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Cc:

WATER POLLUTION CONTROL AUTHORITY
FCC POLICY REVIEW SUBCOMMITTEE
SPECIAL MEETING
April 27, 2012

1. CALL TO ORDER

Paul Gilmore called the Special Meeting of the FCC Policy Review Subcommittee to order at 7:00 a.m. at the Simsbury Water Pollution Control Facility Conference Room, 36 Drake Hill Road, Simsbury. The following members were present: Michael Park. Also present were: James Clifton, WPC Superintendent; Richard Sawitzke, Town Engineer; Dennis Setzko and Maureen Crowley, both of AECOM; Alison Sturgeon, Clerk; as well as other interested parties.

2. DISCUSSION OF CONSULTANT'S FINDINGS REGARDING FCC POLICY REVIEW AND POSSIBLE REVISION

Maureen Crowley of AECOM reviewed the draft report with the Subcommittee members. She discussed the connection charge methods and fees in neighboring communities. Mr. Gilmore questioned if a development, such as the Landworks development on West Street was going to be built in a Town such as Farmington, based upon the size of the real estate, what the average per unit cost would be. Ms. Crowley stated that she would do this comparison for the Subcommittee.

Mr. Gilmore questioned if Simsbury's rate was out of proportion and more expensive than surrounding Town. Ms. Crowley stated that she does not feel Simsbury's Facility Connection Charge is unrealistic when compared to other Towns; it is a fair charge. Mr. Gilmore stated that a large single family house in Simsbury is currently charged the same FCC as an apartment. He questioned if this was fair. Mr. Setzko stated that this is a hard question to answer because this is a flat rate in a lot of communities; there is no distinction made between square footage of houses in many places. He feels that Maureen's evaluation with water usage and square footage shows this. Ms. Crowley stated that she found that smaller units use less water than a typical single family home; this is a justification to say that a smaller unit is not using as much water so there is not as

much wastewater coming from that unit, although everyone who is connected to the sewer benefit from the plant. Mr. Gilmore questioned if Ms. Crowley ever came across a Town that differentiated their price on a dwelling unit based upon the water use. Ms. Crowley stated that she has not found any communities in the area that do this.

There was a discussion regarding the increase in capacity when the plant was upgraded; covering the current costs of the plant; and demands of new users coming on-line in the future.

Mr. Sawitzke discussed how the currently FCC of \$4,095 was calculated. He stated that how many commercial and residential connections there would be in the 20-year period of the loan significantly determined the FCC. The FCC was calculated for cost recovery.

Ms. Crowley stated that it is difficult to estimate the rate of new development, although based on historical data it was thought that approximately 94 new connections would be made per year. The following criteria were used to determine this number: the number of new connections from new homes; the Town road reconstruction program; and homes that have sewers but will be connected at a

later date. The number of connections was much less than anticipated due to a reduction in new residential units being built. The new number of potential residential connections is 20; the potential commercial connections are now estimated at 13.

In terms of economies of scale in the redevelopment of the plant and adding capacity, Mr. Gilmore questioned how this plays a part. Mr. Setzko stated that it is a sliding scale; larger plants have greater economies of scale than smaller plants like Simsbury. He stated that he will look further into this issue. Mr. Gilmore stated that he is trying to determine what the appropriate cost allocation is and assessment of a user for the plant. This is a policy question. With this information, they can make a decision regarding what the best policy is moving forward.

Ms. Crowley discussed the four scenarios that were evaluated within her draft report. Dr. Park asked that she also review a scenario regarding having uniform connection charges with new development and all of the capital improvement projects.

Charity Folk, Simsbury Chamber of Commerce, stated that she feels it would be helpful to have the Town Planner as well as developers at the next meeting to discuss this issue. She stated that the PAD and Center Zone are two unique zones in Simsbury that need to be addressed to see if there is a

new conclusion regarding the FCC. Mr. Gilmore stated that he would like to hear from an independent unbiased expert, possibly a financial expert from UCONN. Dr. Park stated that they have already had input from the developers, although he would like to get input from a disinterested party as well.

Mark Deming, Chairman of the Economic Development Commission, stated that there are two unique zones that are new in Simsbury. He questioned if there was a way to look at an FCC/flow model that covers costs of what the plant will incur on a yearly basis. Although the Town does not know what the highest and best use is, or what the density will be, the Town does know, looking at projections, what is needed to cover costs today and in the future.

Rick Wagner stated that the number of units coming on line is an important question, although hard to predict. He feels increased multi-family hookups is important. He believes having more users is the most important aspect because the users pay an ongoing yearly fee.

Mr. Gilmore stated that he would like to reach closure on this review as a subcommittee as soon as possible and bring the information to the Authority for deliberation and a decision.

3. DECEMBER 12, 2011 SPECIAL MEETING MINUTES – POSSIBLE APPROVAL

No action was taken.

4. ADJOURN

The meeting was adjourned at 8:45 a.m.

Paul Gilmore