



Town of Westport MA
Greater Route 6 Water & Sewer Project Trunkline
Presentation To Finance Committee
March 12, 2024



GREATER ROUTE 6 WATER & SEWER TRUNKLINE PROJECT

Westport MA

Infrastructure Oversight Committee



Town of
Westport
MASSACHUSETTS

The Coastal Agricultural Resource Community of New England

* Members of the Select Board also serve as Water Commissioners of the Town of Westport.

Assisted by:

Roger Fernandes— FERN CORP

IOC Members

Steve Ouellette, Chair & Select Board*

Bob Daylor, Vice-Chair & Planning Board

Maury May, Clerk & Economic Development Task Force

Manny Soares, Planning Board & Select Board*

Christopher Thrasher, Finance Committee

Joe Amaral, Business-to-Business

Jerry Coutinho, At Large

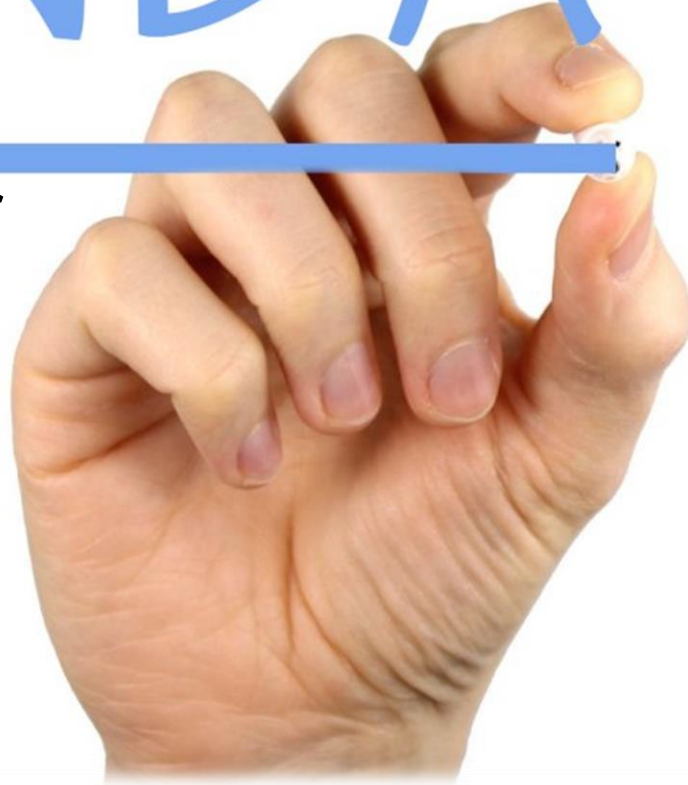
Joe Rioux, At Large

Jim Hartnett, Town Administrator, Ex-officio



AGENDA

- Reasons For Water/Sewer
- Project Map
- Funding
- Tax Implications
- Enterprise Fund & Fees
- Schedule
- Town Votes



**"Advancing
Westport: Clean
Water, Clear Futures
– Building a Thriving
Community
Together!"**



Town of Westport MA Route 6 Water & Sewer Project 2024

REASONS FOR WATER & SEWER PROJECT:

- Economic development
- Environmental improvement
- Health benefits



Water & sewer will move Westport forward and make it a better community in which to live and work.

