

# Four Corners Water & Sewer Projects



## Town of Mansfield, Connecticut

Public Informational Session

*May 21, 2014*

# Presentation Outline



- **Why Are We Here?**
  - Provide Information to the Community
  - Encourage Active Resident Participation
  - Solicit Community Feedback
- **Project Area**
- **History and Background**
- **Project Purpose**
  - Address Health Concerns
  - Address Environmental Concerns
  - Encourage Economic Development and Redevelopment
- **Proposed Layout for Water and Sewer**
- **Financial Impact**
- **Schedule**
- **Question and Answer**

# Four Corners Project Area



➤ Project Area

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# History

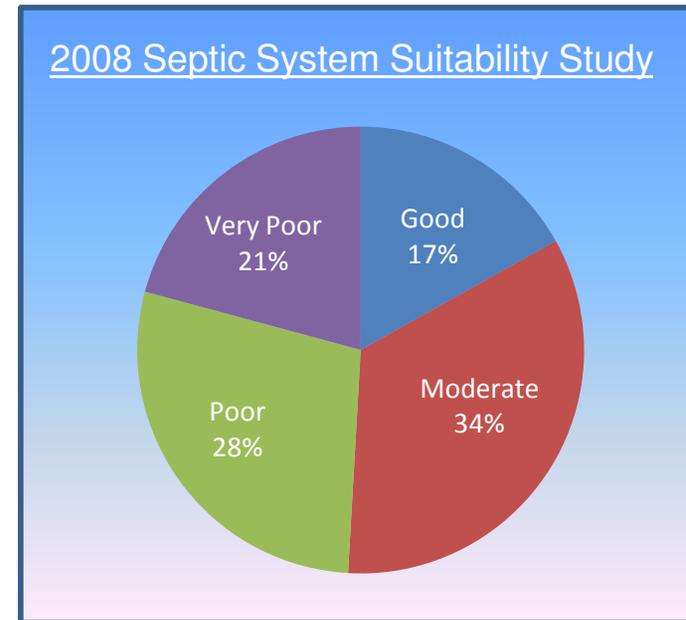


Year	Description
1970s	Studies conducted to address ongoing Wastewater Disposal Issues
1984	Private well contaminated from Volatile Organic Compounds (VOCs)
1987	Town involves Connecticut Department of Energy and Environmental Protection (CTDEEP) and Connecticut Department of Public Health
1988	The State of Connecticut determines that conditions "...create an unacceptable risk of injury to the health and safety of persons using the ground water as a public or private source of water for drinking."
	CTDEEP informs the Town of Mansfield of its responsibilities, pursuant to State Statute, for assuring potable water
1990	Town of Mansfield implements long-term monitoring program for the Four Corners Area
	Begin addressing leaking gas stations and failing septic systems
2004	CTDEEP directs the Town of Mansfield to address ongoing wastewater problems
2006 – 2008	Wastewater Master Plan prepared for Town of Mansfield, recommends Sanitary Sewers
2008	Four Corners Sewer and Advisory Committee meets for first time

# Background Information



- High Water Table (< 4' to Groundwater)
- Poor Soils for Septic Systems
- Within Previous 4 Years:
  - 4 Overflows (1 Residential / 3 Commercial)
  - 3 Repairs (2 Complete / 1 Pending)
  - 3 Properties Pump Often
    - (1) Monthly at a minimum
    - (2) Weekly
- Usage Restrictions
  - Director of Health Reports no additional documented usage restrictions
  - EHHD receives inquiries from prospective businesses regarding suitability
  - Typically the inquiries do not follow up



# Background Information



- **State of Connecticut**

- Voluntarily address Environmental and Health Issues, or
- State Mandate through Pollution Abatement Order

- **No Enforcement Action to Date Because Town was Taking Steps to Address Issues**

- A Facilities Plan in 2008 recommending Sanitary Sewer Extension
- Conducted Test Wells evaluating potential for Public Groundwater Supply Wells
- Hired Consultant to begin design of Pumping Station and Trunk Sewer
- Negotiated Agreement with Connecticut Water for Public Water Supply
- Hired Consultant to Complete Design of Sewer Collection System for November Referendum

- **CTDEEP Indicates A Failed Referendum May Result in Pollution Abatement Order**

# Water and Sewer Benefits



## ➤ **Public Water System**

- Enhanced Fire Protection Options
- Lower Fire Insurance Protection Costs
- Continuously Test for Water Quality

