

Town of Plymouth Samoset Street Sewer Expansion Project



Board of Selectmen Meeting
August 26, 2014



History

- AECOM developed CIP Jan 2012
 - Associated with CWMP Identifying Key Areas for Expansion
 - Utilize Existing System Capacity
- Adopted Betterments April 2013
 - Town Meeting (ART 30) April 6, 2013 Voted in Betterments G.L 83 § 15
- Samoset St Design June 2013



Enterprise fund

- What is the Sewer Enterprise fund?
 - Separate Accounting System for Sewer Services
 - Funded by the Ratepayers
- Current Debt
 - 44.9% of the Sewer Budget is Debt
 - Betterments Necessary to fund extension projects at this time



PLYMOUTH SEWER SYSTEM

- The Existing collection System is 60 Miles of Pipeline, 7 Pumping Stations, & Approximately 3,000 service connections
- North Plymouth Sewer Extension (9400 ft.)
 - 2002-Funded by the Rate Payers \$2,191,000
- Obery St Sewer Extension (2200 ft.)
 - 2006-Funded by Grant DECAM \$800,000



Samoset St Sewer Expansion Project

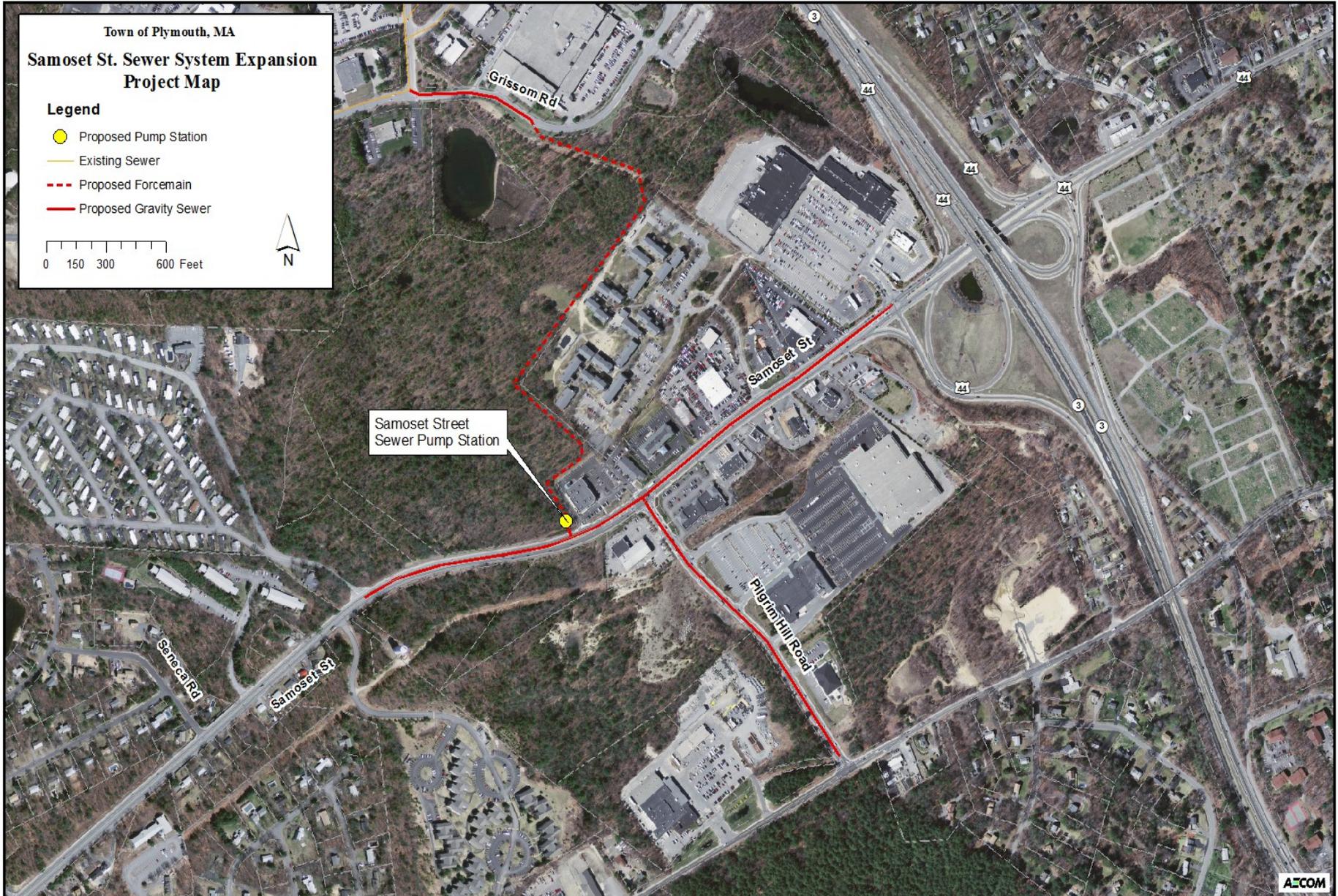
- Project Overview
- Project Schedule
- Project Status
- Affected Properties
- Betterments
- Recommendation to vote



