

**TOWN OF NORTH SMITHFIELD, RHODE ISLAND
SEWER COMMISSION MEETING MINUTES**

Meeting Date: November 18, 2015

7:04 P.M.

Mr. Houde- The regular meeting of the Town of North Smithfield Sewer Commission (SC) was called to order on Wednesday, November 18, 2015 at 7:04 P.M. at Kendall Dean School.

1. ROLL CALL

In attendance:

- Mr. Russell Houde, Jr.
- Mr. Ralph DeVivo
- Mr. William Dorry
- Mr. William Devereaux (Arrived late)

Maura Beck W&S Coordinator and Mr. Russ Carpenter Superintendent were also present.

Mr. Thomas Brown was not present

2. APPROVAL OF MINUTES

MOTION by Mr. DeVivo, seconded by Mr. Dorry and voted unanimously on a 3-0 aye vote to accept the minutes for October 21, 2015 meeting.

MOTION by Mr. Houde and seconded by Mr. Dorry to move Agenda Item 4 to 3, voted unanimously on a 3-0 aye vote

3. REPORT FROM SUPERINTENDENT & SEWER COORDINATOR

Mr. Houde asked how the pump was functioning with the new release valve that was installed. Mr. Carpenter said prior to FR Mahony coming out they opened up another manhole and there was already another air release valves in the system. The rep from FR Mahony said the air release valves need to be serviced. Mr. Carpenter was unaware there was one already in the system. They need to be taken apart and washed down on a yearly basis. There are now two release valves on the line now which seem to be working right.

Mr. Houde also asked about the agreement with Dowling Village. Maura will provide a signed copy to SC members when she receives it. Mr. Bucci himself is going to be refunding individual businesses for the assessments that were payed by them. Maura is going to be sending out a notice letting them know that their assessments are payed off and in a few cases since the bills went out in July and a few have made payments. Since the agreement is dated for June 30, 2015 anyone that made payments after that the town will be refunding those. So far no word on the Policy Statement, the Town Council was happy with it.

4. OPEN FORUM- Pursuant RIGL Sec. 42-46-6d

Mr. Chateneauf gave a presentation to the SC regarding the user charges based on the assessment formula for the ordinance change to change out of district formula. This is to address any resident appealing and also addressing on the assessments that the town has been issuing. This is being done to create more fairness and equity to that process. Mr. Chateneauf provided a handout from the April report that gives an idea on how one might set up an assessment in a different way. This is just a review of what they are doing and what will be presented. This presentation was done so the SC can weigh in with any issues or suggestions before much more work is done.

This is for residents that are out of district and are not connected but might want to connect at a later time. The user charges right now are based on the assessment formula. Currently a single family home is being charged 1 EDU and its annual charge at \$5200.00 or if it's multi-family they get charged 1 EDU per unit and they get charged \$10400.00 annual charge. Some of the homes that might connect in the future are less than 1400 square feet and on the other extreme are larger homes of 3000 or more square feet. In the report provided it's suggested that maybe charging more on an assessment for a larger house. The chart provided to the SC breaks down a suggestion of how assessments should be charged based on different square foot homes. Mr. Chateneauf provided another chart with 61 random homes in North Smithfield that are different sizes some single family others multi-family to show the impact this would have on assessments for out of district. This chart shows different rates based on the size of the homes. According to the chart provided an average size family home was 1.1 EDU which is slightly larger than assessed now. Residents who have smaller homes or built smaller homes will have a lower assessment chart and as houses get bigger they will have a higher assessment chart.

Mr. Cottone recommended that if we change the ordinance we need to make sure that we comply with the law. The minimum payback period would be 10 years and now its 4 years and we are charging interest. We are required to charge interest.

Mr. DeVivo asked what less value a sewer system to a small home is then it is to a large home. Mr. DeVivo stated that it should all be the same value since it's the cost of basically installing the system. There should be no difference based on the size of a home, it should be based on the value of the system and that piece of property.