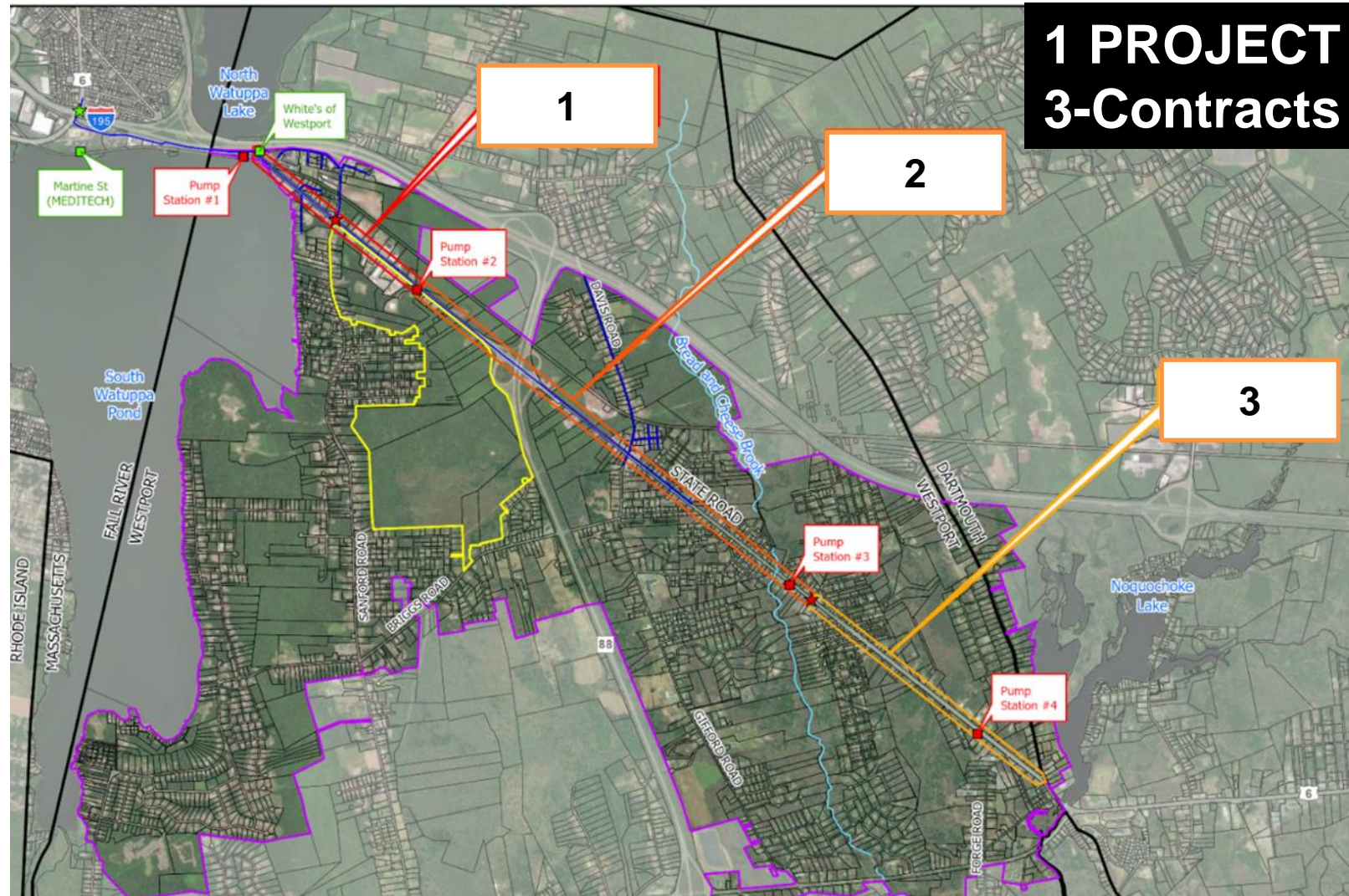


Town of Westport MA

Route 6 Water & Sewer Project

2024

PROJECT MAP



1 PROJECT 3-Contracts

Section 1

Fall River/Whites
to Route 88/Meatworks
Sewer (Only)

Section 2

Meatworks to Bread &
Cheese Brook
Water & Sewer

Section 3

Bread & Cheese Brook to
Dartmouth line
Water & Sewer

**Estimated Contract
Total - \$35 million**



WESTPORT'S FUNDING COMMITMENT TO DATE FOR DESIGN & ENGINEERING OF ROUTE 6 AREA WATER & SEWER PROJECT

Early funding

- \$50,000 - grant for design of Contract 1
- \$380,000 - grant for further design of Contract 1

Sen. Rodrigues earmark - \$1 million

- \$612,000 - spent to date
- \$388,000 – balance remaining

Bristol County ARPA money - \$1 million allocated to project

- \$789,000 – allocated (primarily for Macomber Neighborhood)
- \$211,000 – remaining

TOTAL: SPENT OR ALLOCATED TO DATE = \$1,831,000



ALTERNATIVE FUNDING OPPORTUNITIES SOUGHT & TAX CREDITS:

- ✓ Westport pursued grants/loans for Route 6 Water/Sewer Project.
- ✓ Goal: Lower project costs and tax burden.
- ✓ Applications submitted for key funding opportunities.
- ✓ Monitoring application status closely.
- ✓ Successful funding to significantly reduce community costs.

