Town of Bozrah
Town Hall
1 River Road
Bozrah, Connecticut 06334

The Town of Bozrah Water Pollution Control Authority (WPCA) held a meeting on Wednesday October 16, 2019 at 7:00 PM in the Meeting Room of the Bozrah Town Hall at 1 River Road Bozrah, Connecticut

MINUTES

1) **Call To Order/Attendance:** Meeting called to order at 7:00 PM, Full board in attendance, one member of the public

2) **Public Comment:** Raymond Barber- I think that the WPCA is not being taken seriously

3) **Approval of minutes from WPCA Regular Meeting September 25, 2019:**
   - **MOTION:** Ballinger/SECONDED: Bonanno
   - **PASSED-UNANIMOUS**

4) **Dime bank account:** Opened by G.Pianka, signature cards were processed at this time. Accountant made us aware of some requirements regarding the recent bond taken out by the Town. Specifics will be addressed in the immediate future.

5) **Request to Board of Finance for initial operational funding:** After some discussion on the request made to the BOF at their Quarterly Meeting on September 23rd, it is required that a formal/approved request be made by this body. G. Pianka discussed the need to reimburse the town at some point for this “seed money”.
   - **MOTION:** Ballinger: To request upstart funding in the amount of $15,000 to be returned to the Town at the end of the operating year/ SECONDED: Coit
   - **PASSED-UNANIMOUS**

6) **Sewer Assessment- Tax Assessor implementation:** Email from Tax Assessor Loreta Zdanys dated 10/18/19 states “I am not inclined to increase the assessments of people who got hooked up........” **SEE WPCA-10-16-19-ATTACHMENT “A”**. Draft of proposed Sewer Benefit Assessments approved to be brought forth at the upcoming Public Hearing. **SEE-WPCA-10-16-19-ATTACHMENT “B”**. **MOTION:** Ballinger/ SECONDED: Pianka to move document to public hearing
   - **PASSED-UNANIMOUS**

   - **MOTION:** Ballinger/ SECONDED: Bonanno to affirm that Bozrah Senior Living, LLC/EImbrook Village has paid “by legacy” the Benefits Assessment proposed to be charged by Bozrah WPCA
   - **PASSED-** Ballinger, Coit, Bonanno and Zorn-YES, Pianka-NAY
7) **Revision of Regulations-connection to city water system:**
Extensive discussion on connecting to NPU water requirements. Some adjustments to the Regulations will be handled by Chairman Zorn who will also contact Uncas Health District regarding their requirements on notification of repairs or failed systems and other issues that may need to come to the attention of the WPCA.

8) **Order(s) to connect to sewer system:**
Addressed under Agenda Item #6

9) **Old Business:** (From WPCA Meeting 09/25/19):
   a) **Proposed Initial Bozrah Sewer Rate Setting:** MOTION: Pianka/ SECONDED: Ballinger to forward this revised version (with added $5.00 per month service) **SEE WPCA-10-16-19 ATTACHMENT “C”**
   b) **Bozrah WPCA-Application for Sewer Connection:** No changes
   c) **Sewer Assessment Amounts Levied on Bozrah Properties:** SEE WPCA-10-16-19 ATTACHMENT “B”

10) **Public Hearing date:** Wednesday November 13, 2019 at 7:00 PM in the Multi-Purpose Room at Fields Memorial School

11) **Public Comment(s):**
Raymond Barber- Sewer properties valuation questions

12) **Adjourn:** MOTION: Ballinger/ SECONDED: Bonanno 9:20 PM
**Next Meeting Monday November 18th, 2019 6 PM**

Respectfully Submitted,

Glenn S. Pianka
Recording Secretary
Sewer line installation.

From: Loreta Zdanys (LZdanys@easthaddam.org)
To: carl_l_zorn@sbcglobal.net
Date: Tuesday, October 8, 2019, 02:29 PM EDT

Hi Carl,

I am not inclined to increase the assessments of people who got hooked up to the sewer line because I have never seen any evidence that they sell for more than houses with well and septic. I have both types of homes in East Haddam and Chester and deciding factors in sale price is mostly neighborhood, quality of construction, style and size among other factors. When my home in Waterford got hooked up to the sewer line my assessment did not increase. The revaluation companies have a field on the property record cards where you can check off whether they have septic or sewers, or well or city water, but they do not affect the assessment at all – it’s just there for informational purposes. The assessment mentioned in the literature you forwarded is a benefit assessment, more commonly called a sewer use assessment, and is usually decided by the Board of Finance or the Board of Selectmen. You should probably check with other towns on how they came up with theirs.

