



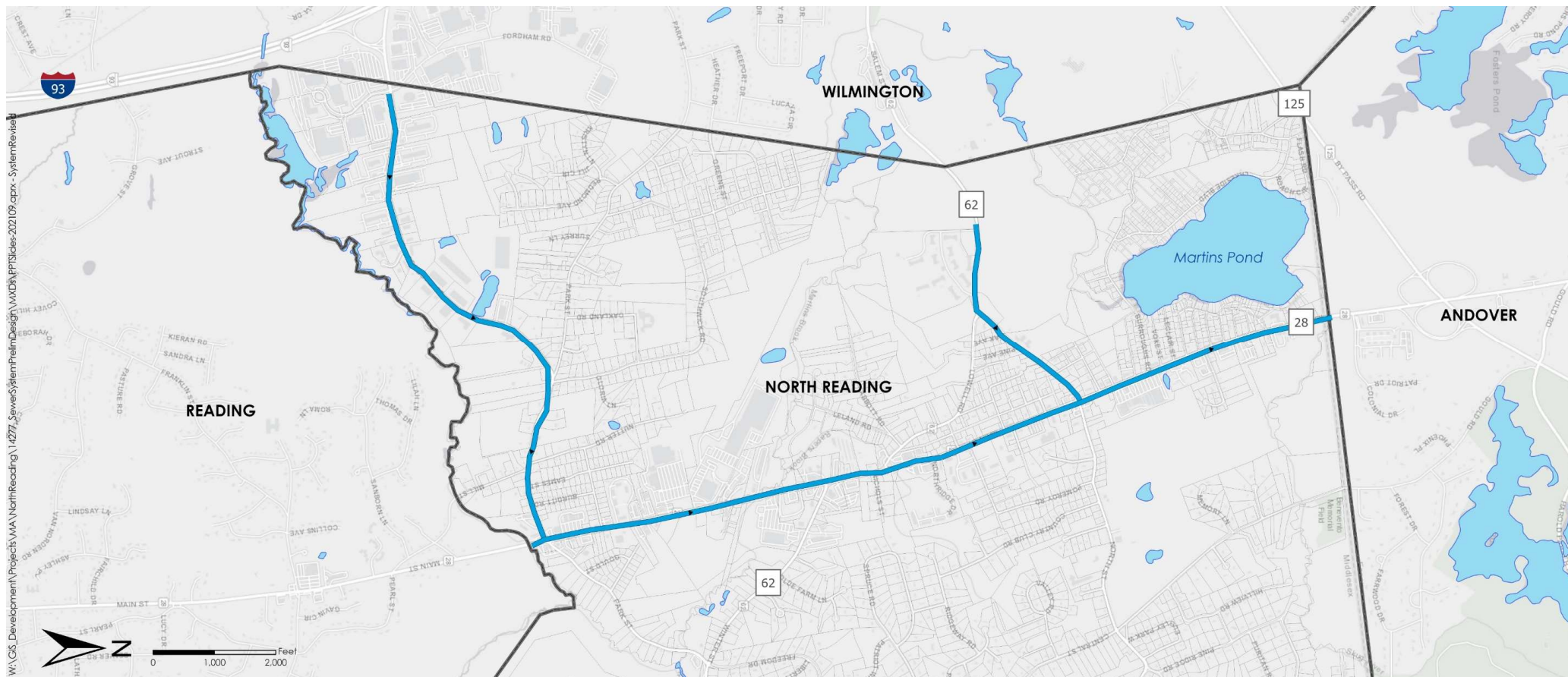
Municipal Wastewater Project Update



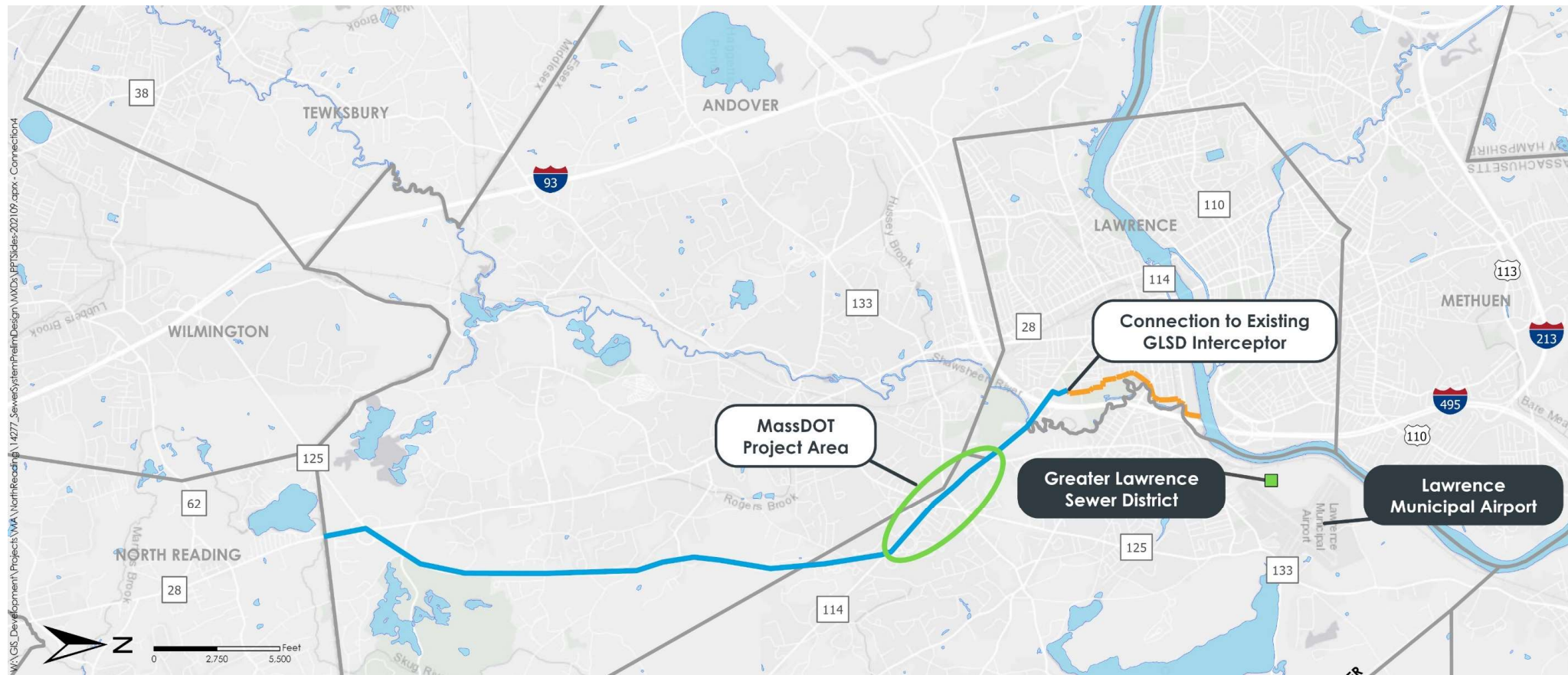
Proposed Municipal Wastewater System Appropriation & Project Update

- An Appropriation in the amount of \$2,893,000 was approved by voters at the October 2021 Town Meeting using money the Town received from the sale of the former JT Berry property located on Lowell Road.
- The Town is contracted with Wright Pierce to provide Preliminary Design for the Proposed Municipal Wastewater System and for Final Design of a portion of the System located within the MassDOT Project Area of Route 125 & Route 114 Intersection where MassDot is designing now for drainage improvements and roadway resurfacing. A 5 year moratorium on road openings will be in place once their project is completed.
- The Town is also contracted with Kleinfelder to perform a Municipal Wastewater Financial Assessment Study on the Options for financing the estimated project cost of the Municipal Wastewater System.

In-Town Wastewater Collection System



Wastewater Conveyance System to GLSD



Anticipated Project Schedule

[illegible]

Proposed Municipal Wastewater System Design Updates

- Final Environmental Impact Report Update (FEIR)
 - Notice of Project Change was submitted for MEPA Review on March 10th and was published in the Environmental Monitor on March 24 and is currently under a 30 day comment period.
 - Town Response to comments will be included in the Town's Final Environmental Impact Report anticipated to be submitted in August 2022