Applied For:

- ☐ SRF low interest Loans
- ☐ MassWorks Grants
- ☐ PFAS Grants
- ☐ Congressionally Directed Spending (CDS)

In 2023 Massachusetts introduced a significant tax credit for homeowners to address failed septic systems, to include connecting to municipal sewers.

1. Max Credit: Up to \$18,000.
2. Credit Calculation: 60% of costs, up to \$30,000 project cost; \$4,000 annual limit, with excess carried over for up to 5 years.
3. Timing: Credit available in the tax year when sewer connection work is completed.

*The Town has also researched other opportunities not listed here.



ECONOMIC DEVELOPMENT

Water and Sewer Infrastructure Enhances Growth Along Route 6 from Fall River to Dartmouth

Indicators of Economic Growth Potential

- Route 6's strategic position, linking it to I-195, Route 24, and Route 88, enhances accessibility.
- The opening of a new Marriott Hotel signals opportunities for the growth of service-oriented businesses.
- The provision of sewer services has readied private organizations for beginning new developments or refurbishing existing ones.

Advantages to the Town in the Contract 1 Area:

- According to the 2018 SRPEDD study, the "Route 6 Sewer Extension And Economic Development Analysis", the Town could gain additional tax revenue of approximately \$423,000 annually, or \$520,000 when adjusted for inflation, under a mixed-density scenario.
- Supports business activities in the northwest area of Westport.

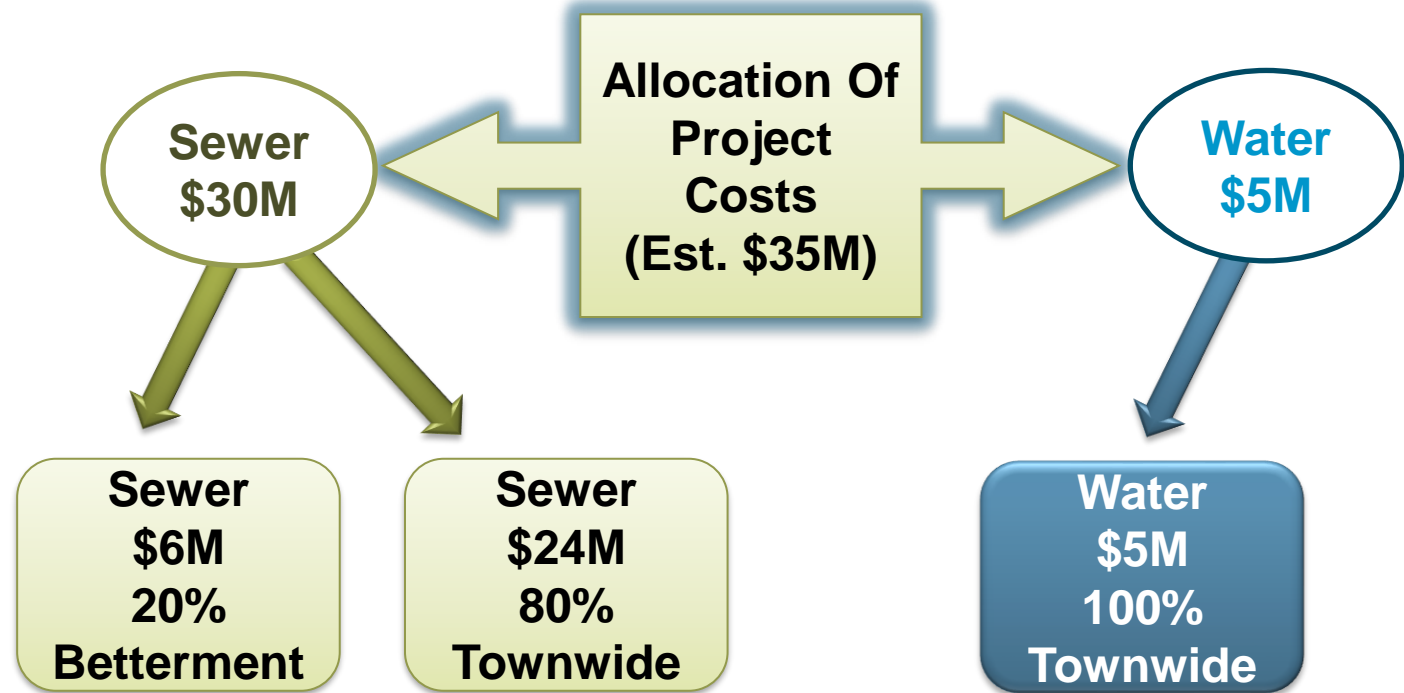
Source: Route 6 Sewer Extension and Economic Development Analysis, December 2018, by Southeastern Regional Planning & Economic Development District (SRPEDD) – Contract #1 area.



