

**Town of Lakeville
Joint Meeting
Water Advisory Committee and Board of Selectmen
Tuesday, September 27, 2011
6:00 PM – Town Office Building**

On September 27, 2011, the Water Advisory Committee held a meeting at 6:00 PM at the Town Office Building. The meeting was called to order by Chairman Zienkiewicz at 6:01 PM. Members present: Sylvester Zienkiewicz, James Gouveia, Derek Maksy, Douglas Mills and Joseph Urbanski. Also present: Rita Garbitt, Town Administrator, Christine Weston, Recording Secretary. Cindy Dow was recording the meeting this evening for The Middleborough Gazette. The Board of Selectmen later joined the meeting. (Selectman Belliveau – entered at 6:18 PM and Selectman Olivier – entered 6:30 PM)

Continue discussion for proposed Lakeville Water District Service Rules.

Chairman Zienkiewicz stated that the Water Advisory Committee is to present their recommendations to the Board of Selectmen on December 31, 2011. At this time he distributed a 7-page interim report of the Water Advisory Committee for the Board of Water Commissioners (Board of Selectmen) and went over various details in the report. He explained that there is also a lot of background material that the Committee has come across during its research. That material will also be presented when deemed appropriate. He stated that he toured the Taunton Water Treatment Plant last week with Selectman Belliveau. 2 ½ hours were spent at the plant. It was noted that Lakeville's new water system is an 88,000 gallon a day operation which represents slightly over 1%, but less than 2%, of Taunton's water operation. Taunton may have more capacity for Lakeville. Also, Lakeville's pricing does not affect them very much. They make very fine water, and they have a professional operation. It was a very good tour. The real positive with the water tower is that it gives Lakeville control over what gets developed in Lakeville, which, the Town did not have before. The valuation that the Committee has been working on is for purposes of taxation representation only. It shows the values of the ten (10) properties. If it is a 40B project that is developed later on down the road, it would be coming in through the Planning Board, and they would be charged as a developer for a subdivision. If it is Form A lots or a multi-family, they would be charged a connection fee. They are charged for the new pipe to be put in. A betterment is only for a pipe being shared and split up by a group of people. There will be things that go wrong, and the Water Department has access fees that they will then charge in order to make sure that someone does not delay a project. The Water Department or the Town will need to keep track of what someone pays initially, because if they change their project, they may change how much water they use as well.

Mr. Maksy stated that the IMA (Inter-Municipal Agreement) Amendment is completed and should be signed by the City of Taunton. Lakeville's counsel worked with them on the IMA. The Selectmen voted to send the agreement over to Taunton. Chairman Zienkiewicz stated that the amendment did not fund itself in the agreement. The first IMA with Taunton has Taunton doing a lot of work and selling the water retail. The amendment has Lakeville doing the work Taunton was doing, and Taunton still selling water retail. Mr. Maksy explained that with the first IMA Taunton controls the water system. Ms. Garbitt explained that the Town of Lakeville originally had ten IMA's with Taunton, which were combined into one IMA in 2007. The Town is now looking to amend the 2007 IMA. The Town has to amend the IMA since Lakeville owns the water tower, and the latest IMA gave Lakeville 300,000 gallons a day. It is intended for Lakeville to start charging for the water. Mr. Maksy further explained that Taunton has three (3) tiers for charging for water. A large user is penalized since they use more. Lakeville will pay a higher price since it is a larger user and getting a higher volume. They do not have a wholesale rate. It is all retail, since they treat all the water. Mr. Mills stated that he had a problem buying water, a commodity, retail and reselling it.

