



Town of Southwick, MA

POWDER MILL ROAD SEWER EXPANSION PROJECT INFORMATIONAL MEETING

Department of Public Works &
Sewer Implementation Committee

May 6, 2015



Agenda

- Background
- Status of Current Phase II Projects
- Project Details and Schedule
- Anticipated Project Costs
- Questions & Answers



Existing Sewer System

- Phase 1
 - Completed in 2004
 - Serves Downtown Area plus Lake Neighborhoods
 - Approx. 1,000 customers
- Phase 2A - Parallel Sewer Interceptor
 - Completed in 2014
- Flow delivered to Westfield Treatment Facility



Phase II Expansion

- Considerations to Expand
 - Title V Regulations
 - Failed Septic Systems
 - Poor Soils
 - Protection of Drinking Water Supply
 - Lot Sizes
 - Protection of Congamond Lakes
 - High Groundwater
 - Help Retain Businesses



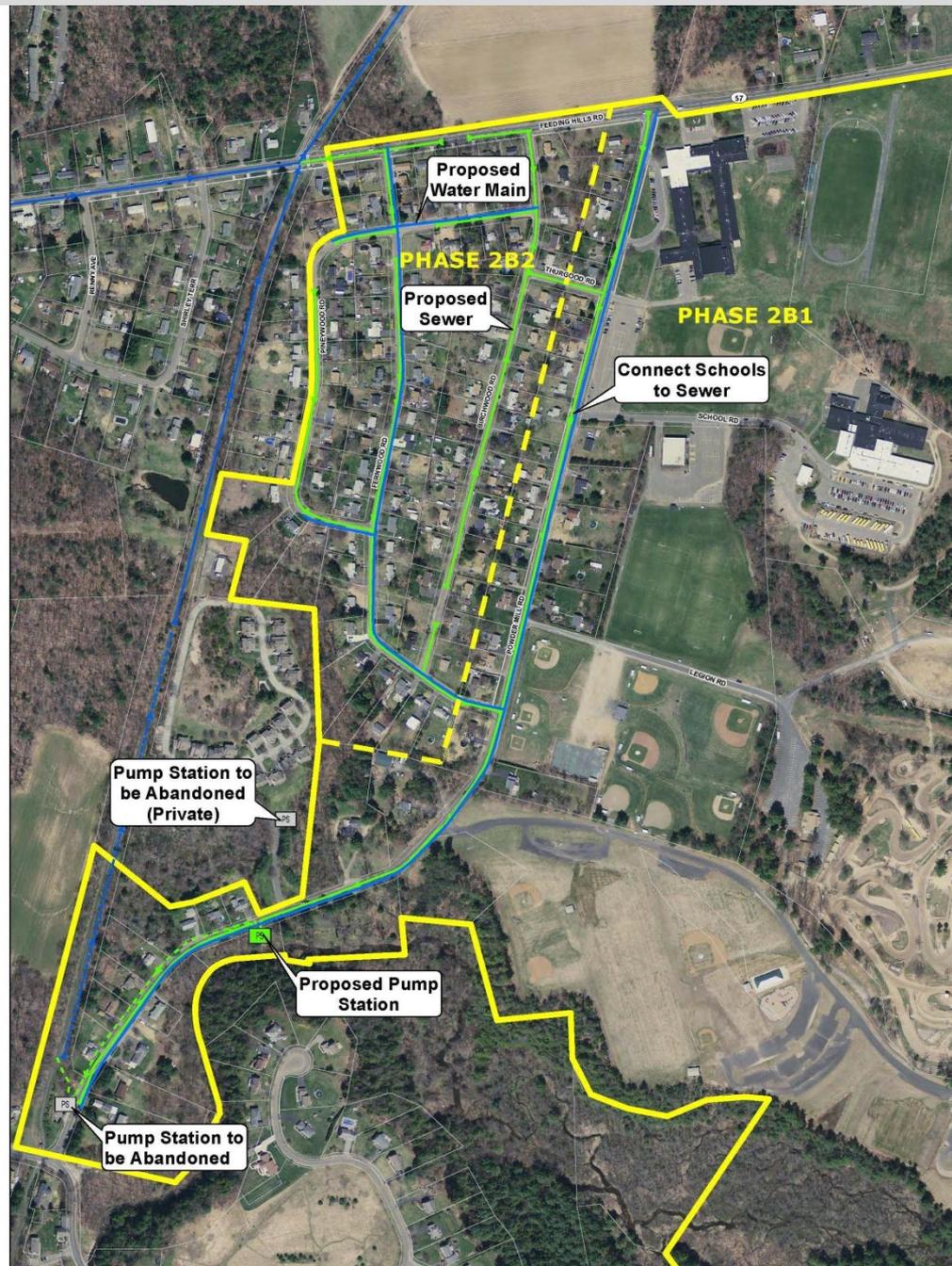
Phase II Expansion

- Targeted Phase II Expansion Areas
 - Powder Mill Road
 - Under Design
 - Congamond Road
 - Town Meeting Approval for Design
 - College Highway (Northern Section)
 - Town Meeting Approval for Design
 - North Pond Neighborhoods
 - Hudson Drive
 - Feeding Hills Road Neighborhoods



Powder Mill Road Project

- School District's Septic System Failed
 - MassDEP Consent Order
- High % of Residential Septic System Failures
- Proximity to Great Brook Aquifer
 - Serves Southwick, Westfield and West Springfield
- Small Lot Sizes
- Poor Soils





Powder Mill Road Project

- Phase 2B1
 - Powder Mill Road
- Phase 2B2
 - Pineywood Road, Birchwood Road, and Fernwood Road
- Both Phases Under Design
- Limited USDA Rural Development Funds Currently Available



Powder Mill Road Project

- Project Features
 - New Sewer Main
 - Sewer Laterals to Each Property Line
 - New Pump Station
 - Demo Existing Pump Station
 - New Water Main
 - Road Reclamation



Powder Mill Road Project

- Local Approvals
 - Conservation Commission
