement of \$1.50 in interest for 296 Weymouth Street. All in favor 3-0.

Motion made by Matthew Ryan, 2nd by Walter Simmons, to approve an abatement of \$279.57 in rates for a leak at 53 Taunton Avenue. All in favor 3-0.

– Drainlayer Renewal (s)

Motion made by Matthew Ryan, 2nd by Walter Simmons, to approve a drainlayer license renewal for Dandel. All in favor 3-0.

– Miscellaneous

- 78 Greenwood Street (ADU) proposed to tie-in through the existing home

There is no language in the ADU legislation stating that we have to approve ADU's that don't meet our minimum requirements through Zoning and Planning. The law allows for up to a 900 SF attached or separate dwelling with a maximum of (2) bedrooms. We need to be thoughtful and organized in our approach to ADU's, considering legal ramifications up front. To this end, the Planning Det. is working on an ADU by-law. They've also created a team that includes Water, Sewer, Planning, Zoning, Highway, Police, Fire, etc. that performs preliminary review of all ADU projects.

It was decided that Sewer will defer all ADU requests to the Planning Dept. with plans, surveys, etc. for Planning approval before allowing any projects to come before the Sewer Commission for Sewer approval.

There was a brief discussion around the need to create policies for fees, tie-in parameters, etc. that will work within the framework of our existing Sewer moratorium. Will ADU's be considered new development? If so, they won't hit the 440 gallon moratorium limit.

More discussion to come on ADU's and how they will work with the moratorium.

OPM Discussion

The Owner's Project Manager (OPM) works on behalf of the Town. Best practice is to hire an OPM because of the scope and magnitude of the project. In this instance, having an OPM is required by law.

We received (4) responses to our RFQ and the (2) finalists, Weston & Sampson and DPS are presenting and participating in Q&A sessions. Both firms have been provided with a questionnaire ahead of time. Members of the OPM task force are in attendance and will be rating the presentations.

– Weston & Sampson

Weston & Sampson is 100% employee-owned with over 1,000 employee-owners. They feel this allows them to be flexible with projects from small to large in comprehensive management, design, construction and operations. They have in-house experts familiar with the Town's Sewer plant and Water Dept. They've conducted peer review on our NPDES permit and are excited at the opportunity to build on our existing relationship.

They've worked with Veolia in Rockland and other locations. They are cognizant of the plant needing to remain on-line during the upgrades and to continue to meet NPDES permit requirements. They have experience in design work and can work with and be a resource for Wright-Pierce who we've hired to provide Phase I design services. Collaboration is key with Weston & Samson.

A few of their highlights include controlling costs, informed decision making, assistance with funding and the ability to keep a narrow scope on the current tasks while maintaining breadth perspective for the overall project. The majority of projects that Weston & Sampson work on are municipal projects and they are very versed in working with Town officials, Commissions and Boards.

– DPC

DPC is a relatively young company, in business for 11 years. Dave, owner/engineer, and Justin, engineer/project manager, are key members of the team, describing themselves as the roll up your sleeves type of guys. They are cognizant of relationships with multiple players. They feel that they have discovered a niche being not too small and not too large. Since covid they've remained working remote and have not encountered any issues with this model. Due to their lower overhead and staffing expenses, they have the ability to pass along those savings to the Town. They are currently, and have previously, worked on similarly sized projects up to \$45M. with experience as both OPM and designer. They understand the operations side of the business and have cctv/monitoring equipment and capabilities. They have experience in grant submittals and are not afraid of financial challenges. They admit that they don't know a lot about Rockland but hope to change that during the meeting. To that end, they participated in a tour of the plant prior to tonight's meeting. In their opinion, most of the heavy work is done during the design phase, making this a good time to join the project. They have engineering, field services and IEP funding experience and understand the challenges that Rockland is facing. They also mentioned how important it is to remain on-line during upgrades.

Both firms spent an hour each, presenting and answering questions. OPM team members recorded comments and scored the presentations to help in reaching a final selection.

The Chairman asked that all team members review the proposals and rankings, come back to the table with their thoughts and scores. In the meanwhile, references supplied by both firms will be contacted and provided with a modified list of tonight's questionnaires and requested to provide written responses. We will target collecting (3) written references for each applicant. Courtney offered to modify the questions and the Interim Superintendent will forward and collect the reference requests.

In the future, the Commission will consider inviting financial staff to join the group in the best interest of the residents.

Superintendent Update

Pre-screening has taken place for (2) Superintendent candidates. Lori will conduct initial interviews with general questions.

Courtney will work with Lori on the final Superintendent questions. The final questions will be approved at the next meeting.

Future / Upcoming Meetings

Next Sewer Commission Meeting – May 13, 2025 – 5:00 (Tuesday)

Adjourn

Motion made by Matthew Ryan, 2nd by Walter Simmons, to adjourn at 9:30 pm. All in favor 3-0.

These minutes are a brief synopsis of discussions that occurred during the meeting. For more in-depth information, please refer to the meeting video on <https://www.youtube.com/WRPSRockland>.