TERMINOLOGY

"Funding Allocation" refers to the cost sharing approach that will pay for the relevant project costs which are split between a townwide levy (20-year debt exclusion) and property owners who benefit from the improvement via a betterment assessment.

"Betterments" are charges for improvements that increase property value which are attached as liens on the property once operational at the property. Project costs are shared among benefiting property owners through special assessments that will be paid over a period of 20-years.





Town of Westport MA

Route 6 Water & Sewer Project

2024

ESTIMATED TAX IMPACTS

Westport			
Description	Residential	Commercial	Total
FY24 # of Parcels	8196	1891	10087
FY24 Assessed Value	\$4,532,918,129	\$383,688,931	\$4,916,607,060
FY24 Tax Levy	\$35,039,457	\$2,965,915	\$38,005,373
Term (years)	20		
Rate (%)	3.75%		
Project Est. Cost	\$35,000,000		
Residential Tax Rate	\$7.73		
Non-Residential Tax Rate	\$7.73		
Avg. EDU Cost	\$10,000		
Cost Sharing Allocation	Sewer Portion \$30M-80% Townwide / 20% Betterment		

1. For bettered properties only -tax impact is additional \$800 per EDU + townwide levy.
2. An EDU of 1 should not be mistaken as a blanket cap for all types of properties.
3. Final value dependent on final bid results.

	Townwide	Townwide	Townwide	Betterment
	80% Sewer	100% Water	Total	20%
Cost (\$35M Total)	\$24,000,000	\$5,000,000	\$29,000,000	\$6,000,000
Level Debt Service	\$1,727,090	\$359,810	\$2,086,900	Est. \$10K per EDU= 1 Residential Unit = Est. Annual Assessment= \$800/EDU Annually
Proposed Tax Rate Impact Per \$1,000:	\$0.35	\$0.07	\$0.42	
Proposed New Tax Rate Per \$1,000 (Est):	\$8.08	\$7.80	\$8.15	
FY24 Avg. Single Family Assessed Value	596,159			
FY24 Avg. Single Family Tax Bill (Current):	4,608			
FY24 Avg. Single Family Tax Bill Impact (Est):	\$209	\$42	\$250	



Town of Westport MA

Route 6 Water & Sewer Project

2024

ESTIMATED TAX IMPACTS

Assessed Value	Current Estimated Tax Bill	Estimated Tax Bill Impact Because Of Sewer	Estimated Tax Bill Impact Because of Water	Townwide Water & Sewer Estimated Tax Bill Impact	Weekly Costs
250,000	\$1,933	\$88	\$18	\$105	\$2.02
350,000	\$2,706	\$123	\$25	\$147	\$2.83
450,000	\$3,479	\$158	\$32	\$189	\$3.63
550,000	\$4,252	\$193	\$39	\$231	\$4.44
650,000	\$5,025	\$228	\$46	\$273	\$5.25
750,000	\$5,798	\$263	\$53	\$315	\$6.06
850,000	\$6,571	\$298	\$60	\$357	\$6.87
950,000	\$7,344	\$333	\$67	\$399	\$7.67
1,050,000	\$8,117	\$368	\$74	\$441	\$8.48
1,150,000	\$8,890	\$403	\$81	\$483	\$9.29
1,250,000	\$9,663	\$438	\$88	\$525	\$10.10
1,350,000	\$10,436	\$473	\$95	\$567	\$10.90
1,450,000	\$11,209	\$508	\$102	\$609	\$11.71
1,550,000	\$11,982	\$543	\$109	\$651	\$12.52



ENTERPRISE FUND ESTABLISHMENT & ESTIMATED FEES

- Waterline Enterprise Fund Already Exists
- Sewer Enterprise Fund Needs To Be Established (Massachusetts General Laws, Chapter 44, Section 53F1/2)

User Fees

The user fees (rates) for Westport residents utilizing Fall River's water and future sewer services are as follows:

- **Water User Fees - Current:**

The base rate charged to Fall River residents is \$3.77 per hundred cubic feet (ccf).