The last page of the handout was reviewed. The City of Marion is a well system, therefore, it does not have the same treatments in place, and that is why the prices differ. The sources of the water have to be looked at when trying to make comparisons. Mr. Belliveau explained that the Town of Lakeville did improve its water pressure to the customers, especially Commercial Drive, with the water tower. Ms. Garbitt stated that if the City of Taunton had built the water tower, Lakeville's customers would have to pay for it, so either way, the Lakeville water customers would have to pay for the water tower. Chairman Zienkiewicz stated that the Town can implement fees, but the Town has very few customers right now. If Lakeville decides to take over the system, then it also buys the leaks. Then Lakeville will have to buy more to cover what it will need to sell. So if the Town needs 100 gallons, it will have to purchase 107 gallons. The Town has to insure the possibility of something going wrong. The system is too small to do a lot with. Mr. Belliveau stated that the cost of the water system cannot be borne on the backs of 325 people. Mr. Maksy explained the terms of the loan. It is a low interest loan that is being extended for 20 years. After the note is paid off, there will be other costs, but no longer the note. Ms. Garbitt explained that the IMA Amendment is the key to Lakeville receiving all the connection fees, and that is income that the Town is looking for and needs. Mr. Maksy added that the Town of Lakeville will be able to take over the water system for \$1, and the only cost for the Town was to put the tower up. Therefore, the Town needs to make sure that there is a long term way of paying this off. The water tower was deemed necessary by the DEP (Department of Environmental Protection) since more pressure was needed. Something happened at Assawompset and that initiated it. DEP stated that they would not allow anyone else to connect without the Town increasing the water pressure.

Chairman Zienkiewicz then showed the CDM (Camp, Dresser & McKee) report between Taunton and Lakeville and explained this further. Mr. Maksy stated that booster pumps were talked about previously, and National Development was going to put one in for their development. Cathal O'Brien can explain this better and answer all the questions. He could be invited in at some point to speak with the Committee. Mr. Maksy stated that discussion needs to take place about the method for the betterments. What is Lakeville's usage, and what can Lakeville bill those currently on the line versus the new customers that are coming on the line. What is that difference? The Town has to recoup the cost of the pipe that will go in. Chairman Zienkiewicz then explained that the Committee had discussed several options, and he distributed the ones that the Committee felt were the most beneficial to present to the Town and explained why. Mr. Mills stated that since ten (10) miles of the Town have been improved, then the expense should be paid for by everyone in the Town. The LDC and grant money paid for the ten miles of pipe. Mr. Olivier stated that the Town can pay a higher usage fee. Mr. Maksy pointed out that the Town can charge more, but the Town would need legislation to then create a water district within the Town. The Chairman stated that the Committee only voted to charge the new Bedford Street customers for an 8" water line. \$323,000 for a 12" line is the actual cost. 12" costs twice as much as 8". The labor is the same, except it costs more to put in a larger valve. An engineer needs to tell you that. Mr. Olivier recommended that \$222,000 be presented for the cost. He asked if there were any abatements on the properties. This is something that has to be discussed with the Assessors and for them to provide the information. Mr. Olivier liked the frontage plus appraisal method, using 30% of frontage. Mr. Maksy stated that everyone should be responsible to get the line past their house and/or business. Loops are needed for the system. The particulars of what Eastern Bank, Savas, and various property owners should be responsible for was discussed.

Upon a motion made by Mr. Urbanski and seconded by Mr. Gouveia, it was

VOTED: To ask the Board of Selectmen not to sign the first amendment to the IMA since considerable more information needs to be added to it.
Unanimous in favor

Chairman Zienkiewicz will put this into a memo and forward it to the Board of Selectmen. The Town should make sure that there is not a huge leak in the system and learn how big the system is that it is serving before it buys it.

Approve Meeting Minutes of August 17, & August 31, 2011, Sept 14, 2011

No Meeting Minutes were presented for approval.

Schedule next meeting.

The next meeting was scheduled for Wednesday, October 12, 2011 at 6:00 PM at the Town Office Building.

Adjournment

Upon a motion made by Mr. Mills and seconded by Mr. Gouveia, it was

VOTED: To adjourn the meeting at 7:30 PM.
Unanimous in favor