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Marianne Brown,
Chairman

Fred Hurley,
Director

WATER AND SEWER AUTHORITY

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

The Water and Sewer Authority held a regular meeting, Thursday, September 10, 2020. The meeting was held remotely due to COVID-19 mandates and precautions. Chair pro tem, A. Shepard called the meeting to order at 7:05pm.

Present (via google meets): Lou Carbone, Carl Zencey, Alan Shepard, Mark Benedict, George Hill (7:30)

Absent: Gene Vetrano, Marianne Brown

Also Present (via google meets): Director of Public Works Fred Hurley, Julio Segarra and Jon Arneth from Suez Environmental Service and 4 members of the public

Public Participation – None

Minutes – M. Benedict moved to approve the minutes of the 7/9/20 meeting. L. Carbone seconded, motion unanimously approved.

Report by Suez Water Environmental Services – J. Segarra introduced new area manager Jon Arneth. On the water side they just completed rebuilding booster pump #2 and in the process of doing an overall on booster pump #1. On the sewer side they are almost completed upgrading the control boxes. With long power outages, grinder pumps were burning out due to flooding by the residents. During storm Sandy 18 of them went, in the August event, only 2. Each box is \$600 plus and electrician, a grinder pump is \$3,000. The town will be receiving a check for \$28,172 for nitrogen credits this year.

Report by Public Works Director – F. Hurley reported that 10 Hawleyville Road has an interest for development. They need to look at the total capacity from Hawleyville to Danbury and install the equalization tank in the pump house. They are also looking at the peak flow.

UNFINISHED BUSINESS

Sandy Hook Pump Station – They are working on gathering everything together to put the project to bid.

Financials – Not discussed

I&I – A. Shepard asked if they have budget information on FFH I&I that we can marry up with the engineering study? F. Hurley responded that as we put in new pipes, and cut pipes off, a lot of the I&I will be addressed. They are going to have to figure out how to address the water issue in the abandoned pipes. If there is I&I coming in, we can cut them off if there is a need to address that. The tentative start date of design work is December 1st or earlier if EDA approvals are quicker than expected.

FFH Water Benefit Assessment Analysis – F. Hurley provided proposed FFH water benefit assessment (Attachment A). Before they can move forward they need to do a letter to residents and a public hearing. The total principal for the various projects to the water system is \$1,530,000. The only thing

that has not been overhauled in the system is the actual distribution pipes. They can talk to EDA about a grant for replacing those pipes. The assumption is that the users would pay a benefit assessment for 20 years at 2.50%. The benefit assessment came from the average use over the last three years.

M. Benedict moved to assess the 6 housing units at the same rate of \$422 to be annualized at \$27 per year for 20 years. L. Carbon seconded, motion unanimously approved.

M. Benedict moved to reduce Nunnawauk Meadows benefit assessment by 50% of \$157,328 based on past practice inherited from the State takeover agreement and that staff sees the reduction as reasonable and appropriate. L. Carbone seconded, motion unanimously approved.

M. Benedict moved for staff to pursue the process including the legal review to carry out the benefit assessment and roll it out to those being assessed. Carl Seconded, motion unanimously approved.

RFP for Engineer Services for FFH Sewer Main Project – There were 6 firms that answered the request for proposal. Of the 6, 4 were picked by score to be interviewed. The budget in the EDA grant is \$200,000. In the end they recommended Lukes Engineering Consultants. They did a solid presentation and had the most experience with EDA projects, brown field projects and they had the most attractive price. The final cost will be between \$140,000 and \$150,000 range for what we are asking for. M. Benedict moved to have the WSA endorse town staff's recommendation of Lukes Engineering Consultants for the EDA sewer main replacement project at FFH. Lou seconded, motion unanimously approved.

UNFINISHED BUSINESS

79 Church Hill Road – Fred reported that the law suit with 79 Church Hill has been withdrawn. Barbara Manville, resident, asked what that means for development. F. Hurley replied that proposal is voided for now but that doesn't mean the owner of the property can't propose something else.

7 Glen Road – F. Hurley reported that this is a legal issue, they were making sure the previous attachment of the property for an unpaid benefit assessment has been properly released. The town has leased it to SHOP for 99 years. It will be an open pavilion, parking and green area and will not use the sewers. The main concern is that there will be an outside generator at the Sandy Hook pump station so they were concerned about sound and appearance. The WSA will work with them to make sure all parties are satisfied. A. Shepard explained that his name is on the plans but his services were a donation to SHOP.

Comments from Board Members – None

Having no further business, the meeting was adjourned at 8:40pm.

Respectfully submitted
Arlene Miles, Clerk

Attachment A

Customer	Principle	Annual Payment at 2.5%	Agregatted Payments
TOWN			
NYA	\$28,460	\$1,825	
Community Center	\$6,831	\$438	
Town Hall	\$10,786	\$692	
EOC	\$783	\$50	
P&R Laundry	\$4,038	\$259	
28 Trades Lane	\$441	\$28	
P&R Ball Field	\$16,358	\$1,049	
Vewtown Hall Irrigation	\$2,239	\$144	
63 Washington	\$2,324	\$149	
Animal Control	\$2,766	\$177	
Ambulance Center	\$4,213	\$270	
NEWSYLUM	\$241	\$15	
Dog Park	\$530	\$34	
TOTAL	\$80,010	\$5,130	\$5,130
GARNER	\$1,215,746	\$77,986	\$77,986
NUNNAWAUK	\$157,328	\$10,092	\$10,092
BOE			
Maint. Garage	\$725	\$46	
Reed School	\$40,332	\$2,587	
Reed Irrigation	\$20,537	\$1,317	
TOTAL	\$61,594	\$3,950	\$3,950
RESIDENTAL			
2 Mile Hill South	\$422	\$27	
6 Mile Hill South	\$422	\$27	
8 Mile Hill South	\$422	\$27	
10 Mile Hill South	\$422	\$27	
12 Mile Hill South	\$422	\$27	
14 Mile Hill South	\$422	\$27	
TOTAL	\$2,532	\$162	\$162
MILITARY			
Yard	\$1,833	\$118	
Slaughter House	\$322	\$5	
Horse Rink	\$180	\$12	
Federal Canine	\$6,163	\$395	
Horse Stable	\$4,661	\$299	
TOTAL	\$13,159	\$829	\$829
TOTAL	\$1,530,369	\$98,149	\$98,149