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Cc:

WATER POLLUTION CONTROL AUTHORITY
FCC POLICY REVIEW SUBCOMMITTEE
SPECIAL MEETING
September 2, 2011

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 and Loren Shoemaker. Also present were: James Clifton, WPC Superintendent as well as other interested parties.

2. DISCUSSION OF FCC POLICY REVISIONS

Mr. Gilmore stated that Mr. Clifton has gathered data in order to determine whether there is a means to delineate between the size of a dwelling unit and their respective use of the sewer system. This information would be part of the ground work for a model that reflects the price difference with respect to the FCC. Mr. Clifton reviewed the large sampling of data with the Subcommittee members. He stated that there is a "line of best fit" through this data. The data indicates that there is a differential in water use based on an average residential square footage. He stated that the "line of best fit" fell on 2,200 s.f., or 1 EDU flow. Mr. Clifton stated that he used 2 years of Aquarion data (8 quarters); he looked at developments in Town, rentals as well as condominiums; different zoned streets; and average water use.

Mr. Gilmore stated his concerns regarding the increase in the deviation when it is looked at on a per home basis as opposed to a per street basis. He stated that the model should reflect reality within a certain dwelling unit. Data on a unit per unit basis, he feels, would be the most reliable data to build a model and a policy around. Mr. Gilmore stated that a statistical expert may need to be hired to determine that this data is valid. He asked Mr. Clifton to get pricing and timing estimates regarding a consultant. Dr. Park stated that any expenditure of funds would need to

be approved by the Water Pollution Control Authority.

Mr. Girard, Simscroft-Echo Farms, stated that he believes the FCC should be determined by an easy to calculate formula, possibly by zones. Mr. Gilmore stated that they want a developer to be able to make important business decisions using reliable data, as well as their need to strive for simplicity and accuracy.

Mr. Janeczko, Landworks Development, stated that he did a study for a different development in Simsbury regarding allocation in terms of ownership versus rentals and the utilization of square footage. Using square footage calculations, he feels, seemed to work best.

Mr. Gilmore stated that they could build a model for commercial properties and see how the square footage might translate into water usage versus apartment water use and the demands placed on the sewer system.

Mr. Peck stated that there are two different directions the Water Pollution Control Authority can take. One is doing a detailed analysis of the rate structure. The other is to look at the two new types of development in Town, which are the PAD and Town Center Zones. He stated that the zone is not important; what the use in that zone will become is important. The uses in these new zones are not just residential; it is a mix of uses. Mr. Peck suggested that the WPCA take this approach and just look at the 2 new zones in Town.

Mr. Park stated that a special policy for the two new zones in Simsbury would make things simpler, although the Authority would need a justification based on some correlation. In terms of timing and approach, he agreed with Mr. Peck. Mr. Gilmore stated that a rate structure that might reflect a discount would be an economic development incentive.

Mr. Shoemaker stated that the current FCC was calculated in order to retire the loan. Other sources, including user fees and septic waste disposal fees have been used to pay the loan as well. He stated that if the Authority uses a different FCC rate, someone will need to make up the difference.

Regarding what is equitable and fair, Mr. Janeczko stated that the existing zone for his new development is an I-2 zone. Development on this property under the I-2 zone would generate approximately \$85,000 with the current FCC rate. He stated that with the new mixed use zone, the FCC fees would generate approximately \$442,000. He stated that changing the FCC fee would be fair for this property because this is a new zone and a new type of development in Town.

Mr. Gilmore stated that user rates are higher for commercial properties than for residential properties. He stated that the following needs to be considered: if the FCC is based on treating dwelling units in the 2 new zones as commercial use how that may be perceived in the community and whether or not it is fair; or treating all apartments as commercial use with respect to the FCC. He feels that certain types of uses should remain at the current FCC rate. Mr. Peck stated that apartments are one thing; individual ownership should be treated differently.

Mr. Deming, Chairman of the Economic Development Commission, asked that the FCC Policy Review Subcommittee write a statement prior to the Simsbury Showcase stating that this issue is being addressed. The Showcase is being held on September 23, 2011. Mr. Gilmore stated that he would draft a letter for the Authority's review.

3. ADJOURN

A motion was made at 8:20 a.m. to adjourn the meeting. The motion was seconded, which was unanimously approved.

Paul Gilmore