Loreta
Sewer Assessment Amounts for the Bozrah Service Areas

In determining the amount to levy on individual properties within the area that are newly serviced by sewers, the properties with access to the sewer system assume the operating costs, connection fee charges, and benefit assessments. Pursuant to Connecticut Statute Sec 7-249, the WPCA has the authority to set the assessment amounts and when setting these assessments may consider any relevant factors which include but are not limited to area, frontage, grand list valuation and present or permitted use or classification of benefited properties. In determining the methodology for the assessment, the following is the general policy of the WPCA:

1) Each property with access to the sewer system is subject to the assessment.
2) Access to the sewer system incurs a cost for adequate capacity thru the Norwich system.
3) Funding for future expansion and capacity are needed to support the planned continued expansion of the utilities in the town.

The cost of connection required by Norwich for use of the system is passed on to the user plus an additional cost for the investment by the town to develop the utilities. These funds will be used to support the growth of capital for continued system operations.

Costs for single family residential properties within the sewer service area:

1) Initial connection cost from the NPU Capital Connection $2500 in accordance with the NPU Capital Connection fee requirements
2) Bozrah property assessment - $2000
   Total $4500

Residents who are connecting to the sewer system will have the following options for paying the assessment:

1) Payment in full within 30 days of first billing, OR
2) Make an initial payment of $500 plus 10 annual payments of the remaining principal at a 2.0% interest, OR
3) Make an initial payment of $500 plus 40 quarterly payments of the remaining principal at a 2.25% interest, OR
4) Make an initial payment of $500 plus 120 monthly payments of the remaining principal at a 2.50% interest

Residential properties within the service area that are not connecting to the sewer system or are not developed will additionally have the options of paying nothing initially, however, must agree to pay the entire amount if the property is sold or transferred and would be required to connect to the city water and sewer at the time of sale or transfer. The hookup requirement may be waived by the WPCA if the building is not within 200 feet of the road. A utilities lien will be placed on the property to ensure payment. The rate in use at that time will be applied.
Sewer Assessment Amounts for the Bozrah Service Areas

Costs for commercial/industrial properties

Commercial properties will be required to connect to the system and will be required to pay the cost of the capacity needed for the business type in operation as noted on the NPU Capital Connection fee requirements and an additional $2000 per EDU calculated as a benefit assessment and will have the following payment options:

1) Payment in full prior to connection to the system

Commercial/Industrial properties within the service area that are not developed will be assessed as one Equivalent Dwelling Unit (EDU). A minimum of the equivalent of one EDU ($2500) plus the additional capital cost ($2000) will be assessed as follows:

1) Payment in full within 30 days of first billing, OR
2) Make an initial payment of $500 plus 10 annual payments of the remaining principal at a 2.0% interest, OR
3) Make an initial payment of $500 plus 40 quarterly payments of the remaining principal at a 2.25% interest, OR
4) Make an initial payment of $500 plus 120 monthly payments of the remaining principal at a 2.5% interest
5) Delaying the payment until the property is sold or transferred, however, must agree to pay entire amount at the most current rate if the property is sold, developed, or transferred. A utilities lien will be placed on the property to ensure payment.

If the property use is changed, and additional EDU's are required, reassessment of the property will be required with additional cost to the owner.
Bozrah Sewer Rate Setting

Proposed initial Bozrah sewer rate setting
Capacity purchased-11,500 gallons per day
Rate charged by Norwich-$8.076/ 100 cubic feet
Sewer meter charge by Norwich-$150 per month
Administrative charges anticipated-$100 per month
Maintenance charge-$200 per month

Determine expected monthly Norwich charges:
11,500 gallons per day/748 gallons per 100 cubic feet=15.37 ccf per day (461 ccf per month)
15.37 ccf per day x $8.076/ccf=$124.13 per day
$124.13 x 30 days per month=$3723.9 per month

Determine Bozrah total charge per month
$3723.9 (Norwich user charge) + $150 (meter charge) +$100 (administrative charge) + $200 (Maintenance charge) = $4173.9

Determine minimum rate needed to collect the charge:
$4173.9/461 ccf = $9.06 per ccf
Due to unknown or unanticipated events, an additional 5% is prudent to ensure that the fee charged will cover the billing. $9.06 per ccf + 5% = $9.51

Proposed initial rate setting for Bozrah waste water = $9.51 per ccf (100 cubic feet)

Anticipated residential bills for $9.51 rate
$9.51 per ccf (100 cubic feet) x 7 ccf (Nominal monthly use for a residence with a family of 4, 5236 gallons per month) =$66.57/month, $798.84/year

Monthly Service Charge
A monthly service charge of $5.00 will be included with the bill to address costs for billing.