Mr. Houde agrees with Mr. DeVivo and an assessment is an assessment. This new proposal will have too many things that will vary and it will make it difficult to keep track of it as well. Mr. Houde would like to have a more simple way of tracking than having different variations. Mr. Chateneauf explained how this formula works in relation to the size of a home and bedrooms. This formula is meant to be more fair and equitable. Mr. Chateneauf would like for the SC to think about what formula they would like to use so he knows in what direction to head, and also to consider the discussions for a 10 year payment plan. Mr. Carpenter feels that the single family homes should stay the same, but the restaurants and other businesses is where it can lead to have some problems for example Dowling Village. Mr. Houde likes the idea of 1 EDU for residential for an assessment as far as the annual use that could be proportional to the size of the building or home.

Mr. Chateneauf provided a report for the restaurants and what the current usage is and provided some revisions on what the suggested changes should be. It is based on the number of seats a restaurant has. A restaurant with 140 seats is getting charged about 12-15 EDU's and using the new formula it would go down to 5 which is a drastic change. Drive Thru restaurants are a little more difficult to assess due to the size of the buildings and the record show they use a lot of water. His recommendation should be not to count seats but instead count the size of the building.

Mr. Chateneauf also provided a report for retail use. CVS is the only one with a drive thru and they use more water. For example a Cumberland Farms should be charged 5 EDU's it has more employees more on the shelf. There is a lot of variability in retail due to the type of business it is and the amount of employees that are there. Grocery Stores also use more water and Mr. Chateneauf will get more data and present to the SC at a later time. Mr. Houde would like the language to reflect to new industries a water use estimate that is prepared by a professional or

engineer based on type of use and come to us for approval and what the processes are. Mr. Chateneauf would like the minutes to reflect the discussion.

5. **PHASE 2 AND FUTURE PROJECTS**

The discussion last month was about Branch Village. Mr. Chateneauf met with Bob Ericson from planning and he was talking about proceeding not on the sewer side but on the transportation side. They are discussing the possibility of a roundabout at St. Paul St. and the corner of Great Road or a new traffic light. At this point Mr. Chateneauf is unaware whether the town is going to move forward with the project. Mr. Carpenter has spoken to Paulette Hamilton a few times and the Town Council approved \$3 million dollars to move forward with that portion of phase 2 project. Mr. Carpenter gets calls from Great Road area, Lapre Road, Highview, and Hillview which were supposed to be part of phase 2. Mr. Carpenter would like to know if this is something they will be putting back on.

There is a road improvement plan for the town and they are going to be doing roads that are in the phase 3 area do we think of putting the project back on and get the roads funded by the town now. The town is moving forward with these roads now. Mr. Carpenter spoke to Jeff Allard from the DPW on the roads they are planning to pave. Mr. Carpenter doesn't know how long it would take to put a project like this together. The town is looking to have the roads paved summer/fall timeframe. Mr. Houde thinks it would be a good time to do this since some of the roads getting done are reconstructions. The sewer design is completed for that project to move forward. Mr. Houde stated that this goes hand in hand with having a clerk that could put all this together and keep track of the progress that is going on with all these projects. There are issues at Park and Edwards it is a very wet area. It would have to be a low pressure sewer system installed there and the cost would not be as high because the paving will be covered by the town. Mr. Carpenter would like for Horsley and Witten to look at the project. Mr. Houde would like a list of the streets, linear footage in length, and the number of possible connections. Mr. Houde asked for Mr. Chateneauf to put a cost scope for the commission to approve. Mr. Chateneauf will put a scope together for what it would cost to have the system put in and how much would it cost the homeowner.

Motion: by Mr. Houde seconded by Mr. Dorry and voted unanimously on a 4-0 aye vote to engage Horsley and Witten to submit a scope of services and a proposal to the sewer department, Russ, and Maura for consideration by the Commission for sewer of Edwards and Parks.

CORRESPONDANCE AND COMMUNICAITONS

No Correspondence or communications

NEW BUSINESS

No new business at this time

ADJOURN

Motion: by Mr. Devereaux and seconded by Mr. Houde and voted unanimously on a 4-0 aye vote to adjourn the meeting at 8:46 PM.

The Meeting was adjourned at 8:46 P.M.

Prepared by:

Natalia Casper

Sewer Commission Secretary

