

Town of Tisbury
Sewer Advisory Board
Open Meeting Minutes
Wednesday, February 21, 2018

Meeting Convened: 4:06 PM

Sewer Advisory Board Present: Melinda Loberg, Josh Goldstein, Jeff Kristal, Dan Seidman, Tomar Waldman

Absent: John Best & Jeff Pratt

Audience Present: Paul Ernst & James Stinemire(WW), Jon Snyder (TREAS), Ray Tattersall (DPW), Bob Rafferty & Mark White (Environmental Partners)

Approval of minutes:

Melinda: Motion to defer – hasn't gone over minutes (11/29/17, 1/10/18, 1/31/18, 2/14/18)

B2 District Definition Plan (continued discussion from 2/14/18:

Environmental Partners – Bob Rafferty

2 Figures – same boundaries . . . 1 with sewer pipes

Betterment Cost Sharing Allocation Sharing Spreadsheet

Large underdeveloped parcels – wildcards

Square footage and Title 5 Calculations (what is there now, not what it was built for)

Vacant Parcels: assigned a certain gallonage per acre (placeholder)

Blue: State Road District - 65 lots w/buildings being used & 9 developable lots

Grey: Colonial Drive – 30 houses + 1 not built yet

Possible Cost Share:

State Road pays for State Road District + a portion pump station + High Point force main. Colonial Drive pays for their sewers + a portion pump station + High Point force main.

Portions broken out on Title 5 on both (developable lots):

State Road - 60% + 60% of Colonial Drive & Colonial Drive – 40% + 40% of State Road Sewer

Shift occurs when undeveloped are added in: adds flow & cost – State/Colonial now 75%/25% Undeveloped still pays betterment fee (someone owns it) but not quarterly fee or flow if there is no connection.

Current maps/buildings/Title 5#s need to be updated – based on 100% of cost (no town split)

Discussion:

Jon: Does imposing a betterment on any empty lot force development & do we want that?

Kristal: or a sale? Debettencourt Way was going to be affordable housing, but not now.

Melinda: Are we going to favor any development with these plans – affordable housing . . . or not, changing the percentage or something to affect their betterment?

Josh: Pay the betterment fee whether hooked up or not, until current septic need updating to sewer or sale.

Dan: With a sale of property can we force the new to hook into system, legally?

Mark: You can mandate connection anyway you want (day 1, special cases, failure of present system, sale of property, etc.)

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Melinda: Undeveloped lots – is it possible to structure it that they pay a small betterment until such time as they decide to develop it? They could leave it sitting there and pay the betterment for a long time?

Josh: It will encourage development but your (small betterment) will stifle development . . .

Mark: The other approach is that the betterments are going to pay off the bonds so every property pays a uniform payment every year. If you are going to structure this effectively the town needs to bankroll their payment.

Melinda: If we structure this to be just like the downtown 50/50 and we'd knock these betterments in half. How would the cost share go with the whole town and the users?

Last time we were under order of the DEP but now it's a choice – so it's slightly different. 75%/25% split . . . we're not forced to do it. However, it is part of the town's CWMP to address the nitrogen targets of the Mass Estuaries Project.

Dan: Big property owners (e.g. Goodale) will see huge fee and sell their land (putting smaller people out of business) . . . is that what we want – to drive development?

Kristal: We like what we have now . . . how do we fit it in . . . Little House, etc.

Melinda: All the businesses cannot add to their sewer/septic flow at all and can't grow – this is a real challenge for them so by hooking up to sewer they can get approval for their expansions

Bob: Looking at existing Title 5 numbers, if you divide in half you get the water use number and that relates to capacity at the plant – we connect everyone and that's 74K a day on Title 5 – you don't have that capacity right now at the treatment plant. So when these undeveloped parcels come on . . . you don't have the treatment facility capacity to sewer the entire area. But it also limits the developed to expand (apts, etc) . . . Suggesting you may want to trim district, prioritize. You can shrink your district to a size that's manageable.

Melinda: If we can't accommodate them with our flow we shouldn't put them in district.

Kristal: Can we shrink the district from both ends because either end is the high cost properties.

Dan: I think you are shrinking it from the top end

Josh: If you lop off these large parcels you are effectively killing them because other boards besides this one will not allow development on that property unless they are hooked onto the sewer. If we don't do it now, it's just gonna be a royal pain 10 years from now.

Ray: Can we just put the infrastructure in the ground now?

Josh: Then we will forget about it like the things on Main Street . . .

Ray: I have all the pictures in the book in my office . . .

Kristal: How much does the construction of just the Green Line and the Orange (the connection) cost?

Melinda: The Orange is going to be done anyways.

Kristal: How much would the Green Line cost out of that \$5million?

Mark: Without the offshoots about \$2million

Kristal: So what if the town picked up the cost of that and said we will put the infrastructure in and in 2/3 years we do the 50/50 when we lay the pipe on the Green Line. Town pays for infrastructure and then everybody pays the betterment and the 50/50 cost to tie in.

Dan: We don't have the capacity if they all choose to do it.

