

WATER POLLUTION CONTROL AUTHORITY
TOWN HALL MEETING ROOM B
PUBLIC HEARING AND REGULAR MEETING
WEDNESDAY, MAY 14, 2014

PRESENT: William Brennan, Rich Tomasetti, Eric Fanwick, Bill Follett, David Taylor, Eric Ostenberg

OTHERS: Sandy Dennies, CFO; Tom Thurkettle, Director of Public Works; Mike Ahern, Field Engineer; Pete Lucia, Manager Integrated Systems; Chris Kerin, Kerin & Fazio LLC; Jonathan Bowman, Cohan & Wolf; Arnold Grant, Arnold Grant, LLC; Lily Fanwick; Florinao Trofa, Trofa Enterprises, LLC.

PUBLIC HEARING

Mr. Brennan called the Public Hearing (on the FY 15 budget and user charges), to order at 5 PM. Since there was no public present, the Public Hearing was closed at 5:10 PM

REGULAR MEETING

Call to Order

Mr. Brennan called the Regular Meeting to order at 5:10 PM.

Approve the Minutes for the April 9, 2014 Regular Meeting

Mr. Fanwick made a motion to approve the Minutes of the April 9, 2014 Meeting. The motion was seconded and carried.

Approval of FY 15 Budget and Establish User Fees of \$214

Mr. Brennan made a motion to approve the proposed WPCA budget of \$766,798 and the proposed user fee of \$214.00 per unit. The motion was seconded and carried unanimously.

Request for Temporary Deferral of Sewer Hook-up – 74 Horseshoe Road

Mr. Brennan explained that a request for a temporary deferral of sewer hook-up at 74 Horseshoe Road had been made by Trofa Enterprises LLC because they are the contract purchasers of 74 Horseshoe Road which is being purchased from the estate of Maria Heller. They cannot meet the connection date of June 15, 2014 because the contract closing date is July 1st. They are asking for a deferral to hook-up to the

Wolfpit Road sewer until the end of this year.

Mr. Brennan made a motion to grant a temporary deferral of sewer hook-up to 74 Horseshoe Road with an outside date of compliance of December 31, 2014. The motion was seconded and carried.

Special Benefit Analysis for Miller Driscoll and the Sisters of Notre Dame Properties

Chris Kerin of Kerin & Fazio, LLC explained to the Authority Members how he performed a special benefit analysis for each individual property. He was first asked to do an analysis of the Sisters of Notre Dame property in October of 2012. Next he did an analysis of the Miller Driscoll School in October of 2013. The State Statute says that you can't have an assessment that is greater than the Special Benefit to the individual property owner. He did a before and after analysis looking at what the property was worth without the sewer and with the sewer. The difference between those two values is the "special benefit" to that individual property. This sets an upper limit of value which means the assessment can't exceed that special benefit. For the Sisters of Notre Dame he derived a special benefit of \$1,100,000 and for the Miller Driscoll School he derived a special benefit of \$3,500,000. A brief discussion ensued. Mr. Kerin's analysis included the cost of putting in a new septic system to each property, plus he took into consideration use of land (a septic system would require greater use of land than a sewer).

Arnold Grant, of Arnold Grant Associates, also performed a special benefit analysis for the Authority. Mr. Grant said that his values were different from Mr. Kerin's. When he approached the special benefit analysis he assumed that the before and after would be based on bringing sewers to these two major institutional properties i.e. the School and the Sisters facility. Unlike Mr. Kerin, he had the benefit of knowing the whole story at the time of his analysis, since the project was already in place. When he derived his special benefit analysis, he concluded that the sewer solved the problem most appropriately. He derived a special benefit of \$1,562,765 for Miller Driscoll and \$1,470,000 for the Sisters of Notre Dame. A brief discussion ensued and Mr. Brennan explained that after deliberating on these two approaches, Ms. Dennies, Mr. Thurkettle along with Mr. Kerin and Mr. Grant, were recommending the following assessments for these properties to the Authority. For the Sisters of Notre Dame facility, \$1,100,000.00 (less a credit of \$286,797.34 for the public sewer portion of the construction) for a final Capital Assessment of \$813,202.66. For the Miller Driscoll School, a final Capital Assessment of \$1,562,765. A discussion ensued and Mr. Tomasetti said that when there was a discussion of replacing the septic system at Miller Driscoll some years ago, the cost was going to be \$2.8 million. So the economic benefit of having the sewer has been good for not only the Miller Driscoll School and the Sisters of Notre Dame, but for the residents along the sewer line where there were many older septic systems.

Mr. Brennan made a Motion to accept the Capital Assessments as discussed. The Capital Assessment for Miller Driscoll School will be \$1,562,765 and the Capital Assessment for the Sisters of Notre Dame will be \$813,202.66 (after giving credit for

the public portion of the construction performed by the Sisters of Notre Dame). The motion was seconded by Mr. Fanwick and carried unanimously.

Vote to Set Up Public Hearing Date for Capital Assessments Using the Calculation of Amounts as Presented

Mr. Brennan made a Motion to cancel the Regular WPCA Meeting scheduled for June 11, 2014 and schedule a Public Hearing and Special Meeting on Capital Assessments on June 19, 2014 beginning at 5 PM at the Wilton Town Hall, Meeting Room B. The Motion was seconded and carried.

FOG Program

Mr. Ahern said that Mr. Bowman had drafted a letter (on file) to the three non-compliant establishments. All sampling has been done and Mr. Ahern passed out the results (on file). He went over the chart and explained that establishments in Red are exceeding the FOG limit and out of 47 this means that 18 will have to be retested. Establishments marked in Yellow exceed the BOD (Biochemical Oxygen Demand) and TSS (Total Suspended Solids). These limits are set by the Norwalk Interlocal Agreement and Wilton will be collecting a \$250 surcharge which it will then pass on to Norwalk. A brief discussion ensued.

Mr. Brennan said that the letter that Mr. Bowman had drafted was done to encourage those establishments that were not in compliance to do so immediately. The members reviewed the draft letter and Mr. Ostenberg suggested making the following edits: delete the last sentence in paragraph one that begins with, "You are hereby...". Then in the second to the last sentence in the second paragraph delete the phrase "take action to". In the last sentence of the same paragraph insert the word "compliance" after the words, "Proof of..." and in the same sentence delete the phrase "action to comply". The last two sentences of the second paragraph should now read, "These fines can be easily avoided if you comply within the next thirty days. Proof of compliance should be provided directly to the Director of Public Works." Mr. Bowman and the Members agreed to these edits.

Other Business

There being no further business, the meeting adjourned at 6:00 PM.

Respectively submitted,

Mariana Corrado
Recording Secretary