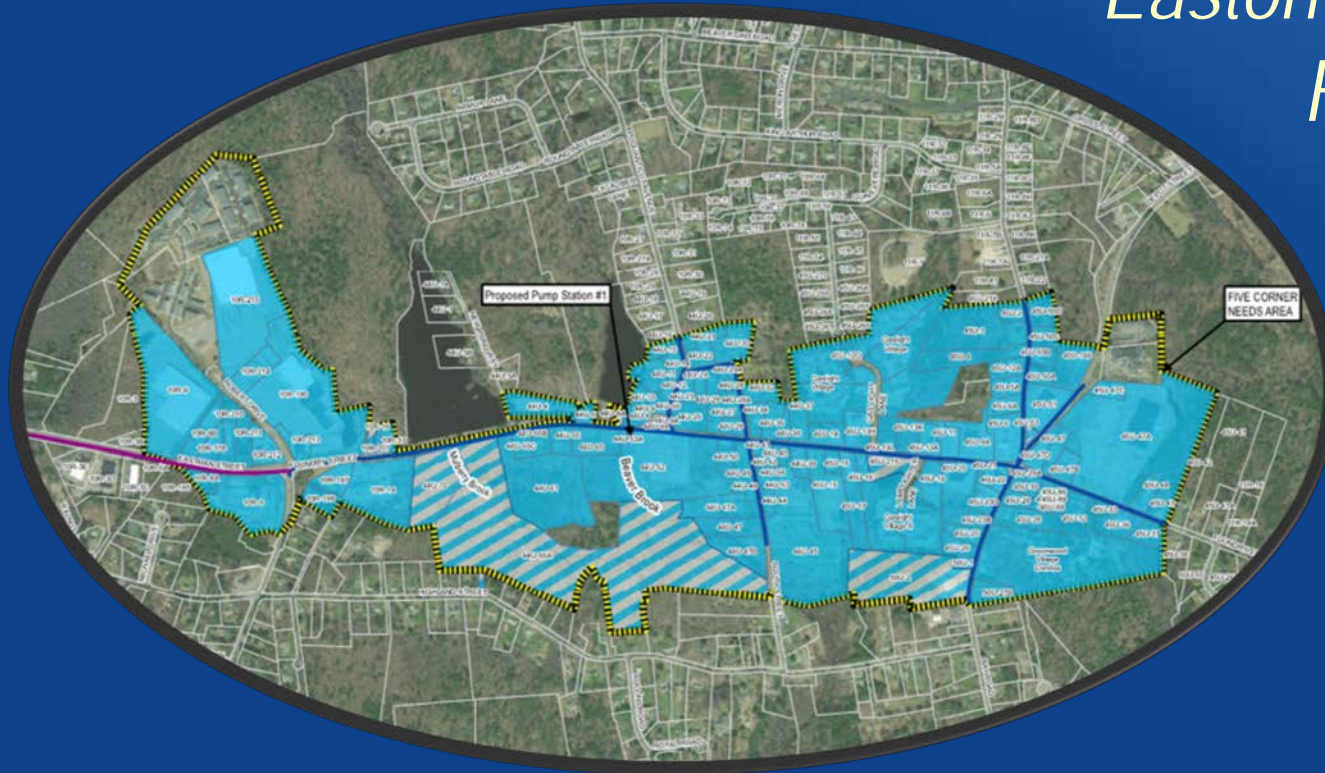


# Five Corners Sewer Phase II

Betterment Workshop / Information Session No. 2

*Easton Sewer Commissioners  
Frothingham Hall  
July 22, 2019*



# Welcome!

## Tonight's Topics:

1. Background & Timeline – Phase 1 & Phase 2
2. Estimated Betterment Update & Revised Methodology
3. *Next Steps*

# 1. Project Background & Timeline

- May 2010: Annual Town Meeting – voters adopt Sewer District
- May 2015: Annual Town Meeting - Design and IMA Appropriation
- Aug. 2015: IMA executed / Sewer Mitigation funds the cost of Phase 1 Construction
- May 2018: Annual Town Meeting – \$13.5M Construction Appropriation for Phase 2
- Oct 2018: Forecasted Betterment Ranges**
- May 2019: DIF Approved / Executed Construction Contract
- July 2019: Construction Begins / Mailing of Updated Betterments to Property Owners
- July 2019: Updated Betterment Ranges (Workshop Tonight)
- Aug 2020: [ESTIMATE] Finish Sewer Construction/Final Betterments Assessed**  
\*Final paving may continue into Fall 2020
- Feb 2021: [ESTIMATE] First Betterment Payment Due - Betterment applied to tax bill to be repaid over 30 years**

## 2. Betterment Cost

A Betterment is:

- A “Special Assessment” in accordance with Mass General Law
- A proportional fee assessed to each parcel that specifically benefits from a “Public” infrastructure project
- “Public” Costs are assigned into two categories:
  - Specific Benefit Costs to the exact Parcels that receive a sewer connection during the project
  - General Benefit Costs paid by the Town at large for benefiting the at-large population or Future Users (who pay to connect)
- Betterment Assessments can be paid over 30 years.