PROJECT OVERVIEW

- Gravity Sewer ~ 6,000 feet
- Pump Station
- Force Main ~ 3,500 feet
- Service Connections to Property Line
- Paving

PROJECT AREA





PROJECT SCHEDULE

- Engineering Design - Completed
- Fall Town Meeting - October 2014
- Advertise for Bids - Fall 2014
- Start of Construction - Spring 2015



PROJECT STATUS

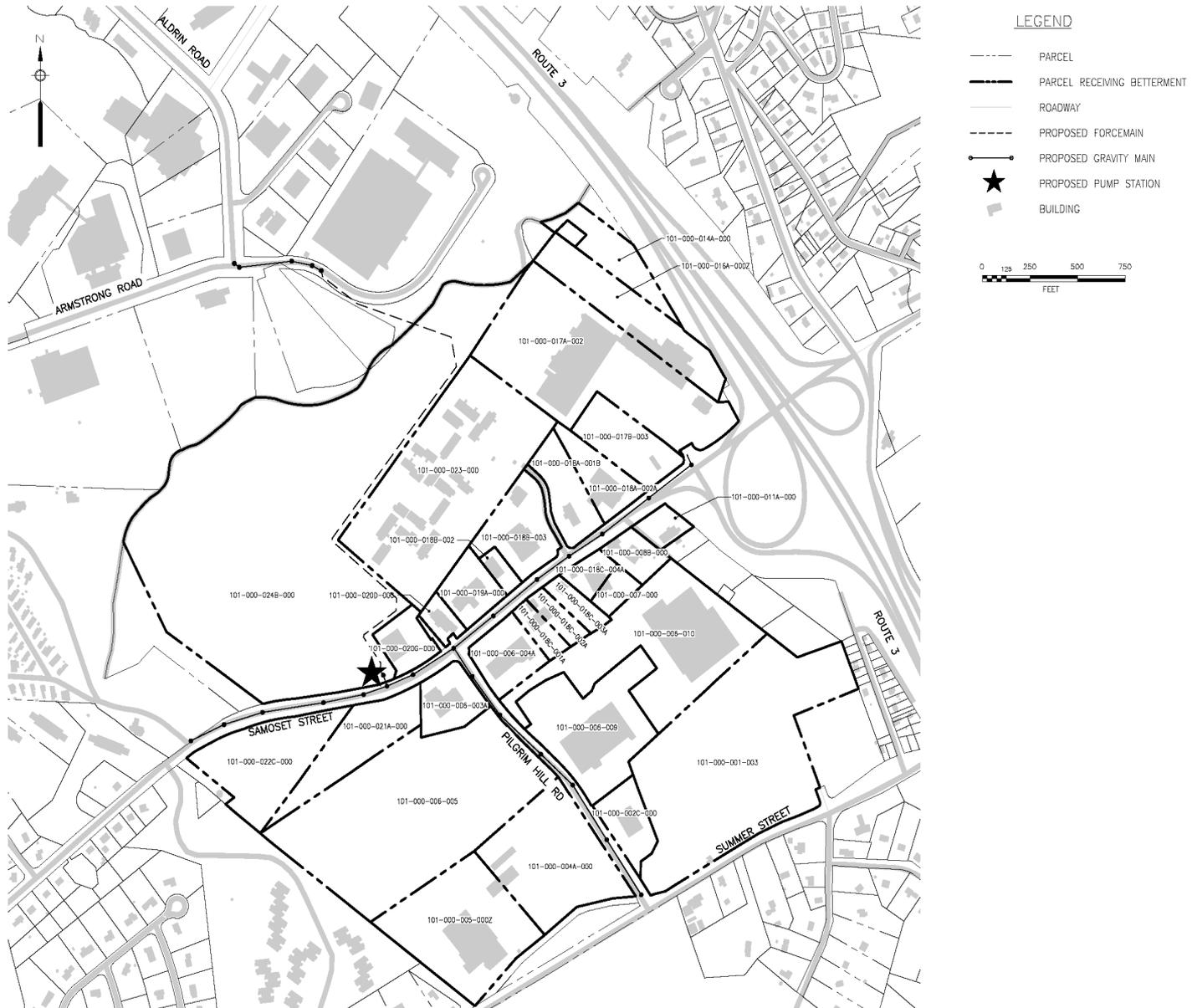
Items Completed

- Detailed Ground Survey
- Utility Information
- Subsurface Exploration
- Detailed Design Plans

Items To Be Completed

- Contract Documents
- Town Meeting Approval
- Advertise for Bids
- Award Contract

30 "BETTERED" PARCELS





BETTERMENTS

- Town Adopted Use of Sewer Betterment Assessments, April 2013 - Article 30
- Special Tax Assessed on “Bettered” Parcels to Recover Up to 100 % of Project Costs
- Based Upon a Uniform Unit Method
 - Each Unit, Referred to as an Equivalent Dwelling Unit (EDU), Shall be Equal to the Estimated Wastewater Flow from a Single Family Residence



BETTERMENTS (cont.)

- Betterment Costs
 - Town to Contribute an Estimated \$1.1M to Project for Town Owned Site 101
 - Final Betterment Costs Based on Final Project Costs
 - Betterment Payments - Lump Sum or Annual Payments (Maximum 20 Year Apportionment With Committed Interest)



BETTERMENTS (cont.)

- Multi Family and Non Residential Properties are Calculated into a Number of EDUs
- Calculation of Property EDUs
 - $\text{Property Flow} / \text{One EDU} = \text{Property EDUs}$
- EDU and Property Flows Developed Based on Water Consumption & Land Use Zoning Code



DETERMINING ESTIMATED BETTERMENT COST

- 10 Acre **Industrial** Property
- 10 Acres x 972 gpd/Acre = 9,720 gpd
- 9,720 gpd/297 gpd = 33 EDU's

- 33 EDU x \$8,000 per EDU = \$264,000



DETERMINING ESTIMATED BETTERMENT COST

- 10 Acre **Commercial** Property
- 10 Acres x 1,038 gpd/Acre = 10,380 gpd
- 10,380 gpd/297 gpd = 35 EDU's

- 35 EDU x \$8,000 per EDU = \$280,000



RECOMMENDATION

- That the Board of Selectmen acting as Sewer Commissioners vote to assess betterments upon those properties affected by the phase 1 expansion project and that this betterment assessment be based on the uniform unit (EDU) method.



QUESTIONS AND ANSWERS

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