Westport users pay 55% more than this base rate, which amounts to \$5.84 per ccf.

Additionally, there is a 25% charge for the operation and maintenance of the system, bringing the total water user fee for Westport residents to **\$7.28 per ccf**.

- **Sewer User Fees - Projected:**

The base rate for sewer services for Fall River residents is \$6.06 per ccf.

Westport users are charged 55% more than the base rate, resulting in a rate of \$9.39 per ccf.

Including a 25% operation and maintenance charge, the total sewer user fee for Westport residents comes to **\$11.74 per ccf**.



ENTERPRISE FUND ESTABLISHMENT & ESTIMATED FEES

Massachusetts General Laws, Chapter 44, Section 53F1/2.

Connection Fee Details

- Westport property owners must pay a system connection fee.
 - Fall River imposes fees for water and sewer connections. A one-time connection fee is applied: \$1.00 per gallon of projected daily flow.
 - Westport may add an additional \$2.00 fee to Fall River's fee for operational, maintenance, and administrative costs.
- Example for a single-family dwelling with 3 bedrooms:
- ☐ Sewer: $110 \text{ gallons/bedroom/day} \times 3 \text{ bedrooms} \times \$3 = \$990$.
 - ☐ Water: Calculation is the same as sewer, resulting in a fee of \$990.