 - May 4th – Approved for Negative Determination of Applicability
 - Annual Town Meeting
 - May 19th – Appropriate Construction Funds for Powder Mill Road (Phase 2B1) and Design Funds for Water Main
 - Zoning Board of Appeals
 - Date TBD



Powder Mill Road Project

- Estimated Project Costs
 - Sewer Improvements: \$3,130,000
 - Water Improvements: \$710,000
 - Total: \$3,840,000
- Final Cost TBD Based on Bid Pricing



Powder Mill Road Project

- How is the Construction Funded?
 - Sewer
 - Town Borrowing Authorization – May 19th
 - Town Secures Interim Financing
 - USDA Rural Development Loans and Grants
 - Grant may range 10% to 25%
 - Betterments Assessed on Properties Served
 - Water
 - Town Borrowing Authorization – May 19th
 - Paid by Water Users through Retained Earnings



Powder Mill Road Project

- What is a Betterment?
 - Recovers Project Cost from Properties Served
 - Authorized by MGL Chapter 80
 - Assessments Based on Parcel Usage
 - Equivalent Dwelling Units (EDU's)
 - Single Family Home (1 EDU)
 - Two Family Home (2 EDU's)
 - Commercial (Based on Use)
 - Phase I Sewer Project Financed by Betterments



Powder Mill Road Project

- How Are Betterments Paid?
 - Town is the Financing Agency
 - Payments By Property Owners
 - Lump Sum or Financed Over Extended Period of Time – 38 years (with Interest)
 - Included in Part of Tax Bill
 - Transferrable Lien Against Property



Powder Mill Road Project

- What is the Anticipated Betterment?
 - \$15,000 to \$25,000
 - Factors Influencing Final Betterment Cost
 - Total Construction Cost
 - % of Grant Awarded from USDA Rural Development
 - Whether Phase 2B2 is Constructed



Other Costs to Consider

- On-Lot Cost by Property Owner
 - Connect Sewer Service to Stub at Property Line
 - Abandon Septic Tank
- Annual Sewer Use Charges
 - Current Rate: \$7.65/1,000 gallons
 - Average Homeowner Bi-Annual Cost: \$300
 - Based on Water Usage Flowing Through Meter



