

CROMWELL WATER POLLUTION CONTROL AUTHORITY
REGULAR MEETING
MONDAY, June 12, 2017
7:00 PM ROOM 224/225

MINUTES

RECEIVED FOR FILING
6/15 2017 at 9:51AM.
TOWN CLERK'S OFFICE
CROMWELL, CONN.

Gloria Prendergast, Asst.
TOWN CLERK

1. Call To Order
Chairman Alice Kelly called the meeting to order at 7:00 PM.
2. Roll Call and Seating of Alternates
Present: Chairman Alice Kelly, Timothy Griffin, Robert Jahn,
Also present: Sewer Administrator Richard Peck, Town Council Liaison Richard Newton
Absent: Vice-Chair Eric Zeilor, Kenneth Slade
3. Approve/Amend Agenda
Timothy Griffin made motion to approve agenda as presented. Second: Robert Jahn
All in Favor. Motion Passed
4. Approve/Amend Minutes – May 8, 2017 Regular Meeting
Timothy Griffin made a motion to approve the minutes as presented. Robert Jahn Second.
Motion Passed.
5. Report of Chairman
 - a. Member's Report
 - b. Staff Report
 All reports covered under agenda items.
6. Citizen Comments
There were no citizen comments
7. New Business
 - a. Memo R. Peck, Discussion on Sewer Assessment
Richard Peck, Sewer Administrator, read his June 5, 2017 memo to be included in the minutes.
There are three components to the CWPCA "Rule of Apportionment" for sewer system benefit assessments. Lateral, Unit and Outlet charge components all apply when there is a Town installed sewer system and specifically benefitted properties are assessed when the sewers become available to the sewer system.

When a developer is required to extend the sewer system to connect to an existing sewer the Unit and Lateral charges do not apply as the developer will bear those costs when constructing the sewers. (No Unit or Lateral charge shall be assessed to a building when the sewer is installed by a developer)

At 120 County Line Drive there is a proposed development to construct a building of 400,003 SF of which 5,000 SF of office space and 395,003 SF of warehouse storage and distribution.

The current Outlet Charge for Non-Residential building is based on of the square foot of the building divided by 2500 SF (1 EDU). So a building of 400,003 SF/2500 ED (Units) = 160 X \$3,215 = \$514,400 assessment.

Anthony Salvatore, Town Manager has requested that the CWPCA review their assessment policy because of the high cost for this type of business and for any future non-residential development coming to the Town of Cromwell. The Town Manager and Stuart Popper, Director of Planning & Development

also brought attention to CWPCA Chairman Kelly and some members that the current assessment charge may well deter the proposed development.

Chairman Kelly and I agree with the Town Manager and are recommending that the CWPCA amend the "Rule of Apportionment" for sewer system benefit assessments Outlet Charge for this proposed development and to make changes to the sewer assessment Outlet Charge for future development.

The Outlet charge is requested to be modified for this proposed development at 120 County Line Drive of which the developer will be required to bring sewers to the property.

Motion: Approve to amend the Outlet Charge by a minimum of 50% for 120 County Line Drive development's square footage of the building.

The Commissioners discussed "Rule of Apportionment" and was reassured that this reduction is for this individual property only. Rich Peck discussed the Rule of Apportionment assessed for various properties over the years. Richard Peck is continuing his review of various towns' Rule of Apportionment and will have a proposal for updating CWPCA Rule of Apportionment in September for the CWPCA review and action going forward. Commissioners agreed that this is a first step going forward and by doing this now, finally commercial development in the Northern Tier area after decade of just talking.

**Motion: Timothy Griffin – To Approve to amend the Outlet Charge by a minimum of 50% for 120 County Line Drive development's square footage of the building. Second: Robert Jahn
Yes: Commissioner Griffin, Chair Kelly, Commissioner Jahn. Motion Passed Unanimously**

8. Old Business

- a. Cardinal Engineering Agreement for Engineering Design and Construction Contract Administration signed by Chair. Richard Peck informed the Authority that preliminary work has begun.

9. Bills and Correspondence - None

10. Financial Reports

- a. Receivables/Delinquent Assessment & Usage Account Updates
- b. Budget Update Revenues/Expenditures – Assessment, Usage & CNR
- c. Bond & SIF Status

Commissioner Robert Jahn met with Tax Collector to clarify some areas of Sewer Statement of Cash Collections Report.

R. Jahn: the dollar amounts under fees. Old system would take in any money due and applied it first to the principal and then to the interest. This is contrary to what the requirement is – in doing so they would loosing that money. With the new system, that money needed to be accounted and is under Fees only for sewer usage. After this month it is anticipated that Fees area would just disappear.

May Sewer Usage – Bounced checks \$681 – R. Jahn will follow up for clarification on what is included in that line item

11. Miscellaneous – None

12. Adjournment

The meeting was adjourned at 7:45 p.m. Motion: Robert Jahn Second: Tim Griffin

Respectfully Submitted

Alice Kelly *R Peck*

Alice Kelly, CWPCA Chair