CONGAMOND ROAD ROADWAY IMPROVEMENT
AND SEWER EXPANSION
INFORMATIONAL MEETING

Department of Public Works &
Sewer Implementation Committee

November 29, 2016
Agenda

• Background

• Project Details and Schedule
  – Road Work
  – Proposed Sewer Expansion

• Anticipated Project Costs

• Rural Development

• Questions & Answers
Road Improvements

• Coordinated through MassDOT
• Drainage Improvements
• Sidewalk (southern side)
• Bike Lanes
• Design is 75% Complete
• Contract Award in Summer 2017
• Construction to Start in late-2017
Road Improvements

• Typical Road Profile
Road Improvements

• Proposed Safety Enhancements
  – Radar Display Units (eastbound and westbound)
  – Signals at Rail Trail Crossing
  – Re-alignment of Rail Trail at Crossing
Road Improvements

- Easements and/or Takings Required of Most Properties
- Letters Sent to Property Owners
- Letter from Appraisal Firm to Be Sent Soon
- Federal Aid Acquisition Guide
- Donations are Much Appreciated
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
Sewer Phase II Expansion

• Considerations to Expand
  – Title V Regulations
  – Failed Septic Systems
  – Poor Soils
  – Help Retain Businesses
  – Protection of Drinking Water Supply
  – Protection of Congamond Lakes
  – Lot Sizes
  – High Groundwater
Sewer Phase II Expansion

- Targeted Phase II Expansion Areas
  - Congamond Road
  - College Highway (Northern Section)
  - North Pond Neighborhoods
  - Hudson Drive
  - Feeding Hills Road Neighborhoods
Congamond Road Sewer

- High % of Residential and Business Septic System Failures
- Pending Road Reconstruction (5 Year Moratorium)
- Cost of Septic Repairs
- Proximity to Congamond Lakes and Great Brook Aquifer
  - Supplies Drinking Water to Southwick, Westfield and West Springfield
- Small Lot Sizes
- Poor Soils
Congamond Road Sewer

• Project Features
  – Phase I (Congamond Road only)
    • New Sewer Main and Force Main
    • Sewer Laterals to Each Property Line
    • Road Restoration Thru MassDOT Project
  – Phase II (Gillett Corner Neighborhood)
    • New Pump Station
    • New Sewer Main and Force Main
    • Road Restoration
  – 80 New Service Connections
Include Locus Figure of Project Area

Phase I

Phase II
Special Town Meeting

- Special Town Meeting on 12/6/16 at 6:30 PM
- STGRSD High School Auditorium
- Article 1 – $950,000 for Cost of Sewer Line along Congamond Road
- Cost includes:
  - Design
  - Construction
  - Application to Rural Development
  - Contingencies
Congamond Road Sewer

• How is the Project Funded?
  – Town Borrowing Authorization – December 6th Town Meeting Vote
    • Town Secures Interim Financing
  – USDA Rural Development Loans and Grants
    • Grant may range up to 20%
  – MassWorks Infrastructure Program?
  – Betterments Assessed on Properties Served
Congamond Road Sewer

• MassWorks Infrastructure Program
  – Administered thru Executive Office of Housing and Economic Development
  – Southwick’s 2016 Application
    • $1.95m for Sewer Line to Support Gillett Corner Businesses
    • Not Funded
  – Statewide Requests
    • 114 Applications for $285m in Funding Requests
  – Statewide Grants Approved
    • 33 Applications and $82m Granted
Congamond Road Sewer

• 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 and USDA Rural Development Funding
Congamond Road Sewer

• How Are Betterments Paid?
  – Town is the Financing Agency
    • Town Collects Payments from Residents and Makes Payments to USDA Rural Development Loan
  – Payments By Property Owners
    • Lump Sum or Financed Over Extended Period of Time – 38 years +/- (with Interest)
    • Billed with Bi-Annual Tax Bill
  – Transferrable Lien Against Property
Congamond Road Sewer

• What is the Anticipated Betterment (1 EDU)?
  – With $1.95m MassWorks Grant
    • $12,000 to $16,000*
    • Est. Yearly Payment for 38 Years: $660 to $880/Year
  – Without Any Other Grant Funding
    • $24,000 to $28,000*
    • Est. Yearly Payment for 38 Years: $1,320 to $1,530/Year

• Business Betterments Based on Usage

*Assumes 20% Grant From USDA Rural Development
Congamond Road Sewer

• Factors Influencing Final Betterment Cost
  – Final Construction Cost
  – % of Grant Awarded from USDA Rural Development
  – Other Grants
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: $8.45/1,000 gallons
  – Average Homeowner Annual Cost on Congamond Road: $400 +/-
  – 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
USDA
Rural Development
Committed to the future of rural communities.
Questions?