## ➤ **Public Sewer System**

- Eliminate Potential Septic System Failures
- Avoid Costly and Recurring Repairs
- Avoid Surface and Ground Water Contamination from Failing Septic Systems

# Water and Sewer Benefits



## ➤ **Economic Development**

- Increased Opportunity to Maximize Value of Investment
- Future Development (Commercial and Residential)
- Increased Employment Opportunities
- Increased Net Tax Base

## ➤ **Environmental Remediation**

## ➤ **Quality of Life**

- Fulfills Objectives in Plan of Conservation and Development
- Fulfills Objectives in Vision 2020 (Strategic Plan)
- Additional Goods and Services for All Residents
- Enhance Gateway to Mansfield and University of Connecticut

# Water and Sewer Issues



## ➤ **Financing**

- Property Assessments
- Town (Bonds)
- Developer Extension Agreements
- State and Federal Grants
- State and Federal Loans
- Utility Financed

## ➤ **Updated Sewer Service Agreement**

## ➤ **Construction Management**

- Construction for Both Utilities will Overlap
- Coordinating Paving Requirements
- Monthly Construction Coordination Meetings
- Considering Local Businesses and Traffic
- University of Connecticut Activities

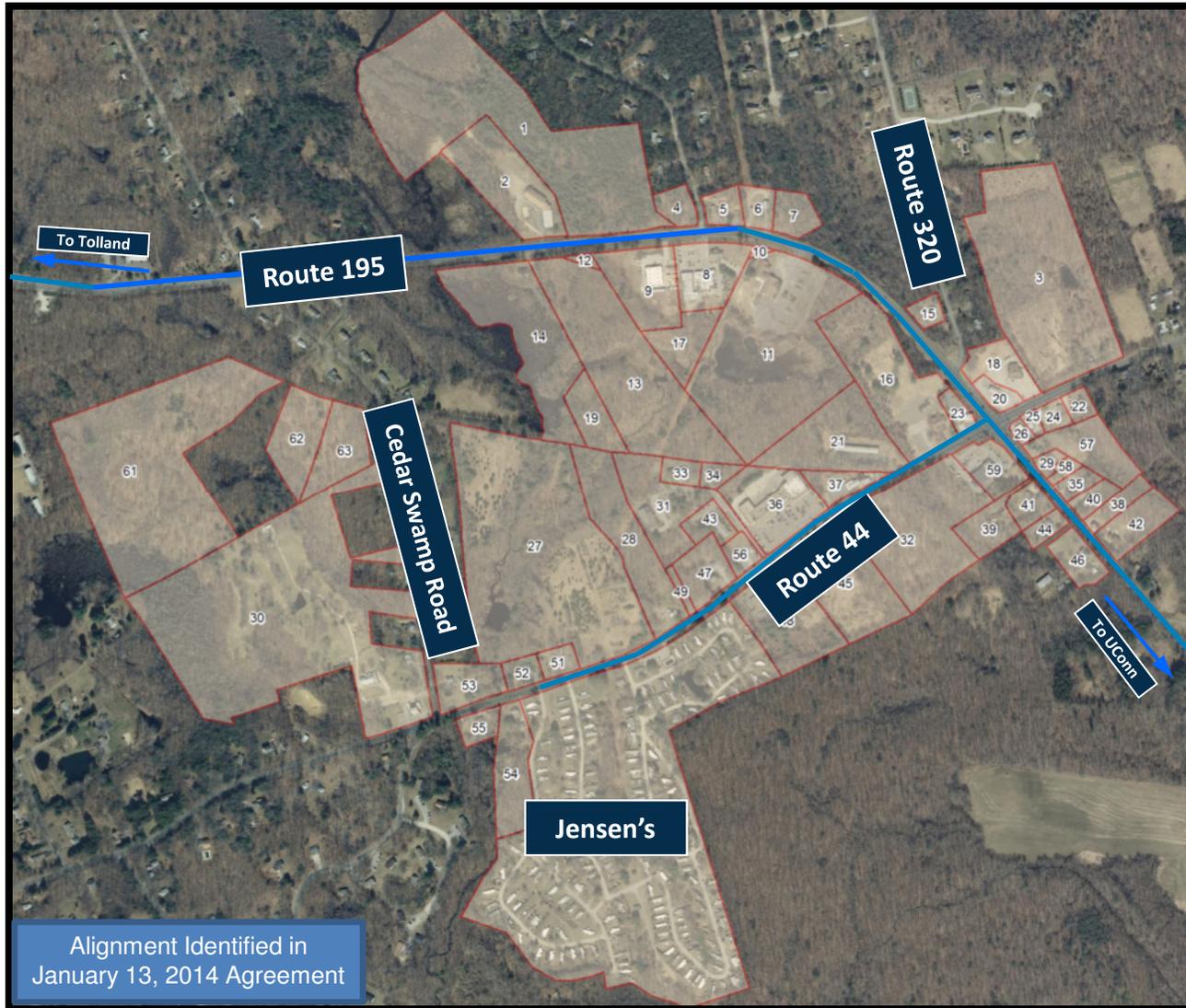
# Water Supply



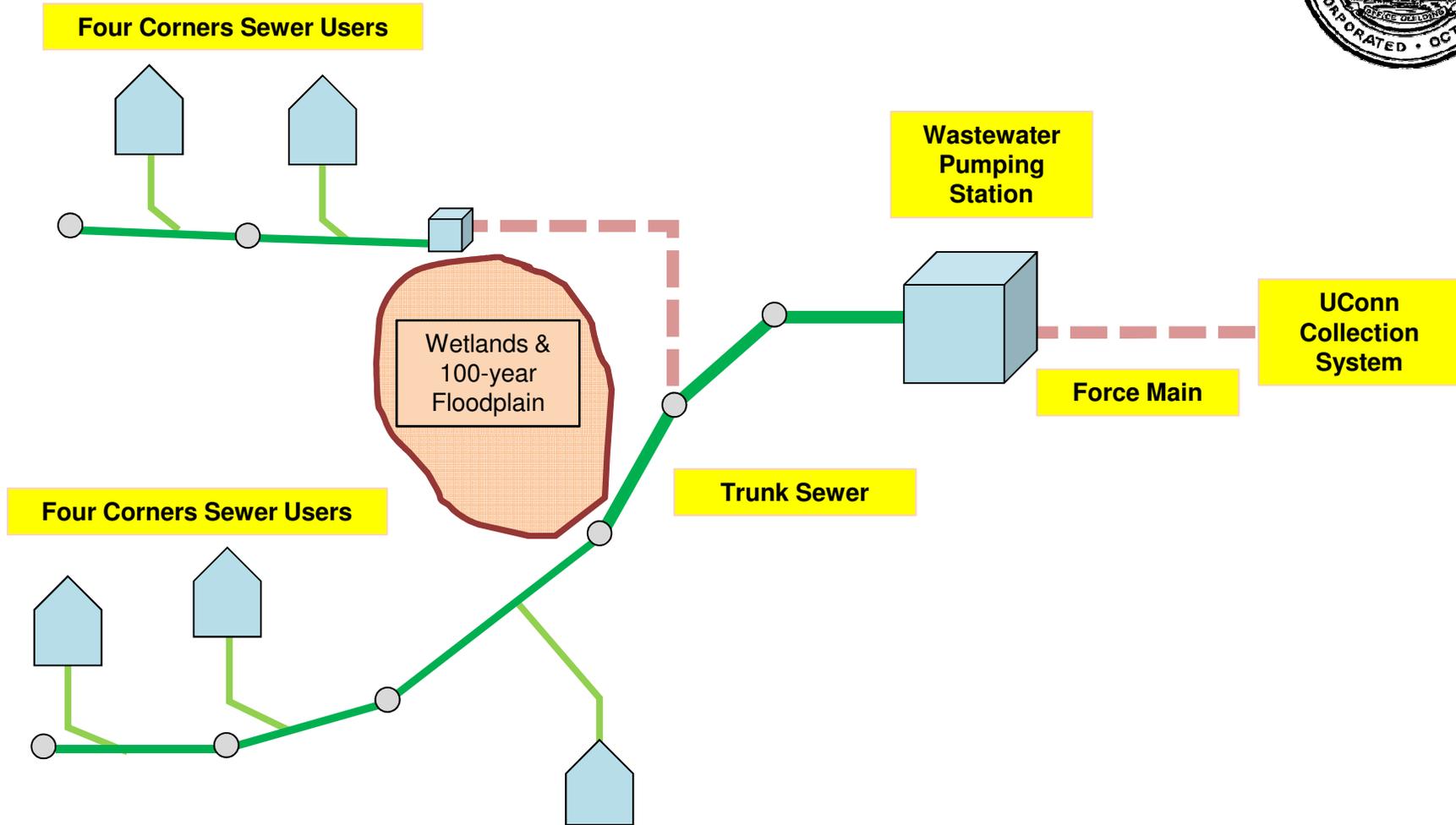
- **Connecticut Water Company Providing Source**
  - Construction from Tolland to Mansfield<sup>(1)</sup>
  - Privately Financed<sup>(2)</sup>
  - CTDEEP Diversion Permit Submitted in April 2014<sup>(3)</sup>
- **Rates**
  - Existing Customers will Pay “Storrs Customer Rate” <sup>(2)</sup>
  - Storrs Customer Rate is equivalent to the rate charged by UConn at the time the CWC interconnection is completed and operational
  - New Customers will Pay Connecticut Water Company Standard Rates<sup>(2)</sup>
- **Construction Completed Approximately 18 Months after Permit Approvals<sup>(3)</sup>**

