



RAYNHAM BOARD of SEWER COMMISSIONERS

RAYNHAM, MASSACHUSETTS

MINUTES OF SEPTEMBER 5, 2019

SPECIAL MEETING

PRESENT: Mr. Joseph Bettencourt-Chairman; Mr. Joe Bickel-Commissioner; Mr. Jeff Kelleher-Commissioner and Mr. Rob Carey, Raynham Sewer Superintendent.

CALLED TO ORDER:

Mr. Bettencourt called the meeting to order at 6:00pm

DISCUSSION ON DETERMINING AND SETTING THE BETTERMENT FOR THE PHASE 7 SEWER PROJECT, CONTRACTS 1 & 2.

Mr. Bettencourt has discussed with Mr. Carey the possibility of what could be set for the betterment today. If the betterment is voted on today, it would be set for the purpose of helping the Town Treasurer in billing of the betterment charges. The betterment does not need to be set tonight, but it would help the Town in the financing of the packages.

There is a total authorized bond of \$6.2M. Against that bond are the following: architectural fees for Tighe & Bond that are under both contracts in the amount of \$681,500-bringing down the bond to \$5,518,500; there are two base contracts that amount of \$4,201,775-bringing down the bond to \$1,316,725; on the original budget, there was an estimated amount carried for police, legal and miscellaneous in the amount of \$218,000-leaving a remaining total of \$1,097,900 to complete the project including any Change Orders. Change Order #1 was driven by the State of MA for requirements of how to construct the sewer installation on Rt. 138, which required an enormous amount of asphalt along with the trench being compacted, backfilled and paved at the end of every day. The amount for this change Order was \$135,400. Change Order #2 was for additional work primarily at Park Place and Gatsby Drive due to the installation of incorrect utilities which caused delays and unnecessary repairs leaving approximately. After the Change Orders are accounted for, the remaining bond is \$918,000 to expand or improve infrastructure.

Expansion of sewer on Pine Street up to Doe Run was discussed and the cost was going to be expensive. The developer of Doe Run approached the Town to install sewer in the sub-division and Pine Street. The agreement was that if sewer was installed by the developer, the Town would pave Pine Street, curb to curb. Therefore, the Sewer Department looked at Courtney Way as a possible add on to the sewer expansion.

Without the Boards knowledge, a commitment was made whereas there was an agreement to pave Park Place. Therefore, money had to be put aside for this provision.

Mr. Bettencourt presented the following which will be included in the bond for the betterment:

Expansion of sewer on Courtney Way; Pavement of Pine Street and Park Place. With this work, the Sewer Department could reduce the bond requirement down to \$5.7M instead of \$6.2M. There is a total of 258 living units to be ***bettered*** at a betterment of \$5,523 each.

Mr. Carey informed that the living units would be 257, total of nine (9) on Courtney Way, not ten.

Mr. Bettencourt suggested a contingency amount be left for the Town in the amount of \$61,000

The total allocation of \$218,000 for police, legal and miscellaneous may not be totally used. Mr. Carey informed that a total of \$115,000 has been used to date with a future additional spending for details when they get into paving. Mr. Bettencourt discussed a total of \$180,000 for police, legal and miscellaneous.

Mr. Bettencourt informed that the bond could be reduced to \$5.6M if the contingency is not needed or a total cost of \$5,638,000.47. He suggested \$38,000.47 be taken out of the Retained Earnings Account.

Mr. Carey informed that he requested Tighe & Bond to update the Change Orders that possibly could be remaining, some may not materialize. A list was distributed to the Board members.

Total bond amount of \$5,630,000, the betterment amount would be \$5,476.

After reviewing the list from Tighe & Bond on possible Change Orders, Mr. Bickel asked if the costs presented are accurate or could they increase. Mr. Carey feels that the list of possible Change Orders is accurate.

Mr. Kelleher thanked Mr. Bettencourt for the explanation and he would be in favor of taking Courtney Way all the way, but if it takes a little adjustment or show good faith on the Board's end, then he would be in favor of the proposed.

If Courtney Way is not done, Mr. Bickel asked when could they expect it to be done. Mr. Bettencourt said that if it is not completed now, then the Town will have to post the bond. The process is more economical to do it now rather than going to bond in the future. In addition, funds are available now.

Mr. Bettencourt discussed the use of the bond and how it needs to be spent on the expansion of the sewer. Mr. Bickel asked if equipment to be used on Phase 7 would fall under the use category. Mr. Carey informed that the wet well on Church Street may need to be considered because of the Park Place subdivision being added.