Melinda: How much of this district can we accommodate with the current capacity . . . fixing the pumps, adding the leech capacity increase at our field . . . we're talking about 140K per day is what our goal is so how much of this can we sewer for that?

Mark: If you get 140K you have enough for everything . . . I don't know how it breaks out to the vacant parcels we've been talking about . . . depends on what these parcels are targeted for.

Josh: What are they zoned for?

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Kristal: If we divide the current district in 2 – east/west – then we will need a plant extension to go to the other side.

Mark: We are pretty close to the max without Colonial Drive . . .

Josh: What is the end goal of this - geography or dollars?

Melinda: Both . . . a district we can actually create and develop

Dan: If we wanted a skinny district what would we cut?

Mark: I would cut the residential parcels out . . . Colonial Drive . . . the top end up on Evelyn Way which is on the edge of the Lake Tashmoo Watershed and then Gooddale's Lot because it's on the force main – technically not on the sewer. We're pretty close at that point.

Bob: If you stick to your priority of serving the commercial corridor according to who is abutting State Road then the only wild card is the large vacant property across from the Black Dog.

Jon: 3 purposes for doing this expansion: encourage development (affordable housing if possible), reduce nitrogen load, and to make whole system more efficient & cost effective.

Melinda: Share the cost over a broader number of customers.

Jon: Building it bigger makes it more cost effective.

Ray: 6million is the cost for everything now . . . so why are we talking about the undeveloped stuff not being able to be on it

Mark: The difference is that we were finally able to apply the Title 5 records and every week we need to refine – able to think about what your policies will be now.

Ray: What do we need to do to make this happen?

Mark: You have to do the upgrades to the treatment plant to get you to 140. Assuming approval from DEP – you don't need to spend the money for WICKS (2million), the difference is in the collection system costs.

Paul: What about pump chamber packages that have to be put on these properties?

Mark: That's a decision to be made whether property owners to provide their own grinder pump station or if the town is going to provide them. For a 100 properties, that's \$½ million .

Melinda: That's in addition to the 6 million.

Mark: We had not included it in the cost.

Josh: Give me a number to make this happen from where we stand right now.

Mark: You want to leave a reserve and you want to minimize the amount of nitrogen and you want to have as many people connected as possible for the dollar. So connecting vacant parcels at this point doesn't help. Leave the pipes for possible expansion to bring to town meeting. At this point with the additions we were thrown over the top.

Josh: Fine with removing vacant lots as long as there's a process in place that they can hook up when they are ready so we don't have the same issue as Main Street. Someone hooks up to the system 10 years later when everyone else has been shouldering the cost.

Kristal: My proposal is that the town pays the Green. Can we get USDA funding – that will curtail the cost a bit. Let the town put the infrastructure in . . . if deBettencourt wants to come in and put 50 affordable housing units they know the betterment fee is on them.

Melinda: If we did that then only the people who really want to be on a sewer will pay the connection. . . but that only accomplishes a very small part of our goal.

Jon: I think we want to double the size of the plant now. If we want this to happen in any kind of scalable way.

Dan: But now you're talking 10 million plus 6 million . .

Mark: If you double the size of the plant – go beyond 140 once you know you have the disposal capacity for it. Off the WICKS – it's going to be another 2 or 3 years before you know that. This needs to be viewed as a phase of the whole program. If you decide that large vacant parcels are not

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in they can be part of the next phase, which will be costly - collection system farther away from State Road and a whole new treatment plant.

Jon: The hardest part of all that is trying to figure out how to pay for it over time when you know that doing this part now is driving the plant expansion later

Mark: It's impossible to make betterments fair all the time. You have to base your decisions based on the phase you are in. The State Road are lucky but I think there's a rationale for the town paying a good portion of that because it is a commercial corridor – economic viability.

Melinda: If we did it 50/50 for the whole system then we would have a better understanding of the whole rather us putting investment in the ground and having to wait for the payoff.

Mark: You would need to be sure that you are not exceeding the plant capacity so you would have to assign a flow right or wrong . . . that you can go to as max – for this phase only.

Melinda: What shape will make us 135K gallons a day?

Mark: If we were to just do the State Road without the undeveloped lots and without Colonial Drive – it's 15-20K/day.

Josh: My concern is the strangulation that puts on those property holders.

Dan: If this is about growth has anyone come clamoring I can't expand my business because I don't have flow?

Josh/Kristal/Melinda: Yes

Dan: Who?

Kristal: Little House

Josh: The 2 new properties right here would've been bigger . .

Kristal: Craig's Bike Shop . . .

Melinda: The Larder . . .and behind it

Josh: Radio Shack . . would've been more housing.

Melinda: We don't have to say no, because that's in our next phase. We can develop Plan C, which would be another investment by the town to expand the plant – that's a horizon that's pretty far out there.

Dan: Who's to say Title 5 isn't going to improve to the point that we don't need that, technology may bail us out.

Kristal: Can we go back to Town Meeting Warrant Articles? We have 4 articles that we don't want to do now . . .to some degree . . . this article about the WICKS.

Melinda: We're going to modify that article. . .

Mark: List of WICKS articles that Jay asked us to compile for him that were recommended but may not be the final four.

