

MEETING MINUTES OF THE  
**PALMER CITIZEN CASINO IMPACT STUDY COMMITTEE**  
GENERAL GROUP MEETING 23  
PALMER TOWN BUILDING, MEETING ROOM I  
JANUARY 7, 2009 – 6:30 PM

Meeting opened at 6:35 pm by Gerald Chudy, Chair.

**ATTENDANCE**

**PRESENT** Charlotte Burns, Gerald Chudy, Anthony Dimitropolis, Joseph Mastalerz, George Roy, Stephen Sears, Michael Swiatlowski, Paul Wisnewski

**ABSENT** Rocqueline Blazejowski, CathyAnn Gehlhausen, Mickey Ghosh, Carol Sugrue

**OTHERS PRESENT** Russ Brown (Thorndike Water District), Robert Flagg (Bondsville Water District), John Sasur (Three Rivers Water District), Jim Ammann (Palmer Water District), Mike Callahan (Palmer Water District), Ken Somerville

**MINUTES APPROVAL**

The minutes will be reviewed at a later date due to discussions with the Water Depts.

**DISCUSSION WITH WATER DEPARTMENTS**

G. Chudy welcomes the water department superintendents and gives a recap of Jim Ammann's presentation at the previous meeting and Jim Ammann's recommendation of using the Quabbin as a water source should the casino become a reality.

John Sasur states that he is in agreement with the recommendation of utilizing the Quabbin. He describes the meeting between Quabbin officials and the water departments as productive and notes that the Quabbin officials were receptive to the idea. All of the water department heads were in agreement with the recommendation of utilizing the Quabbin.

Bob Flagg states that Bondsville is currently studying (growth-hydraulic model) for expansion and will have a better understanding for where the growth areas in the village are and how to best serve their customers. He also states that if a casino comes to the Palmer District, Jim Amman would be hands-on with the design. Bondsville would be able to use the models that they are developing now to prepare for additional increase of homes in their district. John Sasur adds that Jim Ammann's plan is open to variation and includes a number of possible solutions. It would cost approximately \$1.5 million to connect with the Quabbin. Whether or not the town or the casino would pay for this connection is discussed.

The town has enough water for any foreseeable population growth, but regardless of population growth, the addition of a casino would require an alternative source such as the Quabbin.

P. Wisnewski asks if the town is at or near it's full capacity now? John Sasur answers that Palmer has enough capacity for normal growth, but with a rapid increase due to large commercial buildings, the town would need to look into alternative sources. With the Quabbin relatively close and their desire to add more customers, tapping into that source would make sense. John also adds that all of this would need to be verified by a comprehensive study. He states that this is their best estimate given the

information they know now. The cost for a complete study is high.

S. Sears asks if Mohegan Sun employs 3,000 to 4,000 people and the number of houses in Palmer grows by 3,000, what would be main concerns? John Sasur answers that if the population grew by any number, we would need to keep in mind that the state mandates the water supply averages to 75 gallons per day per person. Fire service and back up (redundant) water supply would need to be considered. There needs to be enough water to supply the maximum use on the peak day. Commercial consumption of water is different than home consumption. Fire protection needs are also much different. Example of fighting a fire at a two story house versus fighting a fire on a multi-story hotel complex. The storage facility or capability needs attention as well; the casino will not want to shut down because of a water main break.

Bob Flagg states that all studies should be paid for by the developer. He goes on to describe his experience in CT regarding a development project that would not move forward because of the lack of water supply. He also talks about the direct cost a casino could bear but to keep in mind what benefits the town may acquire with the connection to the Quabbin. He describes a "tapping fee" for additional connects to the pipeline. This could be beneficial for whomever pays for the initial connection to the Quabbin.

P. Wisnewski asks the group to talk about "blue-water" recycling since Mohegan Sun mentioned the concept in their recent presentation. Bob Flagg answers that 10 years ago no one really recycled waste water which is a process called blue-water. The EPA in California and Florida are now driving the concept. It would require the developer to build a separate storage facility. S. Sears asks if it is being utilized in this area? Bob Flagg answers that it is uncommon in New England.

A discussion is had regarding the amount of water that Mohegan Sun is projecting to use. M. Swiatlowski states that in an email this week from Paul Brody, Mohegan Sun is estimating 500,000 gpd.

John Sasur states that water usage is like electricity, where there are peak demands and higher usage times throughout the day. The distribution needs to be sized for the peak periods. He adds that until the engineers complete a full study, they won't know the full water needs. This study would also need to be cross checked.

Bob Flagg states that if the town wants to take on a developer like the casino, the town better be prepared well in advance. In CT, the casinos have to deal with regional and multiple sources of water across a number of districts. He notes they won't want to deal with the issues they are facing in CT.

The estimated cost for Mr. Ammann's proposal is between \$30 and \$50 million.

C. Burns asks the group to describe how we would tap into the Quabbin. John Sasur answers that there would be an entry fee based on how much we would draw from the source and there would be construction fees to put in the pipeline into Palmer. He describes the connection point off of Rt 181 in Belchertown.

The fees would include: entrance fee, engineering, construction, cost of water, maintenance, and treatment facility.

P. Wisnewski asks what is the key factor in these costs (the size of the pipe)? Jim Ammann answers that is a factor but we would need to look into the cost of a treat-

ment facility, transmission main, and any maintenance. Mike Callahan adds that the pipe size does need to be adequate for the future use and that we should be estimating on the higher side of the numbers. Mohegan Sun may be estimating on the lower side of the numbers.

Jim Ammann suggests that an escrow/force account agreement be formed as part of the negotiation process. It is also discussed that the agreements between the Quabbin and Wilbraham be looked into.

The committee thanks the guests for their time and insight.

#### GENERAL DISCUSSION

A discussion is had regarding any other guests that the committee should invite to an upcoming meeting. It is decided that we should contact the Town Manager and perhaps the Community Development Director.

J. Mastalerz will also invite a person from Gambling Anonymous who is interested in speaking with the committee.

Another discussion is had regarding how the sub-committee reports will be combined to form a final group report. S. Sears would like to see each sub-committee report stand alone while P. Wisniewski would like to see group collaboration in combining all the reports. It is decided that the committee will look through the revised sub-committee reports at an upcoming meeting and decide how to best pull them together at that time.

#### UPCOMING MEETING SCHEDULE

- January 21 – invite Town Manager and Community Development Director  
– review meeting minutes
- February 4 – guest from Gambling Anonymous  
– revised sub-committee reports due
- February 18 – review and discuss sub-committee reports
- March 4 – final report preparation

#### ADJOURNMENT

A motion was made by A. Dimitropolis to adjourn meeting at 8:35 pm. G. Roy seconded. The vote passed (8:0).

MINUTES SUBMITTED BY MICHAEL SWIATLOWSKI.

APPROVED – JANUARY 21, 2009