



Medfield State Hospital Development Committee

MEETING OF:
May 6, 2020

MINUTES

Present: Johnny Martinez, Todd Trehubenko, Ken Richard, Gus Murby, Nicholas Milano, Assistant Town Administrator (Ex Officio) Sarah Raposa, Town Planner

Location: Virtual Zoom Meeting

Chair Trehubenko called the meeting to order at 7:00 pm and read the following statement into the record:

*Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Medfield State Hospital Development Committee is being conducted via remote participation. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings as provided for in the Order. A reminder that persons who would like to listen to or view this meeting while in progress may do so by following the instructions on the agenda and meeting notice.
This meeting is being recorded.*

Procurement for Consultant Services (RFQ/RFP Preparation and Support Services)

Jay Talerman and Adam Costa presented information on their firm, MTC, their experience and services that they could provide relating to developer agreements and RFP/Qs. Adam Costa relayed his experience with 43D and 40R districts for municipal as well as draft RFQ/Ps. They also do general development work for residential and mixed-use sites, citing a 95-unit project in Ashland for all affordable housing on the site which took two RFP processes. They were also involved in the Northampton State Hospital site as special counsel on the rezoning effort in 2008/2009. They are very comfortable helping to enable the Town's vision as well as historic tax credits, affordable tax credits and public private partnerships, citing the Shovel Works project in Easton.

MTC brings different perspectives to the process: procurement, development, legal and bring a trove of experience to help guide the committee on content and form but not policy. Mr. Murby inquired about the dollar amounts of other projects. Atty Talerman responded that the intricacy on other project mirror MSH's complexities in terms challenges, financials, legal challenges. Mr. Richard inquired about MTC's representation or conflict of developers. Developers with potential conflicts to be supplied by MTC. Mr. Richard asked about the ability to create a fairly flexible RFP for the variety of developers that may be needed. Atty Costa responded that more information is necessary but it is possible to structure it as multiple RFPs or even as a single RFP that encourages partnerships of entities as he has worked on in two communities. Mr. Martinez was pleased with the submission. Mr. Murby noted the financial model in the master plan but notes the real estate cycle and needing to confirm market conditions during implementation. Atty Talerman has experience in understanding market realities and noted the phased implementation of the master plan for Mashpee Commons which was slowed by the 2008 recession and still has several hundred units and several thousand square feet of commercial space still to be built. Mr. Murby asked whether MTC would have advice about the initial invitees for the RFQ and Atty

Talerman indicated that they do have a fair number of connections based on past experience. Mr. Richard inquired about their experience in applying for tax credits, Atty Talerman described the process that developers pursue. Mr. Martinez inquired about other third-party consultants that may be needed. Atty Costa said suggestions can be made for planning, financials, engineering, etc. The Committee indicated their timeline and preference to get working as soon as they are able to secure a consultant. Atty Talerman and Atty Costa departed. The Committee decided to get more info on developer clients, references, and self-evaluation to consultant procurement criteria.

Water and Sewer Update

DPW Director Maurice Goulet and consultants, Paul Millett and Eric Kelley from Environmental Partners Group (EPG) presented their technical memorandum dated November 14, 2019 titled "Medfield State Hospital Development, Review of Proposed Water and Sewer Utilities Plans." Mr. Goulet noted that 4-5 years ago, Medfield's unaccounted for water was up to 31%; with EPG's help, the Town implemented some best management practices and reduced the unaccounted-for water to 15-17%. This combined with the leak detection, and meter replacement also makes DEP happy. On the sewer side, there are some issues with inflow and infiltration (I&I) at wastewater treatment facility (caused by heavy rains coming into the system, but it could be sumps, leaks, or problem interceptors. Woodard and Curran have installed flow meters around town to pinpoint significant issues. The work that has been done further helps in understanding future capacity capabilities.

Paul Millett noted that the MSH tower is not specifically to provide water for the site, but serves the entire area of town and helps offset the Mt. Nebo water tower load. EPG reviewed the work provided by Pare this past fall. The measured conclusions are that there is sufficient capacity given the measures that Mr. Goulet outlined but numbers will still need to be analyzed again when there is a development plan. Mr. Kelley summarized their methodology and recommendations. The Town has approvals from the State to use just over 1.5m gpd (average yearly usage). EPG reviewed 8 years' worth of statistical data to see how the proposed use would fit into the Town's usage, the delta from the permit has been increasing and there is available for additional use throughout Town. The Town's standing with DEP also improves. The project might require strict conservation measures. He noted that a small increase or new source could take two years for approval by DEP. Mr. Kelley noted the max usage could be accommodated but since the project would be phased in over time, the Town has time to even further prepare for the new flow. The overarching sewer questions include: what are they connecting to, what is its condition and is it designed to carry that type of flow? On Hospital Road, there are 6-8" sewer lines prior to the interceptor near Ice House Road. Check condition, confirm pitch (system analysis), look at interceptor in terms of the I&I issues. Having water in the sewer system that should not be there can impact the flow of sewerage. Physical inspection via close circuit tv monitoring should occur pre-development and also check the connections as it moves to the sewer plant. Spring and Fall wastewater flows were reviewed and there were expected peaks and the current programs will be enlightening. The sewer itself should be able to accommodate the 100,000 gpd flow throughout the day with additional capacity. The interceptor capacity is important to know. Developer may want to use drinking water as an irrigation source but this was not included in Pare's analysis and should probably not be allowed. Keep doing the exercise through the development phases so you don't bump up against the permit. Continue to do water modeling so you know the impact of development at the high point throughout town. Regarding the schedule. By the time there is a shovel ready project the Town will be in an even better position to accommodate development.

Mr. Richard expressed appreciation for the update because it will be important given the Committee's mission. Mr. Trehubenko asked about the "green" standard vs irrigation. Additional regulatory pressure and conservation restriction will be expected. The Town in general has to abide by water conservation measures particularly for lawns. Often the amount of water isn't the issue, it's the pressure on the system that can create issues. Normal small grinder pump stations (gravity) may be necessary but no large pump stations (i.e. 100,000 gpd) are required. The water main and two miles of sewer are the major costs in the utilities themselves. Ms. Raposa

asked whether there are any technical investigations that this Committee should be doing? Mr. Millett suggested appending EPG's technical memorandum to the RFP. Mr. Kelley suggested doing the tv inspection of the sewer line even though it is relatively new and serves relatively few residential units in that area.

Mr. Martinez inquired about the current work from home and schools closed impact on the sewer system. The data on this impact will be available in a few months. Additional real time metering is being installed.

Minutes (4/22/20) – Mr. Trehubenko and Mr. Murby provided edits to the draft minutes of April 22, 2020. Mr. Richard made a motion to approve the minutes as amended; Seconded by Mr. Martinez. The Vote: 4-0 (Roll Call: GM=yes, TT=yes, KR=yes, JM=yes).

Adjournment – Mr. Murby made a motion to adjourn at 8:55 pm; Seconded by Mr. Richard. The Vote: 4-0 (Roll Call: JM=yes, JTT=yes, KR=yes, GM=yes).

Next Meetings – Wednesday, May 20, 2020 (consultant discussion) and Wednesday, June 3, 2020 (review letters of interest).