

MINUTES
TOWN OF MILLIS
SEWER STUDY COMMITTEE
September 21, 2016 7:10 pm
900 Main St. Millis MA 02054 Room 206

Attending:

James Neville

GCG Representative: Mike Carter

Barbara Thissell

Edward Chisholm

James McKay

Reference: Town of Millis Ma Sewer Feasibility Study
(Areas BIII, F)

Dated September 21, 2016

Mr. Neville called the meeting to order at 7:10 PM

The purpose of the meeting was to discuss the two potential sewer extension projects the Board of Selectmen tasked the committee with reviewing, areas BIII & F.

Ms. Thissell recommended that the meeting minutes for 9/7 be amended:

- Include Mike Carter GCG representative
- Several spelling corrections
- Page 2 correction F1 & 2 to read area F with option 2

Mr McKay seconded and approved 4 -0 vote

Mr. Neville informed the board of town council's review of the recommendation to include Heritage Hill area containing a two tier betterment fee structure: see below

EMAIL: *Kopelman and Paige*

It appears that the Town is seeking to allow the Heritage Hill property owners to discontinue their current sewer connections, which rely upon operation of a pumping station, and allow them to connect to a new sewer main extension, with those property owners only paying a connection fee. Other property owners connecting to the new sewer main would be required to pay a betterment, but the Heritage Hill owners would avoid paying the betterment because they already paid a betterment for the prior sewer connection.

Statutorily, assessments for sewer system costs are calculated based upon a fixed uniform rate or a rate based upon a uniform unit method pursuant to the provisions of G.L. c. 83, sec. 15. The statute does not provide for "tiered" assessments and so it is likely such a process would require special legislation for authorization. If betterment assessments are anticipated based upon the costs of the new sewer main, the Heritage Hill property owners would likely be subject to those assessments notwithstanding their having already paid a prior assessment, if their properties have been bettered by the new sewer main installation.

Please be mindful that the Heritage Hill property owners may choose whether to connect to the new sewer main and incur the costs to be assessed, or to remain on the existing line to avoid those costs. It appears from the information you provided that those owners are currently responsible for

the pumping station. It is not clear why the Town would undertake the cost and effort to discontinue the privately-owned pumping station, unless there is a benefit to the system to do so.

Discussion relative to the decision from town council on excluding Heritage Hill as the MGL stipulates the inclusion of all in the betterment assessment.

Mike, GCG commented that there is the possibility to exclude Heritage. Then If at a later date they wanted to connect that the association would be required to assume the improvement cost of upgrading Dover Street pump station in order to handle the increase in capacity.

Mr. Neville then proposed that committee recommend to the BOS that area BIII be proposed as stated in the feasibility proposal dated September 6, 2016 excluding Heritage Hill. Pending agreement from council.

Conditional IF council indicates otherwise second proposal to included heritage Hill

Mr. McKay seconded and approved 4 -0 vote.

Mr Carter presented the revised area F configuration inclusive of the entire Middlesex Street and excluding Bullard.

The new betterment would be \$18,000 per lot inclusive of the low pressure lots. The low pressure lots would be responsible for purchasing a pump as well when connecting to the system.

Ms. Thissell seconded and approved 4 -0 vote.

Mr. Neville, pending town councils decision the above votes will be delivered to the BOS for town meeting.

Mr. McKay made a motion to adjourn at 8:10 PM, seconded by Ms.Thissell, vote 4-0 in favor.

Respectfully submitted,

James Neville

He stated that the Board of Selectmen charged GCG to perform engineering feasibility study for areas BIII, F and FI

Informational:

Next steps for the project is for an article to fund the study to be approved at town meeting; and a recommendation would be made by the Sewer Study Committee to the Selectmen as to whether to move toward construction and if the Selectmen approve an article for design & construction would be submitted to the Fall Annual Town Meeting.

The betterment process, Costs are assessed 80% to residents and 20% on the sewer rate. The residents share is then divided by the number of units that could be served, and bills are mailed with a form on which residents could indicate how long, up to twenty years, the resident would like to pay their betterment over. There is 5% interest on the balance. They may also pay all at once. Residents with multiple betterments could restrict development on their property to one unit so as to reduce the number of betterments to one.

The town's average day discharge is currently around 440,000 gallons per day (GPD) and we own capacity at the plant up to 627,000 GPD.

Mr. Carter reviewed the prepared Sewer Feasibility Study (Areas BIII, F, FIII) dated September 6, 2016.

Mr. Carter reviewed the proposed options 1 & 2 for area BIII, Options 1 & 2 for area F and option FI (refer to page 1 of report for summary)

Committee discussion pertaining to accepting option 2 for area BIII.

Mr. Bocchino recommended that that area BIII include Heritage hill subdivision which would necessitate the elimination of the current home owners association ownership of the pumping station and when connected be all gravity feed into the BIII extension .

Mr. McKay proposed and was seconded that the Heritage hill area be considered, however that the entrance fee or betterment charge be \$3,900 were as these homes are already connected to the sewer system. Mr. Neville seconded the motion and a unanimous vote. Mr. Neville indicated that he would confirm the proposed two tired betterment fee with town council

If this proposal is excepted and a \$3,900 fee charged for Heritage Hill this may have the potential of lowering the remaining betterment to ~\$30,6777

A resident of Heritage Hill. express their concerns that the association would prefere to join the extension of the sewer and be able to eliminate the need for a pump and the annual cost. However the entrance cost is the major consideration.

Mr. Neville requested that GCG review the cost figures and report back to the committee.

Mr. Carter reviewed the prepared Sewer Feasibility Study (Areas BIII, F, FIII) dated September 6, 2016.

Mr. Carter reviewed the proposed options 1 & 2 for area F and option FI (refer to page 1 of report for summary)

Several details pertaining to the low pressure area, the ability to traverse the Bogastow brook and location of the pumping station.

Recommendation and seconded by Mr. McKay that option Area F with option 2 be accepted with the following changes:

Split the sewer extension across the Bogastow Brook
Include the full Middlesex street as part of the extension
Eliminate Bullard Street

Mr. Neville requested that GCG review the cost figures and report back to the committee.

The Next Sewer Committee meeting schedule for 9/21 at 7:00 in room 206

Mr. Bocchino made a motion to adjourn at 8:40 PM, seconded by Mr. McKay, vote 5-0 in favor.

Respectfully submitted,

James Neville