Josh: I don't think we want it . . the WICKS are fine to pick up in seven years . . .

Melinda: I don't agree. We don't know for sure if DEP is going to let us expand our leech fields. The only way to get future expansion is to do the WICKS and instead of doing the whole thing now we can incrementally get there so when we do need it, it won't be such a huge bite.

Dan: I thought as an alternative to that if we bought William Street, we could add leech fields there.

Melinda: We don't know that for sure.

Dan: . . or the tennis courts . .

Kristal: I don't disagree that we need to keep an an eye on, but I suggest we keep them off this warrant when

Paul: . . .for when we have a better feel of what we need.

Josh: . . .or we go the other way . . .and fund the WICKS so that when we need them in 5 years, they're tested and ready to go . . .

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Ray: Price to maintain . . .

Paul: Just to clean them out was \$30K . . . could be every 2 years? 5 years? We don't know yet.

Mark: If DEP knows that the town continues to move forward with the WICKS, even in a funding perspective, requesting a town article – may provide more incentive to him approve us for an increase of filtration rate in existing beds because it's showing we're still going down this road.

Kristal: So let's split the difference and create a stabilization fund for the WICKS for the next 5 years. So when we do need to pull the trigger we have got \$ put aside. Then we don't have to tax the taxpayer on.

Melinda: It's not money that's not going to be spent immediately and therefore if something changes . . . we haven't spent the money.

Kristal: If we don't spend it we can appropriate it to something else.

Kristal: The next article: Design of the State Road B2 Sewer District – borrow or appropriate and transfer \$350K for engineering, funding application, permitting, subsurface exploration and surveying for design and bidding of the sewer system & lift station to serve the parcels within the area designated by article . . . ? This is the physical work . . .

Dan: Next one . . .

Kristal: That's it . . . I don't have the specials . . .

Mark: One was to accept the Sewer District

Dan: But that's not a monetary one . .

Melinda: But it's a big enough idea – the way Jay was going to word it was “conceptual district” so we didn't have to have the boundaries . . . that's what we're working on.

Mark: The first one read was to do everything at the treatment plant improvements and the force main that gets you to the WICKS. The fourth warrant article Wright-Pierce was developing for the design and construction of the WICKS for \$1.39 million - the placeholder.

Melinda: Did we combine everything?

Mark: The \$175K was to do all your treatment plant improvements. Design, bid them, permit them. The \$350K is to do everything for the whole State Rd. district.

Melinda: I have the WICKS develop and submit funding application \$175K. \$350K for the lift station engineering permitting survey . . . 2 WICKS . . . \$1.39million. . .

Kristal: 175K to get to increase capacity at current plant (possible USDA funding), \$1.39million for the 2 WICKS – create stabilization fund. How much do we want to ask to put in the stabilization fund?

Dan: \$150K – 10%

Kristal: I like \$100K - we've got years to do this

Jon: \$100K is 4 cents on the tax bill

Melinda: We would have to figure out when these come into play and how much their price is going to increase.

Dan: That's why I say \$200K because in 5 years that's a million\$. . . you said it was a stabilization fund . . . we don't have to necessarily. . . . if we do 100 this year and ask for 200 next it will be a harder sell.

Melinda: \$200K over 10 years.

Ray: Can you write something in the stabilization so it reads it's for the WICKS or plant upgrade?

Jeff: Not for plant upgrade – that's the enterprise.

Melinda: You'd have to bring it to town meeting – there's other people who weigh in on this before it goes to ballot.

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Jeff: The sewer lift station for \$350K. . . this one needs to be rewritten

Melinda: Why are we asking for more money?

Bob: It may not fit under the funding. The more we look at the treatment plant, the more there is.

Melinda: Upgrades to the treatment plant are a higher priority than getting that pipe in the ground?

Bob: Yes . . . trying to structure it so it all fits in.

Mark: We may have to cut back on some treatment plant costs to make it fit in but that's what we are working on right now.

Melinda: I'd like to get to a new understanding with the map. Are we going to remove the undeveloped plots that are currently enclosed in this perimeter and what about Colonial Drive?

Dan: I say we remove Colonial, we remove the undeveloped lots and that gets us in the right flow

Josh: I say we remove Colonial and keep everything else because we want the development.

Mark: You can decide where the pipe goes you can have the district you are going to get to eventually but you don't have to put all the pipe yet.

Melinda: Once you create the district all these people are going to be paying betterments.

Mark: As long as you run the pipe past their property.

Mark: We'll have better numbers in a few days.

Next Meeting – March 7th@4pm:

Sewer Advisory Board Meeting Minutes Approvals: 11/29/17, 1/10/18, 1/31/18 & 2/14/18

EP: Update Capital Costs, Betterment Options, Property Flows, District Map Options

Motion were made to adjourn the meeting at 5:30pm – Josh, 2nd by Kristal - unanimously approved

<p>This document is the official Minutes of Tisbury Sewer Advisory Board held on February 21, 2018. These minutes were presented and duly voted and approved by the Advisory Board at the Open Meeting held on</p>	
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <p>Chairperson</p>	<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <p>Date</p>

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