- 1) Long Term Water Supply Agreement between Connecticut Water and Town of Mansfield dated January 13, 2014
- 2) January 14, 2014 Connecticut Water Press Release
- 3) April 30, 2014 Connecticut Water Press Release

# Proposed Water Layout



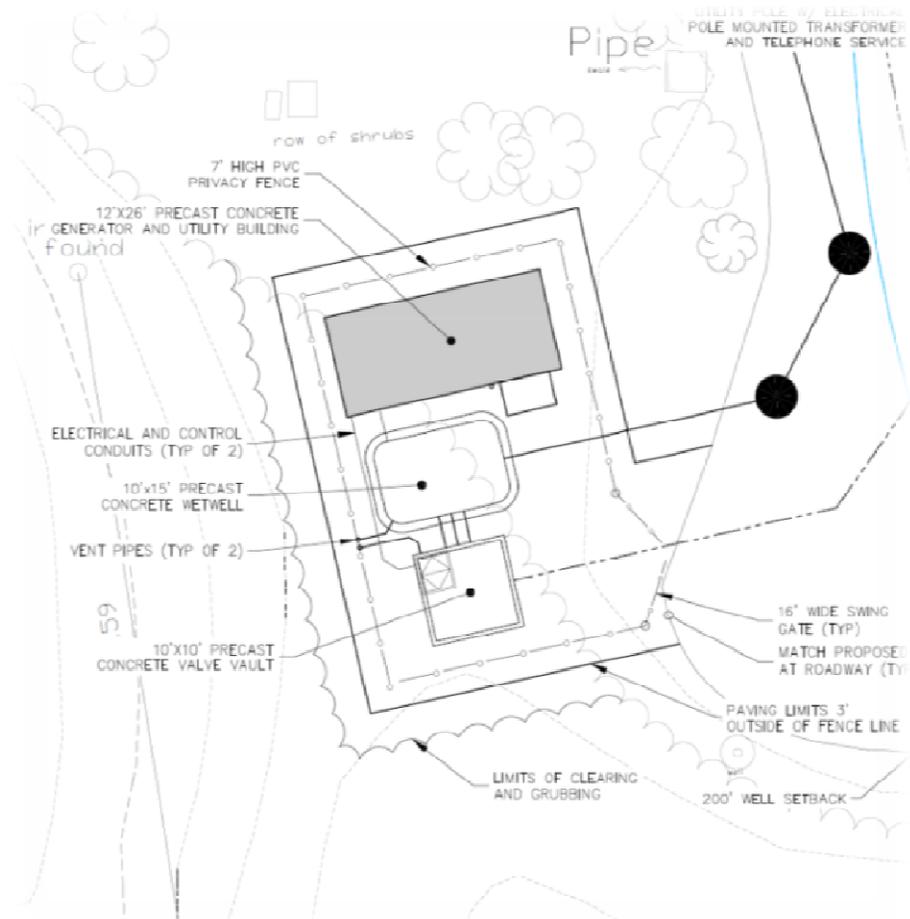
# Proposed Sewer Layout



# Proposed Sewer Layout



# Wastewater Pumping Station



➤ Proposed Layout

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# Conceptual Layout



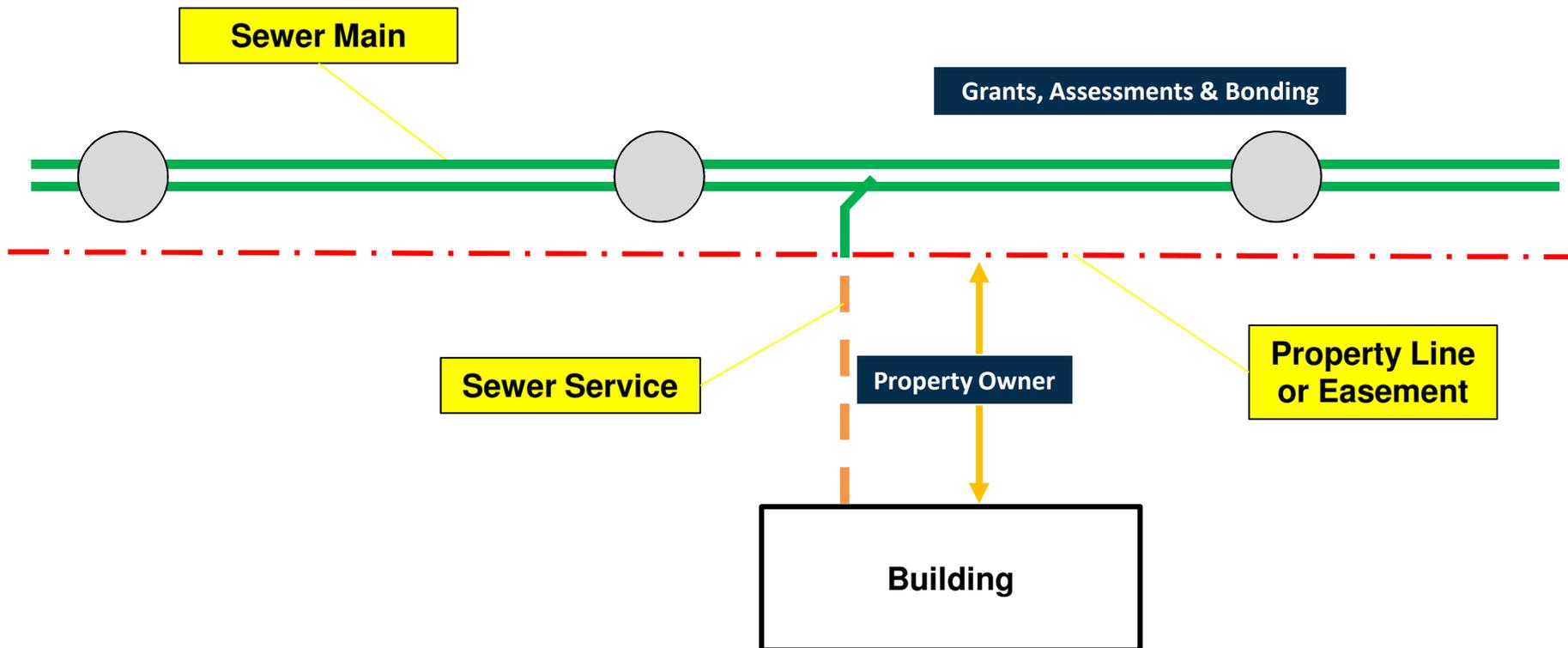
## Preliminary Costs

➤ Construction Cost	\$6.6 Million
➤ Contingency (25%)	\$1.6 Million
➤ Construction Engineering	
(Bidding, Administration, and Resident Representative)	\$0.8 Million
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	\$9.0 Million

## Preliminary Funding Sources

➤ State of Connecticut Grant	\$3.0 Million
➤ Sewer District Assessments	\$3.0 Million
➤ Town of Mansfield Bonding	\$3.0 Million
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	\$9.0 Million

# Who Pays What?



# Project Schedule



COMPLETION DATE	DESCRIPTION
May 2014	Execute Agreements for Final Design of Collection System Network
	Public Information Session
	Further Topographic Survey
June 2014	Coordination Meeting with UConn, Connecticut Water, and ConnDOT
July 2014	Subsurface Investigation
	Public Informational Session
	Distribute Building Connection Form to Property Owners
	Coordinate with Property Owners
August 2014	Prepare 75% Design Plans and Opinions of Probable Construction Costs
	Benefit Assessment and Tax Implications
	Draft Question Language for Referendum
	Town Council approves Project and Schedules Bond Referendum
September 2014	Submit Permit Applications
October 2014	Public Informational Session
November 2014	Referendum
	Finalize Design Plans and Opinions of Probable Construction Costs
Spring 2015	Commence Construction
Summer 2016	Construction Completed

# *Question and Answer*



***THANK YOU !***



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