Mr. Bettencourt said that if they knew the Church Street wet well was going to cost \$85,000 to expand, then they could take \$85,000 from the funds. But when funds sit in an account for any length of time, the Town will ask when the account will be closed and the wet well may not be done for possibly two years.

Mr. Michael King, Town Treasurer was present. Mr. Bickel asked if the total bond for \$5,630,000 is bonded and the discussed amount of \$30,000 is not used, what becomes of the funds. Mr. King informed that it would be used to pay down the debt services. Mr. Bettencourt informed that one way to use the \$30,000 is to give back a portion of the funds to each. Although, if funds are used to pay on the debt services, there may be other individuals who will come forward. He said he is comfortable with taking the \$30,000 out of the Retained Earnings Account because there is a good possibility that the \$30,000 may only be \$3,000.

Mr. Bickel does not feel comfortable with using Retained Earnings.

Mr. Kelleher commented on the betterment amount and it being in good faith. If there are extra funds, it could go back to the homeowners. The credit back would be \$116.73 if the total amount of \$30,000 is not used. Mr. King informed that the betterment can be paid over a period of 20 years by individuals if they so choose. He also informed that 75% of the \$30,000 is paid by the taxpayers with 25% going to those who have the betterment.

Mr. Carey asked what the ramification would be if a betterment was not set tonight. Mr. Bettencourt stated that because there is a bill due, the Sewer Department would need to loan money to the Town to pay the bill. The Sewer Department's wish list of items to be done may not be done because there may not be enough funds available.

With the Board discussion on using funds from the Retained Earnings Account, Mr. Bickel expressed concern with the decrease in police, legal, and miscellaneous especially if the total increases. The Board would need to take not only \$30,000 from Retained Earnings, but possibly a total of \$50,000. Mr. Carey is comfortable with the figure as presented by Mr. Bettencourt for future details.

If the Board approves \$5,630,000 and there is a substantial amount remaining, 75% of it will be given to the Town Treasurer and 25% will be given back to the betted parties. To make sure this is legal, Mr. King suggested communicating with Town Council. The Board discussed the 75% give back to the Town as General Fund money. Mr. King recommends voting on the bond amount and once there are funds remaining, the Board can decide where it will go.

MOTION: Moved by Mr. Kelleher and seconded by Mr. Bickel to set the total bond amount for Phase 7 Sewer Project, Contracts 1 & 2 at \$5,630,000 and the betterment will be \$5,476. **Discussion: None.**

Vote: 3-0

Mr. Bettencourt will supply the Town Treasurer with a list of residents in Phase 7, Contract 1 & 2 who can be bettered.

PUBLIC FORUM

Mr. Banks, Commander of Raynham American Legion was present. Mr. Banks informed that the Legion has three lots, and asked if they will need to pay betterment for each lot. Mr. Bettencourt said that each lot that you want the Sewer Department to put a stub in, a betterment will need to be paid. Mr. Bettencourt discussed the possibility of running one line in from the street and then branching off to the shower/toilet outside by the field. Because they are not-for-profit, Mr. Banks discussed the use of the field by the Town and asked why they would need to pay all three. Mr. Banks asked if a stub could be put in place for the second parcel and whoever wants to hook up (Town/sports group/Legion) can tie in if they would like in the future. The second parcel is owned by the Legion, but the facilities on the field are used by the Town and sports organization too. Mr. Bettencourt informed that once a stub is installed, a betterment is to be paid. Mr. Bickel suggested the members of the Legion attend Town Meeting and ask them for a waiver to the requirement of a betterment for a second stub. For a quicker action, Mr. Bettencourt suggested attending the Selectmen's Meeting on Tuesday to ask them to absorb the cost for the second tie-in. If the Town votes to absorb the cost, then the betterment amount may change a little.

Mr. King, Town Treasurer asked for the projected time frame for the project completion. Mr. Bettencourt informed that it should be completed this time next year. Because the Town did a short-term bond for one year on the \$1.63 Mr. King asked when the entire project would be betted. He will need to know by December 1, 2019 what the power amount of the bonds would be.

ADJOURNMENT

Mr. Bettencourt asked for a motion to adjourn.

MOTION: Moved by Mr. Kelleher and seconded by Mr. Bickel to adjourn from the Raynham Sewer Commission Meeting of September 5, 2019 at 7:33pm.

Transcribed from Recording

Respectfully submitted,

Dawn Caradonna
Recording Secretary

Documents provided to the Sewer Commission
Tighe & Bond letter

Next Meeting date:

Thursday, September 12, 2019 @ 6:00pm
