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Cc:

WATER POLLUTION CONTROL AUTHORITY
FCC POLICY REVIEW SUBCOMMITTEE
SPECIAL MEETING
October 7, 2011
DRAFT

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 as well as other interested parties.

2. DISCUSSION OF FCC POLICY REVISIONS

Mr. Gilmore stated that this meeting is another opportunity to discuss the direction that the Subcommittee wants to go. Dr. Park stated his concerns regarding future costs if there is a massive septic tank failure in Town. This is an expense that needs to be considered with respect to the reserve fund and when considering future expenditures. Mr. Gilmore stated that this is a valid concern; there are many old septic systems in Town. The FCC Subcommittee needs to be clear regarding this dollar figure and making sure money is available.

Mr. Clifton stated that Maureen Crowley, AECOM, is concerning herself with the evaluation of the current Facility Connection Charge Policy. The goal is to have the FCC income, combined with other income sources, adequate to retire the appropriate expansion cost portion of the CWF debt and maintain a reasonable reserve. Mr. Gilmore stated that he would propose that his four paragraphs, which was sent in an email dated 9/22/2011, as well as Dr. Park's concerns regarding if there were to be a massive septic failure in Town, that this be the consultant's scope of work. He stated that the FCC is the ultimate source related to the expansion that is to be retired.

Mr. Janeczko of Landworks Development stated that there was a point in time when the decision was made to increase the FCC. He stated that his proposed development has excess allocation; they are not using all of the

allocation for this property. He stated that the highest FCC charge for this industrial zone would have been approximately \$86,000. This is what was expected in the original zone. Although this development will be using less of the plant, his charge has increased significantly because of the increased FCC. Mr. Janeczko questioned if there should be ongoing operations that pay for the debt in terms of the plant expansion or if it is only new development that will be paying for this. Mr. Gilmore stated that the debt, as a policy matter, is paid by the FCC with respect to the portion of the redevelopment that deals with the additional capacity for new users.

Mr. Gilmore stated that the consultant will be gathering data regarding whether the actual overall demands on capacity have changed. He stated that the Authority can not make policies based on circumstances on a certain tract of land, although it may initiate them to look at the policy. Mr. Janeczko believes that this policy needs to be looked at because this is a new zone in Town. He thanked the subcommittee members for their diligence.

Mr. Girard stated that the PAD applies only to industrial zones; the PAD cannot be applied anywhere else in Town. He stated that based on the original calculations in the original industrial zone, the Town will be getting substantially more money; this increased cost is unfair, he feels, to the developer. Overall, he feels that this will give the Town more opportunity within the same amount of land to bring in more money on an annual basis. Mr. Gilmore stated that the Water Pollution Control Facility cannot access funds from other departments in Town in order to pay their debt. They are a self-sufficient entity.

Mr. Gilmore questioned how user connection charges for industrial users are determined. Mr. Clifton stated that he looks at use and literature; he looks at similar water use; and some are based on square footage.

There was a short discussion regarding the differences between sewer capacity and treatment capacity. Mr. Clifton stated that the Town does not currently have the treatment capacity to fully develop Simsbury. He stated that the FCC is based upon capacity for treatment.

3. JULY 26, 2011 AND SEPTEMBER 2, 2011 SPECIAL MEETING MINUTES – POSSIBLE APPROVAL

Dr. Park made a motion to approve the July 26, 2011 and September 2, 2011 minutes as written. Mr. Gilmore seconded the motion, which was unanimously approved.

4. ADJOURN

The meeting adjourned at 8:15 a.m.

Paul Gilmore