

WATERTOWN, CONNECTICUT
WATER AND SEWER AUTHORITY
PUBLIC HEARING
PROPOSED OAK DRIVE SEWER EXTENSION PROJECT
SEWER ASSESSMENTS
AND REGULAR MEETING
WEDNESDAY, FEBRUARY 21, 2024

A Public Hearing was held by the Watertown Water and Sewer Authority on Wednesday, February 21, 2024 at 6:30 P.M.

1. Call Meeting to Order

Chairman James Sugden called the Public Hearing to order at 6:30 P.M.

2. Roll Call

Members present: Messrs. James Sugden, Edward Wilk, Keith Franson, Joseph Masi

Members excused: Mr. Mario Mancini, Ms. Marisa Mancini-Cavallo

Others Present: Messrs. Dave McMahon, Paul Jessell, Esq., Town Attorney, Mark A. Raimo, Town Manager

I. Public Hearing on Proposed Oak Drive Sewer Extension Project Sewer Assessments:

Mr. Sugden: I am going to read the Notice of Public Hearing.

TOWN OF WATERTOWN
WATER AND SEWER AUTHORITY

NOTICE OF PUBLIC HEARING ON THE PROPOSED
OAK DRIVE SEWER EXTENSION PROJECT
SEWER ASSESSMENTS

WEDNESDAY FEBRUARY 21, 2024
6:30 P.M.

WATERTOWN TOWN HALL
PLANNING AND ZONING CONFERENCE ROOM
61 ECHO LAKE RD.
WATERTOWN, CT 06795

The Watertown Water and Sewer Authority hereby warns and notifies all interested parties and those listed below of a Public Hearing to be held on Wednesday, February 21, 2024 at 6:30 PM at the Watertown Town Hall Planning & Zoning Conference Room to hear comments and questions on proposed sewer assessments for the Oak Drive Sewer Extension Project.

Written comments may be sent to the Chairman, Water and Sewer Authority, 747 French Street, Oakville, CT 06779 prior to this date.

The property appraisals will be available to view on the Watertown Town page, www.watertownct.org and also in the Water and Sewer Authority office.

**OAK DRIVE SEWER EXTENSION PROJECT
PROPOSED SEWER ASSESSMENTS**

<u>ADDRESS</u>	<u>NAME</u>	<u>SEWER ASSESSMENT</u>
10 Oak Drive	Thomas & Sandra Defazio	\$12,000.00
20 Oak Drive	Penny O'Mara & Walter Faulkner	\$12,000.00
32 Oak Drive	Barbara & Nicholas Mancini	\$12,000.00
256 Straits Turnpike	Michael Doherty	\$12,000.00

Dated at Watertown, Connecticut this 30th day of January, 2024

Lisa Dalton
Town Clerk

Mr. Sugden: That is the reading of the Notice of the Public Hearing. At this time, we have some members of the public here, I'll entertain anybody who would like to speak on the Proposed Sewer Assessments at this time.

Sandra Defazio, 10 Oak Drive, asks how they came to the assessments?

Mr. Jessell explains that they used to go by the frontage, but no longer do. They now do assessments by way of appraisal, what the increase in fair market value is because of the availability of public sewer.

Ms. Defazio asks if they are required to hook up to sewer, to which the answer was no. She then asked if the bill would be sent quarterly or annually, to which the answer was annually.

Walter Faulkner, 20 Oak Drive, states that he and his daughter purchased the home in June of 2023 and were not informed of the assessment during the closing. He states that they will be contacting the previous homeowner and consulting with their attorney but would like to know if they should wait to pay the assessment.

Mr. Jessell states that when they decided to do the project, a caveat was filed on the property so that any purchaser would know that the assessment would be coming. He recommends that they pay the assessment to avoid additional interest.

Ms. Defazio asks if it was possible for her property to have not been included in the project.

Mr. Sugden explains that the project was needed. When they do the extension in front of the specific properties, they automatically have access to the service and can decide whether they want to hook up or not. He states that the project was engineered to include those four properties.

Mr. Sugden concludes the Public Hearing at 6:45 P.M.

II. Regular Meeting

1. Call Meeting to Order

Chairman James Sugden called the Regular Meeting to order at 7:00 P.M.

2. Roll Call

Members present: Messrs. James Sugden, Edward Wilk, Keith Franson, Joseph Masi

Members excused: Mr. Mario Mancini, Ms. Marisa Mancini-Cavallo

Others Present: Messrs. Dave McMahon, Paul Jessell, Esq., Town Attorney, Mark A. Raimo, Town Manager

3. Public Participation

Mr. Sugden asks if there is anyone from the public who would like to speak.

Frankin Pilicy, 235 Main St., states that he came to the meeting in November and presenting a letter seeking water service at 720 Thomaston Rd., Watertown. He would like to renew the request and resubmit the letter and consider installing water service at the location.

