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Fred Hurley,
Director

TOWN OF NEWTOWN
WATER AND SEWER AUTHORITY

Richard B. Zang,
Chairman
Marianne Brown
Louis Carbone
George Hill
Alan Shepard
Eugene Vetrano
Carl Zencey

AMENDED

The Water and Sewer Authority held their regular meeting on March 10, 2016 at the Wastewater Treatment Plant, 24 Commerce Road, Newtown, Conn. Chairman M. Brown called the meeting to order at 7:00 pm.

Present: Marianne Brown, George Hill, Dick Zang, Carl Zencey, Alan Shepard, Lou Carbone

Absent: Gene Vetrano

Also Present: Director of Public Work Fred Hurley, Fereshteh Doost from Fuss & O'Neill, Attorney David Grogins, Mike Burke and Julio Segarra from Suez

Public Participation – None

Approval of Minutes – George Hill moved to approve the 3/3/16 minutes as presented. Motion unanimously approved.

UNFINISHED BUSINESS

Hawleyville Sewer Extension – The Town will do a bond modification request for 3.8 million reflecting the overall project cost estimated by Fuss & O'Neill. All the properties in the area that made initial requests have been accounted for. Fred Hurley provided a breakdown of scenarios (Attachment A) and Marianne Brown provided a breakdown of assessments (Attachment B). Fred Hurley explained that there are assumptions that the board has to decide on.

Existing single family residence at \$14,000 is reasonable but \$14,800 would be consistent with the 90% rule for appraisals. They do not want to reduce residential benefits too much compared to the central district because they are not economic development.

Multi Family would be new development, and we need some component of housing to make the numbers work. The appraisal was \$12,000 but applying the 90% rule would set a unit assessment at \$10,800.

Developed commercial is not an obvious part of economic development and should have a smaller reduction in assessment than raw land. The raw land reduction would be greater than the developed commercial developed. It would be 90% of the initial assessed value and then a 40% reduction

In the Trailer Park, there are 10 or 11 units that are on social security. He is asking for a reduction and his argument is his main line is the same as everyone else getting a grinder pump on private property. There is also concern from the board regarding expansion. Fred Hurley explained that a stipulation can be made for that as well.

Alan Shepard moved to have Fred Hurley will prepare a proposal based on tonight's discussion and e-mail it to the board in a timely manner for a public hearing. George Hill seconded, motion unanimously approved.

Dick Zang moved to hold a public hearing for benefit assessments on March 31, 2016. Carl Zencey seconded, motion unanimously approved.

Award Recommendation from Fuss & O'Neill and possible action to make award recommendation to Purchasing Authority – Dick Zang moved to recommend to the Purchasing Authority that after the legal requirements are completed we award the basw contract, alternate 1 and 2, to Center Plan Construction as recommended by Fuss and O'Neill. Alan Shepard seconded, motion unanimously approved.

Alan Shepard prepared questions that need clarification (Attachment C). Fuss & O'Neill will get back with the answers.

Review of request of sewer extension agreements for Hawleyville – Not discussed

Discussion of possible benefit assessments to be levied - 164 & 170 Mt. Pleasant Road are requesting terms (Attachment D). Fred Hurley asked for direction from the board as to what is acceptable. You can start to set an overall policy for users in Hawleyville. Alan Shepard asked for them to present the schedule of occupancy. It was also suggested that they do a payment upfront and a final payment in 5 years.

Alan Shepard moved to authorize Fred Hurley to speak to the applicant of 164 & 170 Mt. Pleasant Road to discuss modifying their request to propose a schedule without occupancy in it and a payback maximum. Lou Carbone seconded motion unanimously approved.

NEW BUSINESS

Committee Reports – NONE

Reported by Suez Water Environmental – The plant has been running well. We will be receiving \$32,000 in nitrogen credits. They did sustain a water break at FFH it was repaired without much interruption to users. The painting is coming along at the pump house. They are still tweaking the floats with Scada.

Report by Public Works Director – The Legislative Council public hearing has been advertised for the water rates which will be March 23, 2016 at 7:00pm. Fred Hurley testified today in Hartford on Virtual Net Metering. One of the beneficial accounts would be the waste water treatment plant. The severity of the State budget issue may impair this project

Having no further business the meeting was adjourned at 9:00pm.