

4 Turkey Hill Road
Newtown, CT 06470
Tel (203) 270-4300
Fax (203) 426-9968



Fred Hurley,
Director

TOWN OF NEWTOWN
WATER AND SEWER AUTHORITY

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

THESE MINUTES ARE SUBJECT TO APPROVAL BY THE WATER AND SEWER AUTHORITY

The Water and Sewer Authority held a regular meeting on January 12, 2017 at the Wastewater Treatment Plant, 24 Commerce Rd, Newtown, CT. Chairman Marianne Brown called the meeting to order at 7:00 pm

Present – Marianne Brown, Richard Zang, Carl Zencey, George Hill, Alan Shepard

Absent – Lou Carbone, Gene Vetrano

Also Present – Director of Public Works, Fred Hurley, Julio Segarra and Michael Burke of Suez Water Environmental Services

Also Present: Director of Public Work Fred Hurley, Mike Burton, Fereshteh Doost from Fuss and O'Neill and Julio Segarra of Suez Water Environmental Services

Public Participation – None

Approval of the Minutes – Dick Zang moved to approve the minutes from the December 8, 2016 as presented, George Hill seconded, motion unanimously approved.

UNFINISHED BUSINESS

Hawleyville Sewer Extension – Fereshteh Doost reported that the project is substantially completed. There is a punch list that they are going to do tomorrow and there is some work to be done in the spring. Pump station design for 90 Mt. Pleasant has changed. They will use two pipes in the same trench, the valve is closed until there is building there then it will be open. The first grinder pump has connected today. The state is letting us hold off paving because there is a water line going in in the spring so they can share the cost with the Sewer.

NEW BUSINESS

Schedule of benefit assessment payments for Hawleyville and Washington Avenue – Alan Shepard abstained from discussion. Fred Hurley explained that there has been a change in the structure in the way the Washington Avenue project will be moving forward. They are going to restructure the project to rental apartments, not condos which changes the sewer benefit assessment. A similar situation was Homesteads, apartments or flats had a very different benefit assessment than the independent living units which were condos and individually purchased. Washington Avenue will be 3 buildings with 65 rental units. What has provoked another analysis of both Washington Avenue and Hawleyville is that

the banks looked at the proforma statements noticed that the sewer assessments seemed out of proportion to similar projects leveling the project cash flow too thin for financing. P&Z has approved the modification to the project.

Hawleyville is the same situation, it was going to be condos but they are going to be rental apartments.

Fred Hurley is asking for the Proforma on each project. He wants to see why the banks are saying no and he doesn't think it is unfair asking for that. The projects are asking for payment schedules to bump up the cash flow particularly in the first 5 years. Marianne Brown, Chairman, authorized Fred Hurley to move forward with the reappraisal for both the Hawleyville and Washington Avenue projects. If they get enough data for the February 9 meeting, they can set a public hearing.

Mike Burton explained that he has gone to many banks in the past year for his project and has been turned down. They want to see great margins or they won't make the loans. He has a buyer who has experience with rentals and will be an asset to the town.

Committee Reports – None

Report by Suez Water Environmental Services – Julio Segarra reported that everything is going well. They are doing the energy audit modification. This week they are going to be going through 3 consecutive days of shut down. The portable generator will help them through it so they don't lose any data.

Report by Public Works Director - None

Having no further business, the meeting was adjourned at 8:17pm

Respectfully Submitted
Arlene Miles, Clerk