

**TOWN OF WAYLAND - TOWN CLERK'S OFFICE**  
**NOTICE OF MEETINGS OF TOWN BOARDS/COMMITTEES/COMMISSIONS**

Posted in accordance with the provisions of the Open Meeting Law

NAME OF BOARD/COMM: Wayland Wastewater Management District Commission

FILED By: Fred Knight

DATE OF MEETING: Tuesday, 25 Mar 2014 **NOTE: CHANGE OF DATE.**

TIME OF MEETING: 7:30 PM

PLACE OF MEETING: Wayland Town Building, Large Hearing Room

**PROPOSED AGENDA**

*Note: Items may not be discussed in the order listed or at the specific time estimated.  
Times are approximate.*

- 7:30 1. Public comment
- 7:40 2. Presentation by WWMDC on operation, current status, and future
- 8:00 3. Question and answer
- 8:20 4. FY2013/FY2014 billing: status and next steps.
- 8:30 5. Update on construction and betterment process. Need to discuss the three questions. From 5 Mar 2014 hearing, these questions are:
  - 1. Question #1: What portion of debt to cover with betterment (between 0 and 100%) Not ready to select this amount. Needs more discussion and analysis to determine how to weigh these two conflicting notions. The WWMDC wants to make sure that users are not "over-charged" for the betterment, but WWMDC has to be careful that there will not be too many users who opt for upfront payment and thus save themselves interest cost but decrease the payback to the WWMDC. In other words, the WWMDC wants to earn enough from the betterments but not too much. Anticipating what users will opt to do will be part of the process of determining the portion of debt (between 0 and 100%). One other point is that the WWMDC might want to choose a portion to provide not only repayment of the bond but also provide an additional amount for capital improvements. When we catch up on quarterly charges, the retained earnings will be significantly above zero, but the amount is still not completely known.
  - 2. Question #2: How to apportion the betterment. There are three options permissible by law. Apportionment can be applied 1. on a per unit basis, 2. on a frontage basis or 3. by Special Act based upon capacity or winter water usage.

WWMDC preference is to base on capacity. Arguments against using water use include highly variable water use, Town Center not fully developed so flow is lower than expected.

3. Question #3: Which rate should be charged to customers for betterments. Law allows for two options - 5% or borrowing rate+2%. WWMDC preference is to use 5%.

New perspective that is developing to assess pros and cons of NEVER charging betterments.

| Con betterment  | Pro betterment                     |
|---|------------------------------------|
| Year-by-year payback of principal and interest of bond  | Tax deduction                      |
| Freedom from adjusting for entire betterment on sale of a business or condo                                       | Doesn't require a new rate hearing |
| Certainty by WWMDC of getting sufficient annual income and no extra assessments to users to make up for shortfall |                                    |
| Includes allocation for town entities (gpd: 1100 Town Building, 3000 Public Safety Building, 3000 Municipal pad)  |                                    |

- 8:45 6. Discussion of fulfilling public records request.
- 8:55 7. Planning for Annual Town Meeting
- 9:00 8. Pay bills
- 9:10 9. Approval of minutes
- 9:11 10. Topics not reasonably anticipated by the chair 48 hours in advance of the meeting, if any.
- 9:12 11. WWMDC composition: new member needed
- 9:15 12. Calendar: upcoming meetings and events, including hearings.
- 9:25 13. Public comment
- 9:35 14. Adjourn