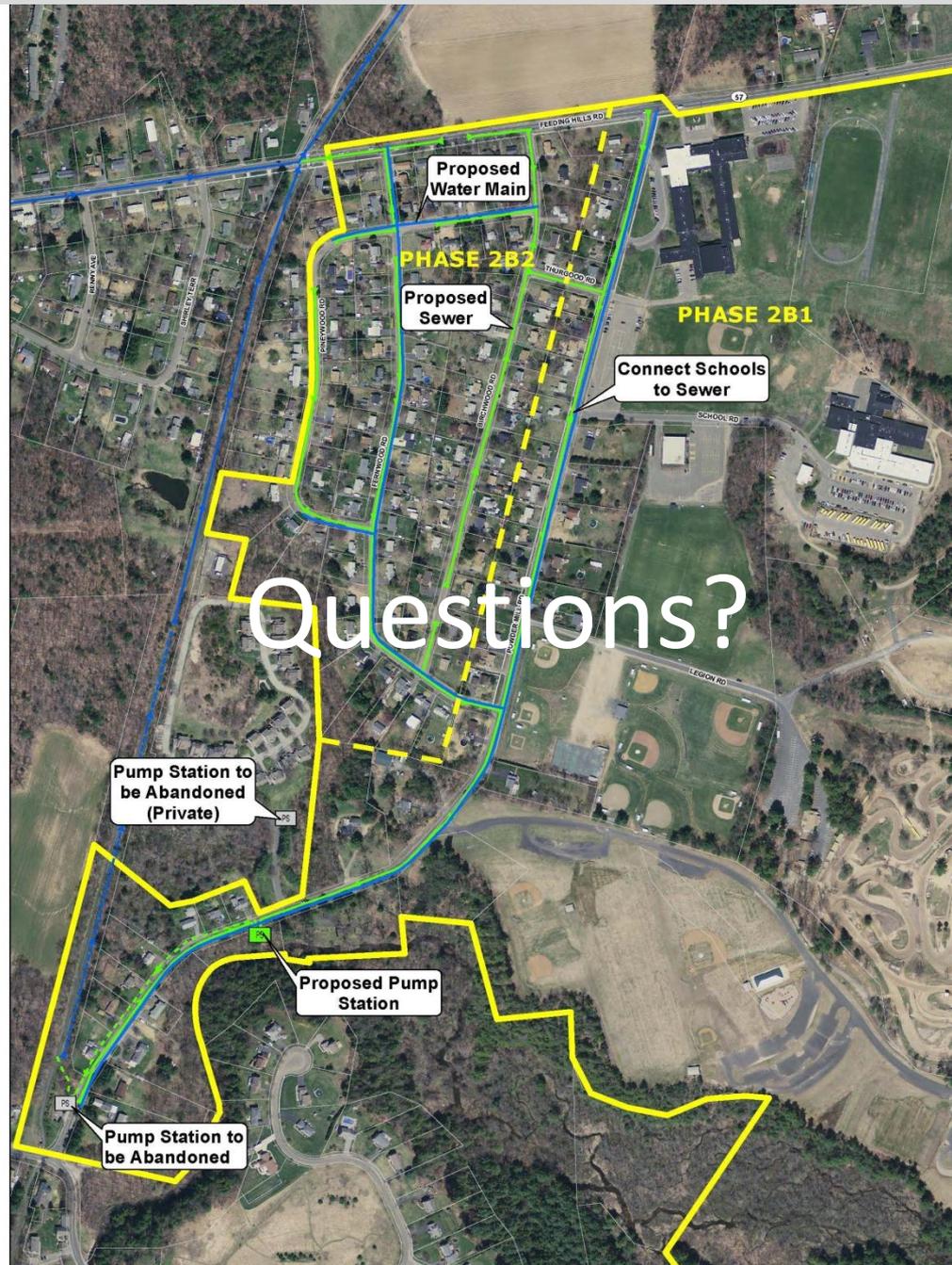
Financial Assistance

- USDA Rural Development
 - Single Family Housing Repair Loans & Grants
- MA Dept. of Revenue (DOR) Tax Credit



Anticipated Schedule

- Phase 2B1
 - Construction Starts Late 2015/Early 2016
 - Construction Ends in 2016
- Phase 2B2
 - Construction Starts in Late 2016/Early 2017
 - Construction Ends in 2017
- Contingent Upon Available Funding and Town Meeting Vote



Questions?