



# TOWN of FALMOUTH

DEPARTMENT OF PUBLIC WORKS, WASTEWATER DIVISION

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AMY LOWELL  
WASTEWATER SUPERINTENDENT

## MEMORANDUM

**TO:** Julian Suso; Board of Selectmen

**FROM:** Amy Lowell

**CC:** Peter Johnson-Staub; Raymond Jack; Jennifer Petit; Trisha Favulli

**DATE:** 9/22/17

**RE:** LITTLE POND SEWER SERVICE AREA PROJECT  
TOTAL PROJECT COST AND CERTIFICATE OF BETTERMENT

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The Little Pond Sewer Service Area Project construction is complete. Falmouth Heights area property owners began connecting to the sewer system in June of 2016, and property owners in the remainder of the service area began connecting to the sewer system in April of 2017.

On April 9, 2014 at its annual Town Meeting, the Town adopted Article 28, appropriating funds for construction and other costs of the Little Pond Sewer Service Area (LPSSA) Project. At the same Town Meeting, the Town adopted Article 27, apportioning the total cost of the sewer system for the LPSSA as follows: seventy percent (70%) of the total cost to be recovered by betterments and the remaining thirty percent (30%) of the total cost to be paid by the Town.

The Board of Selectmen voted a Betterment Policy for the LPSSA on June 1, 2015, adopting the Unit Method of sewer assessment using Sewer Equivalent Units (SEUs), establishing categories of land use in the service area, and defining a method for assigning SEUs to each land use category.

A betterment hearing was held on July 13, 2015 at which the Selectmen adopted an Order of Betterment Assessment for the LPSSA, based on the estimated total project cost at that time as well as a list of properties in the area and the number of SEUs assigned to each property. The total estimated project cost at that time was \$37,222,774, the total number of SEUs was 1608.25, and the cost per SEU was therefore estimated to be \$16,201.43.

Because the final total project cost is substantially lower than the 2015 estimate (and the number of SEUs remains the same), the Town's cost and the final betterment assessments are substantially lower than projected in 2015.

The following table shows the total final project cost for purposes of betterment assessment, the distribution of costs between assessed property owners and the Town, and final betterment assessment per SEU.

<b>Total Project Cost for Betterment:</b>	<b>\$29,991,617.90</b>
Cost to Be Paid By Town (30%):	\$8,997,485.37
Cost to Be Paid By Property Owners Through Betterments (70%):	\$20,994,132.53
Total Number of Sewer Equivalent Units (SEUs):	1608.25
<b>Betterment Assessment Per SEU:</b>	<b>\$13,054.02</b>

The assessment for each property will be in proportion to the number of SEUs assigned under the Selectmen's Betterment Policy, as reflected in the Order of Betterment Assessment adopted in July of 2015. A single-family residential property was assigned 1 SEU, so the betterment assessment for each single family residential property will be \$13,054.02.

A Certificate of Betterment or Special Assessments is attached for signature at the Selectmen's Meeting scheduled for September 25, 2017.

The rate of interest rate on an unpaid balance of a sewer betterment assessment shall be zero percent (0%), and the period over which the unpaid balance may be apportioned is not to exceed 30 years, as authorized by Chapter 49 of the Acts of 2014.