- MassDOT Project Area Update
 - Roadway Borings & Survey of existing roadway utilities is scheduled for May 2022.
 - 75% Project Design Plans are to be submitted to MassDOT by May 6, 2022
- GLSD/Neighboring Community Updates
 - The Town and Greater Lawrence Sanitary District (GLSD) have met and continue to have discussion relating to a connection into GLSD Wastewater Plant.
 - The Town is working with the Neighboring Communities that the Municipal Wastewater System is proposed to pass thru to gather information for design purposes.
- Sewer Pump Station Locations
 - Probable areas for 7 Pump Stations are being identified for preliminary design purposes.
 - Pump Station flow is being examined to help determine size of Pumps & Motors.



Proposed Municipal Wastewater System Design Updates

- Town Staff & Project Engineers continue planning and management of the ongoing work. Project update meetings are routinely held.
- Project Design is ongoing for both the In-Town and Out of Town locations.
- The Town is working with the Neighboring Municipalities of Andover, North Andover and Lawrence in order to gather information about their utility locations within the MassDOT Highways that our Sewer Force Mains are proposed to be located as well.
- Permitting for access onto MassDOT Highways for conducting Roadway Borings and Utility Surveys for design purposes is also in process. It is anticipated that MassDOT will issue permits so that Boring and Survey work can begin in May.

