



# WATER & SEWER COMMISSION

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## Minutes of the Water & Sewer Commission meeting 3/14/2008

Meeting held at Freetown Elementary School, East Freetown, MA

5:30PM Meeting called to order by Bob Parker  
Members present: Bob Parker; Paul Sadeck; Brad Paiva  
Staff present: Keven Desmarais; Steven Chandler  
Others present: Town Administrator David DeMancuso  
Selectmen Lisa A. Pacheco, Rob Jose, Charles Sullivan  
George Grunwald, Andy DiGiammo, and Bob Kelliher

Meeting being recorded by Paul Sadeck; Steven Chandler

### Proposed Chace Road Water Line Project

- Selectmen Lisa Pacheco makes opening remarks
  - Proposed water line would extend from Braley Road down Chace Road to serve future police station, Freetown Elementary School (FES), and any future new construction on Town owned land.
  - Engineering costs have been submitted by Environmental Partners Group (EPG) who estimate the cost to be \$5M for the entire project.
  - Will not create betterment and force people to tie into water line.
- Paul Sadeck states:
  - This project came out of meetings held by the Police Station Sub Committee.
  - Explains that to use a well(s) would use up a great deal of land that could otherwise be used to building future projects [Town Hall, library, etc.].
  - At a PSSC meeting it was expressed that the water line would feed the police station, FES, Council on Aging, Fire Station #3 on Bullock Road, and any residents who would like to tap into the line.
  - Board of Selectmen asked EPG for a cost estimate for the project. Estimated at \$5M includes a contingency, A 12" main would be laid to satisfy any and all needs, multiple hydrants, booster pump, and tunneling under railroad tracks (approx. \$300K alone)
- Keven Desmarais states:
  - The Freetown Water & Sewer Commission (FW&SC) was asked by the Board of Selectmen to come up with an estimated cost for the proposed water line project.

- The water line is not a FW&SC project.
  - EPG helped to choose the best route and keep costs at a minimum.
  - Highway department will do a complete overlay/paving.
  - Curb stops would be placed at every existing lot of land.
  - Road layout would remain the same.
  - FES filters water currently due to I higher than average magnesium level.
- Charlie Sullivan
    - Water line would increase property values.
    - Proprietors acres have had to frac for current wells.
- Mark Roslofski:
    - Concerns about water pressure, expanding width of Chace Road, betterments to property owners.
    - Suggests using a dual system of well water for toilets and city water for sinks.
    - Asks what the rate is on the \$5M bond.
- Gary Mendes:
    - Property has 8' deep swell over a natural spring which produces 40-50 GPM.
    - States that "we don't know where the springs runnin," "you guys ain't touchin the water near my well, otherwise I'm gonna sue [the Town] for top dollar." "I have it tested every two years."
    - "The well is used for sprinklers and drinking water, it's crystal clear. Well is 20 feet off the road." "If an excavator comes over there I'm gonna chop the thing in half."
    - Apologizes for "getting crazy," the well means a lot to him. "I love that well. I love that well like my life."
- Keven Desmarais clarifies Gary's concerns in a clear manner.
    - There are concerns that will have to be answered at another time. The point of this meeting is to speak to the proposed estimate.
- Rob Jose asks if the 12" pipe would carry enough volume should the line be expanded down Bullock, the rest of Chace, and Slab Bridge in the future. Yes.
- Bob Kelliher would like to see a model illustrating capacity for fire [suppression] demand.
- Andy DiGiammo states:
    - The Town would save the costs of building multiple 18' deep cisterns for both the new police station and FES if wells were to be used instead of city water. They are expensive to construct and maintain.
    - Fire suppression systems for both the new police station and FES will need to be taken into consideration.

- Charlie Sullivan answers question regarding the need for a new police station.
  - Interior is 2700 sf which is inadequate [for today's needs]. It was built [in 1978] "on the cheap."
  - We have a 50 acre piece of land and if wells were needed only 15 acres would be able to be used for building. Also, a cistern to hold 30,000 gallons would be built.
- Lisa Pacheco states:
  - There will be a Town vote for the proposed police station.
  - For the first time in years has the money available and the ability to look into the future and take care of infrastructure which has to be looked at.
  - [The proposed building site] is the center of Town where a new library would be also be built, future expansion of FES would take place.
  - This is available land to build and the Police Building Committee have looked into all aspects for the future.
- Some residents of Chace Road do not have good water and this is a way to ensure that residents have good water available to them.

### **Financial aspects of the proposed water line**

- Lisa Pacheco states:
  - The BOS would use the \$650,000 initially earmarked for the South Main Street filtration site, since the filter site is not needed, and repurpose it for debt services.
  - Would apply for a loan through the State Revolving Loan program at 2%.
  - There is available funds through abatements and exceptions to offset the cost of the water line.
  - The remainder would be paid through existing taxation and not above and beyond what residents already pay to the Town; a budget line item.
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- Kim Fales reviews estimated costs with Board of Selectmen.
  - Estimated cost of construction at \$5M
  - Estimated interest cost at 4% over 20 years and would need MassDEP approval before applying to the State of MA Revolving Fund. 4% is the current anticipated Bond rate.
  - Debt service payment schedule would include the \$650,000 (previously mentioned) broken up over 5 years to act as a cushion. Debt service for the first year is \$450,000 so \$158,800 of the \$650,000 would be used.
  - Other sources to offset debt services would be allowances for abatements and exemptions.
  - There will also be savings in the reduction of current debt service bond for storm damages from 2010 floods.
  - Increase in local receipts.
  - Between repurposing appropriations, using some of the allowance for abatements and exemptions, savings on debt service, increasing local receipts we are able cost of borrowing within the tax levy.
  - David DeManche states that the Town is on track for the State's Water Revolving Fund which is at 3%, or a million dollars, saved in interest.
    - There is also potentially additional revenues coming from several Tiff's ending so in 3 years there will be significant amounts of money to be used for funding.

- Rob Jose recommends moving ahead and presenting the project. Charlie Sullivan 2<sup>nd</sup>. All in favor.

Paul Sadeck makes a motion to adjourn. Brad Paiva 2nd. All in favor. Motion carried.

Respectfully submitted,

A handwritten signature in black ink, appearing to be "Steven Chandler", with a long horizontal flourish extending to the right.

Steven Chandler  
Senior Clerk  
Freetown Water & Sewer Commission