Mr. McMahon states that there are applications being prepared to be submitted to DPH. The program for Drinking Water, SRF Funding is 80%-20% where WSA has to come up with the 20%. An engineer will be hired and if the WSA is going to extend that water main, it will be more than just the 600 ft. for the aforementioned property.

Frankie Popilowski, 35 Chestnut Ave., would like to know if the property Mr. Pilicy mentioned is the same property that was mentioned by Public Works Director Jerry Lukowski, who had stated that the water line couldn't be run that close to the sewer line, by the Westbury Room on Buckingham St.

Mr. McMahon states that it isn't an issue of being close to the sewer line, but more of an issue of if there is ledge and what the cost would be. The application to DPH takes into account roughly 2300 ft as opposed to the 600 ft needed for the property at 720 Thomaston Rd., and would run up towards Thomaston, just before the retention pond.

Katherine Camara, 31 Cottage Pl., asks if the Board ever got any other legal opinions pertaining to the Waterbury Litigation.

Mr. Sugden states that it is a pending litigation and he is not going to talk about that this evening.

4. Executive Session – Discussion on pending claim Bunker Hill Rd.

A motion was made by Joseph Masi to enter Executive Session. The motion was seconded by Keith Franson. All in favor. Motion passes.

Those entering into Executive Session include members of the WSA Board, Assistant Superintendent Dave McMahon, Paul Jessell, Town Attorney, and Mark A. Raimo, Town Manager.

5. Minutes – Special Meeting 1/25/2024

A motion was made by Joseph Masi to approve the minutes from the Special Meeting on 1/25/2024. The motion was seconded by Keith Franson. All in favor. Motion passes.

6. **Correspondence/ Information**

None.

7. **Assistant Superintendent's Report**

Assistant Superintendent Dave McMahon reports as follows below.

I. **Operations Water:**

- a. Service Repairs – 4
- b. Water Main Repairs – 5
- c. Fire Hydrants – 0
- d. Water Service Taps – 1
- e. Water Service Inspections – 5
- f. Water Main Inspections – 5

II. **Operations Sewer:**

- a. Sewer Lateral / Connection Blockages – 4
- b. Sewer Main Blockages – 3
- c. Sewer Lateral Repairs – 3
- d. Sewer Main Repairs – 2
- e. Sewer Inspections – 7
- f. Sewer CCTV Inspections – 1

III. **Business Administration:**

- a. Total Customer Transactions for Nov-Dec 2023 & Jan 2024
 - 1. Broken down as:
 - a. Cash – 4%
 - b. Checks – 20%
 - c. Credit cards/Electronic check Payments – 76%
- b. Demand Notices with Intent to Lien & Delinquent "Red" Notices
 - i. 82 Demand Notices with Intent to Lien – 61% Paid in Full
 - ii. 61 Delinquent "Red" Notices – 52% Paid in Full
- c. Shut offs on hold until May
- d. Request to have Lobby hours changed to 9:00 am – 4:00 pm
- e. Approval to charge \$24.00 (currently \$20.00) for Lien Recording Fees per CT Statute 12-176
- f. New Rate Bill for new water and sewer usage rates Oct. 18, 2023

IV. **Project Status:**

- a. WSA & Waterbury Emergency Water Interconnection Project – Still ongoing
- b. Rate Study – In progress
- c. Carvel Meter Vault Relocation Project – DWSRF Project #: SFY 23-10- In progress
- d. Lead and Copper Rule – Submission Due By 2024 Rule – Ongoing – Phase I

8. **Old Business**

None.

9. **New Business**

- a. Oak Drive Assessments – Consideration for approval of proposed assessments.

A motion was made by Joseph Masi to approve the Oak Drive Assessments as stated in the Public Hearing Notice. The motion was seconded by Keith Franson. All in favor. Motion passes.

- b. Proposed discussion and possible action on WSA FYE 2025 Draft Budget.

Mr. McMahon presents the WSA Board with the WSA FYE 2025 Draft Budget presentation. Mr. McMahon discusses the budget with the members, stating that a lot of the budget is predicated on projects. He states that the presentation given at the meeting is the same one that will be presented to the Town Council. Once the presentation is given to the Town Council, it will be put up on the town's website for residents to view.

A motion was made by Keith Franson to accept the WSA FYE 2025 Draft Budget as presented. The motion was seconded by Joseph Masi. All in favor. Motion passes.

10. **Funds Transfers/Appropriations**

None.

11. **Adjournment**

A motion was made by Keith Franson to adjourn the meeting at 8:45 P.M. The motion was seconded by Joseph Masi. All in favor. Motion passes.

Respectfully Submitted,
Keith Franson, Secretary
Water and Sewer Authority

Approved: _____