Municipal Wastewater System Financial Assessment Study

**An Assessment on Financing Options for the
Municipal Wastewater System.**





PART I - Municipal Wastewater System Cost & Financing Analysis

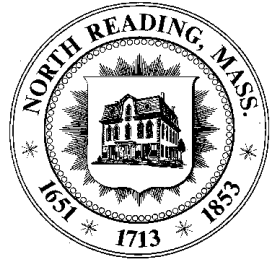
- GIS Mapping of the Proposed Municipal Wastewater Service Area.
- Perform a 3 Year Avg. Water Use Analysis to assign Sewer Units.
- Confirm the adequacy of 500,000 gal/day annual sewer discharge.
- Provide a Summary of Betterment Assessment Methods.
- Develop a Wastewater System Project Financing Model, including the use of Sewer Betterments, Debt Exclusion, Grants and other Special Revenues.
- Assist with draft Sewer Betterment Assessment By-Law for Town Meeting Adoption.
- Presentation of Part I cost/financing information to the Select Board June 2022.



PART II - Property Valuation & New Growth Analysis

- Perform a Potential Build-Out Analysis
- Conduct Public Outreach and solicit survey data from property owners/businesses
- Develop a matrix of potential property development
- Recommend Zoning Regulation changes, if any that may be needed, to optimize desired development
- Evaluate Potential Real Estate Market Value Increases and New Growth Tax Dollars
- Calculate a Return on Investment over a 30 Year Debt Service Payment Period.
- Provide Public Outreach Meeting Assistance during outreach meetings with property owners, businesses and with the General Public.
- Presentation of Part II information to the Select Board in summer of 2022

PUBLIC OUTREACH EFFORTS



- Project Information Flyers are being developed for Public Outreach Efforts to the entire community of North Reading, including Property Owners & Business Owners Abutting the Proposed Municipal Wastewater System.
- Information on the Proposed Municipal Wastewater System will be made available on Town's Website for anyone to review.
- A Survey Questionnaire will be sent to a list of large property owners/businesses, as well as properties with high redevelopment potential, that are along the Proposed Municipal Wastewater System to help identify potential property use redevelopment of these properties if the System were to be installed. Follow up conversation with select owners will take place.
- Public Meetings will be held to allow for Town Residents and Property Owners & Business Owners Abutting the Proposed Municipal Wastewater System to attend and obtain updated information on the project and to ask questions.



Why are Sewer Betterment By-Law Changes Being Proposed

- The Town of North Reading is currently planning and designing for the potential construction of a Municipal Wastewater Conveyance System for disposal of North Reading wastewater at the Greater Lawrence Sanitary District Wastewater Plant.
- Current By-Laws do not provide sufficient references to MGL relating to Sewer Betterment Assessments and uniform assessment methods.
- Current By-Laws relating to Sewer Betterments require the Town to pay 50% of the cost of Betterments, providing no flexibility to the Town to apportion project costs using other methods.

What Does the Betterment By-Law Say Now?

- Sewer Betterments, like those for private street betterments and water main improvements when funds are made available, require the town to provide 50% of the necessary funds for sewer betterments.
- At a public hearing if a majority of the property owners residing on a street and representing the majority of the estimated water usage vote in favor of the construction of the sewer improvement and the acceptance of costs for construction, the Public Works Department recommends to the Select Board, the placement of the street on a list for construction.
- At the public hearing the abutters will be given a NOT-TO-EXCEED assessment cost estimate based on estimated usage as defined in Title 5 of the State Environmental Code 300 CMR Section 15.203.
- The final assessment is the LOWER of either the actual cost based on the total construction costs divided by the assessable usage, or the estimated assessment quoted at the public hearing.



What is Being Proposed for Changes

- The Select Board or Town Meeting can choose to assess up to 100% of the project cost to property owners receiving the benefit of the new sewer system, now and in the future.
- The amount of the project cost to be assessed can be apportioned into costs to be immediately assessed to sewer abutting property owners as sewer betterment assessments and those costs to be reserved for sewer privilege fee assessments in the future to non-abutting properties that connect to the sewer line at a later date.
- The Select Board may also separate the costs of general benefit facilities such as pump stations, trunk and force mains, from that of special benefit facilities such as sewer mains serving abutting properties.
- All properties abutting a sewer street can be assessed the proportional cost of the special benefit facilities and general benefit facilities.
- A portion of the cost of the general benefits facilities that will service future sewer expansion areas can be reserved for assessment to others connecting at a later date.

SUMMARY

- October, 2021 Town Meeting authorized continued planning and design for a \$113 million wastewater (sewer) project on Main Street / Concord Street /North Street west of Main Street / Lowell Road west of North Street
- Surveying/boring and other design-related activities, including interaction with property owners, began in January and will continue in the coming weeks.
- The Town's cost/financing consultant, Kleinfelder, will be contacting property owners along the proposed route and will be engaging with residents townwide regarding this project.
- The Department of Public Works is in discussions with MassDOT, the towns and the city along the route required to connect to the Greater Lawrence Sanitary District plant in North Andover.
- Residents will have opportunities to learn more about this project at information sessions and meetings.
- This project will likely require a combination of potential funding sources, including betterments assessed to abutting property owners, connection fees, state and/or federal grants, and/or additional taxes (debt exclusion/override)
- Planning for the project has highlighted updates that are recommended for the Town's betterment bylaw, potentially recommended as soon as June Town Meeting.
- The Select Board anticipates bringing the entire final design and construction project, in the projected amount of \$113 million, to a Special Town Meeting in the late fall.



Questions & Answers