

**WAYLAND WASTEWATER MANAGEMENT DISTRICT COMMISSION
MEETING OF OCTOBER 19, 2020**

Board Members: Remote Participation: Rick Greene and Mike Gitten.

Board Members: Absent: All Present.

Town Employees: Remote Participation: Jane Capasso, Account Specialist; Paul Brinkman, Town Engineer; Seath Crandall, Management Analyst-Selectmen's Office. Louise Miller, Town Administrator and the Board of Selectmen: Cherry Karlson, Lea Anderson, Mary Antes, Tom Fay and David Watkins.

Guests: None

Meeting Location: 6:00pm Zoom Call. WWMDCC joined the meeting already in process with the Board of Selectmen (approximately 60 minutes into recording)

Minutes

Note: Items may not be discussed in the order listed or at the specific time. Times are approximate.

6:00 1. Call to order: Rick read the Zoom information from the Agenda.

6:04 2. River's Edge:

a. Update on project, timing of building permit and closing

Louise: The Developer, Wood Partners, has filed a building permit application. They are planning to pull the permit immediately upon closing on the property in approximately four to six weeks. The Town applied for a grant with MassWorks for the construction of a sewer connection and we have not heard back. We are also working with Town Counsel on alternative ways to fund the construction of the facilities to provide for River's Edge to use the Town's wastewater facilities. This is the largest item to work out with Wood Partners.

b. Discussion with WWMDCC and Paul Brinkman, Town Engineer re: connection to town wastewater facility

Paul: The Land Disposition Agreement has an allotment for the Developer to build their own plant and discharge wastewater onsite. Looking at that agreement and looking at the current capacity of our system it makes sense to have the wastewater treated at our facility and treated effluent sent back to River's Edge to discharge. We are discharging about 26,000 gallons per day (gpd) to the River. Connecting River's Edge will provide more revenue to offset the cost to all the users.

Paul: The developer of River's Edge wants to know the final decision on wastewater. We should hear an answer on the grant within the next 2-4 weeks. We can treat the wastewater more efficiently and effectively and manage the costs for all users better. By bringing River's Edge wastewater to our existing facility our fixed costs will not change. It is the variable costs, which are a lesser fraction of treatment plant costs, such as a little electricity and managing sludge. We will be well under the capacity of the plant after we tie them in. River's Edge is planning on building a leaching field with over 30,000 gpd of capacity. There will be more capacity available to

discharge than the WWMDC plant is designed to treat, not on a peak basis, but on an average daily basis over a whole year. The plant can manage around 80,000 gpd and we would have capacity greater than that for discharge.

Paul: Will put together for the next WWMD meeting a figure that shows the dynamics of our existing flow regimens with River's Edge and where they are coming from and going. Rick: In earlier discussions you indicated that all the additional costs to the WWMD users will be born either by the grant or the developer and there will be no additional costs to the wastewater user. Paul: That is correct. This includes costs he put together which include a minor upgrade to the facility and to the SCADA system.

Louise: It is up to the town to close in the 4-6 week timeframe. If we haven't worked out everything on the grant, we will address it in the closing agreement. Rick: Will there be any type of agreement for wastewater to discharge to the River's Edge leaching field? Cherry: Wood Partners would be granting the easement to the Town.

Mike: If they don't connect to us, they can build their own plant. Cherry: Yes, but they are not in the wastewater business. This arrangement is mutually beneficial. Mike: If we don't get the grant, can it be handled as a betterment and have them pay us back? Louise: We legally cannot do a betterment. Rick: If we don't get the grant, does the Purchase & Sale agreement reflect a lower sale price to them? Cherry: River's Edge submission included \$2.6 million to build a wastewater treatment plant. This amount was netted from the purchase price the Town would receive for the land. Paul: Estimated what it would cost for the WWMD to process the wastewater and applied for a MassWorks grant for \$2.2 million. If Wood Partners does not spend the \$2.6 million, it no longer gets deducted from the purchase price. If we don't get the grant, they can build their plant. Louise: The Town will look to develop a mechanism for the funds to be expended to build the wastewater piping and improvements.

Paul: WWMD would be responsible for two new pump stations to pump the wastewater between Rivers Edge and the treatment plant. The leaching field would require quarterly sampling. The two pump stations would be a very modest increase in cost because they are quick checks. The current cost for sampling is \$10,000 a year. The additional groundwater sampling would add approximately \$1,000 to \$2,000 a year. Most of the required sampling is already done at the facility. We would submit the sampling to the EPA for the NPDES permit and the State for the ground water permit.

Rick: We bill our customers 80% on discharge capacity assigned and 20% on operational flows. If we are not using our designated discharge capacity and we are discharging on their capacity how will this affect the billing? Paul: There have been some discussions on how this will be billed, but no details. Cherry there have been no commitments made.

BOS Questions - Tom: Thank you to Rick and Mike for your work on your board. On Route 20 there is very little land and this is a great opportunity. Dave: Will you have more financial information on this? Paul: Has looked at Operating and Maintenance, variable and fixed costs projections. He will be presenting to the WWMDC a diagram of the flows and capacity and showing a leveling of costs to the users and potentially lowering them. He

will share this with the BOS.

Cherry: Louise and Paul, with the closing in 4-6 weeks, what is needed from WWMDC and the Town? Rick: Is there any anticipation that if the finance problems were not solved, that the permitting of the pipes would be a potential show stopper. Paul: We added a second pipe across the river when we did the water main project as a backup. The pipe can contain a 3-4 pipe bundle to send wastewater to our plant and treated wastewater back. We will pull a MassDOT standard construction permit.

Cherry: Louise and Paul to work on a time frame with what both boards will need to do before the closing in 4-6 weeks.

6:35 3. Adjourn

Rick: Motion to adjourn Mike second. Roll call: Rick yes, Mike yes, motion approved 2-0 adjourn.

Attachments: None

TOWN OF WAYLAND - TOWN CLERK'S OFFICE
NOTICE OF MEETINGS OF TOWN BOARDS/COMMITTEES/COMMISSIONS
Posted in accordance with the provisions of the Open Meeting Law

*In compliance with the revised Open Meeting Law requirements, we will be holding the meeting on Zoom and will simultaneously live stream the meeting on WayCAM. Those wishing to join the meeting directly via Zoom may do so using the following link:
<https://zoom.us/j/95721725414?pwd=RVVKcG9qMXRVcXNLc1pMWVRY1JLQT09> **Password: 346818.** Public Comment will be received either by phone at 508-358-6812 or Zoom. Zoom participants can "raise their hand" in Zoom during the public comment portion of the meeting to indicate their desire to comment. Instructions for participating via Zoom can be found here: <https://support.zoom.us/hc/en-us/articles/205566129-Raising-your-hand-In-a-webinar>. The phone number will be active during the public comment portion of the meeting. Thank you in advance for your patience; we intend to address all calls that come in during the Public Comment period.

NAME OF BOARD/COMM: Wayland Wastewater Management District Commission
FILED BY: Seath Crandall
DATE OF MEETING: Monday, October 19, 2020
TIME OF MEETING: 6:00 PM
PLACE OF MEETING: Zoom Call

PROPOSED AGENDA

Note: Items may not be discussed in the order listed or at the specific time. Times are approximate.

- 6:00 1. Call to order
- 6:02 2. River's Edge:
 - a. Update on project, timing of building permit and closing
 - b. Discussion with WWMDC and Paul Brinkman, Town Engineer re: connection to town wastewater facility
 - c. Update on easement
- 6:30 3. Adjourn