# Project Financials

ITEM	PRIOR ESTIMATE	CURRENT ESTIMATE
MFN WPCF Capacity Acquisition (via IMA)	\$7,262,314	\$7,262,314
Design	\$1,300,000	\$1,300,000
Phase 1 Construction	\$2,214,000	\$2,214,000
Phase 2 Construction (to be incurred 2019 & 2020)	\$13,500,000	\$11,705,359
Total Project Costs	\$24,276,314	\$22,481,673
Less Avalon Funds, DIF, Town's Reserve, and other Grants	(\$7,439,000)	(\$10,607,848)
<b><u>TOTAL TO BE RECOVERED VIA BETTERMENTS:</u></b>	<b><u>\$16,800,000</u></b>	<b><u>\$11,873,825</u></b>
<i>REDUCTION IN AMOUNT TO BE BETTERED SINCE OCT 2018</i>		(\$4,926,175)

# Betterments & Cost Range

- Project Costs to Better: **\$11.9M**
- Sewer Betterment Units (SBUs): **518.75**
- Revised Forecasted Betterment Range:  
**\$22,500 to \$25,000 per SBU**
  - *Down from Oct. 2018 estimate of \$28-32,000 per SBU*

# Betterments & Cost Range

- In addition to reducing the per-SBU cost, the methodology for calculating the *number* of SBUs has been refined for:
  - Condominiums
  - Multi-unit/family condos and housing
  - 5+ bedroom single family homes
  - Commercial
- Result is fewer SBUs for many residents and property owners – new formula did not *increase* SBUs for anyone.

**Example - Condo owner previously estimated at 1 SBU = \$28-32,000  
Revised condo owner now estimated at 0.75 SBU = \$16,875-\$18,750**

# Betterment Methodology

## RESIDENTIAL

Use	Single Family Residential (Based on Bedrooms)	Condominiums/ Multi-family (Based on Bedrooms, Living Area; Per unit)
1 bedroom	0.75 SBU	<1,000 SF = 0.5 SBU >1,000 SF = 0.75 SBU
2, 3 or 4 bedrooms	1 SBU	2 bed = 0.75 SBU 3+ bed = 1 SBU
5+ bedrooms	1.25 SBU	N/A

In-Law Apartment = 0.5 SBU

SF = SQUARE FOOTAGE



# Betterment Methodology

## NON-RESIDENTIAL

Developed non-residential: commercial, industrial or other use SBU count is based on the higher of the following calculations:

- Average of: (75 gpd/ 1,000 sf of Living Area divided by 220 gpd/SBU) and (Avg 3 year Water Use divided by 220 gpd/SBU)
- 75 gpd/ 1,000 sf of Living Area divided by 220 gpd/SBU
- Minimum 1 SBU per occupancy/use
- Minimum 1.0 SBU per non-residential property

# Betterment Methodology

## MIXED USE

- Calculated by adding the residential and the non-residential Bettered Flow / SBUs together.

## UNDEVELOPED RESIDENTIAL

- Calculated number of units based on subdivided portion of parcel area less wetlands and 50' buffer from wetlands.

## UNDEVELOPED NON-RESIDENTIAL

- Calculated number of units based on portion of parcel area less wetlands and 50' buffer from wetlands times 800 gpd/acre to estimate the Bettered Flow representing the Highest and Best Use on the parcel. SBU count is based on Bettered Flow divided by 220 gpd/SBU.

# 3. Next Steps

- Review the information contained within your packet,
- If you have any questions, speak to Mike Blanchard, Assistant Town Administrator, and/or Woodard & Curran (by **September 30<sup>th</sup>**),
- Also, for construction purposes, please promptly return your Sewer Service Form\* to:
  - Chris Munroe (Field Rep)
  - [Munroec@peercpc.com](mailto:Munroec@peercpc.com)
  - (802) 598-1155
  - \*does not apply to condo owners

Visit [www.fivecornerssewer.com](http://www.fivecornerssewer.com) and sign up for email alerts!

Thank you for your time and attention

# Questions & Discussion