**The authorized Sewer Commissioners, will formulate Rules & Regulations, incorporating additional typical requirements.



Town of Westport MA

Route 6 Water & Sewer Project

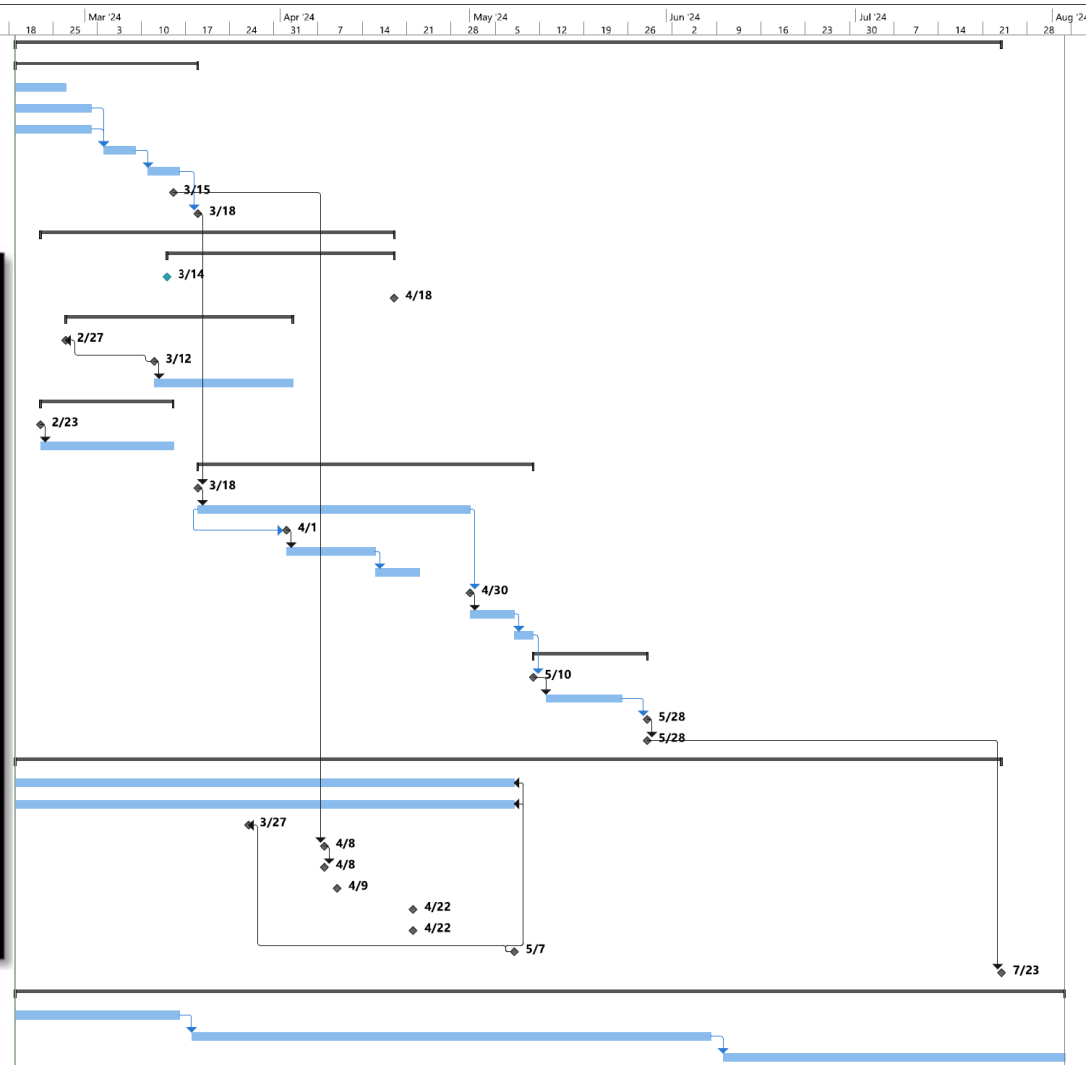
2024

PROJECT SCHEDULE

Schedule Summarized

Task Name	Finish
Route 6 SEWER	Tue 05/28/24
MassDOT Highway Access Permit All Contracts	Thu 03/14/24
Finalize Design (100%) Contract All Contracts	Mon 03/18/24
Survey & Legal Descriptions Pump 4 Stations All Contracts	Wed 03/27/24
Westport Con Com NOI Order Of Conditions Issued	Tue 04/02/24
Townwide Ballot Vote	Tue 04/09/24
Bid Opening All Contracts	Tue 04/30/24
Annual Town Meeting	Tue 05/07/24
Interbasin Transfer RDI WRC Meeting	Thu 05/09/24
Land Easement Eminent Domain MGL, Ch40, Sec 14, & Ch79	Tue 05/14/24
BOS Sign Contract w/Contractor	Tue 05/28/24

ID	Task Mode	Task Name	Duration	Start	Finish
1		Route 6 Water and Sewer Expansion	112 days	Mon 2/19/24	Tue 7/23/24
2		Design	21 days	Mon 2/19/24	Mon 3/18/24
3		Complete Elec. Design	6 days	Mon 2/19/24	Mon 2/26/24
4		Complete Plans incl. bid quantities	10 days	Mon 2/19/24	Fri 3/1/24
5		Complete overall spec. update incl. bid & M&P	10 days	Mon 2/19/24	Fri 3/1/24
6		Internal Quality Review	5 days	Mon 3/4/24	Fri 3/8/24
7		Complete addressing review comments	5 days	Mon 3/11/24	Fri 3/15/24
8		Complete Easement Taking Plan	0 days	Fri 3/15/24	Fri 3/15/24
9		100% Plans and Specifications	0 days	Mon 3/18/24	Mon 3/18/24
10		Permitting	40 days	Fri 2/23/24	Thu 4/18/24



43		Obtain Short-term Financing	0 days	Tue 1/23/24	Tue 1/23/24
46		Gifford/Osborn Sewer and Water Main Design	120 days	Mon 2/19/24	Fri 8/2/24
47		Survey	20 days	Mon 2/19/24	Fri 3/15/24
48		Engineering Design & Permitting	60 days	Mon 3/18/24	Fri 6/7/24
49		Bidding	40 days	Mon 6/10/24	Fri 8/2/24

Project: Project Schedule - 2.19
Date: Mon 2/19/24

Task Split Milestone

Summary Project Summary Inactive Summary Inactive Task

Inactive Milestone Inactive Summary Manual Task

Duration-only Manual Summary Rollup Manual Summary

Start-only Finish-only External Tasks

External Milestone Deadline Progress

Manual Progress

Page 1



2024 DRAFT BALLOT QUESTION & RELATED TOWN MEETING ARTICLES

1. Ballot Vote for Debt Approval
2. \$35 Million Funding for Water and Sewer System Construction with Debt Exclusion
3. Authorization for Sewer Betterment Assessments Based on Uniform Unit Method
4. Establishment of Sewer Commission (Select Board to act as commissioners) with Deferral of Betterment Assessments for Qualifying Seniors Eligible for Exemption
5. Sewer Enterprise Fund

INFRASTRUCTURE OVERSIGHT COMMITTEE



Town of Westport MA
Infrastructure Oversight Committee Members
Route 6 Water & Sewer Trunkline Project

Presentation To Westport's Finance Committee
March 12th, 2024



Questions & Answers