

South Central Connecticut Regional Water Authority

Via Remote Access**

AGENDA

Regular Meeting of Thursday, March 18, 2021 at 12:30 p.m.

- A. Safety Moment
- B. Meet as Non-Core Business Committee: K. Curseaden
 - 1. Approve Minutes – December 17, 2020 meeting
 - 2. Non-Core Update – Including Executive Session: L. Bingaman, P. Singh, D. Donovan
 - 3. Review Committee Work Plan – FY 2022: L. Bingaman, P. Singh, D. Donovan
- C. Meet as Environmental, Health & Safety Committee: K. Curseaden
 - 1. Approve Minutes – December 17, 2020 meeting
 - 2. Water Chestnut Update and Video: W. Henley and J. Tracy
 - 3. Review Committee Work Plan – FY 2022
- D. Act on matters arising from Committee meetings
- E. Consent Agenda
 - 1. Approve Minutes – February 18, 2021 meeting
 - 2. Capital Budget Authorization – April 2021
 - 3. Capital Budget Transfer Notifications (no action required) – April 2021
 - 4. Accounts Receivable Update – February 2021
 - 5. Key Performance Indicators
 - 6. RPB Quarterly Dashboard Report
 - 7. Derby Tank Update
 - 8. Resolution regarding Derby Tank Executive Authorizations
 - 9. Resolutions regarding West River Water Treatment Plant Executive Authorizations
 - 10. North Cheshire Update
- F. Finance: R. Kowalski
 - 1. Quarterly Financial Report
- G. Updates: L. Bingaman
 - 1. COVID Update: B. Nesteriak and R. Kowalski
 - 2. Monthly Board Letter Highlights: L. Bingaman
- H. RPB Committee assignments and reports on RPB committee meetings
- I. *RPB Application – Disposition of Ives Street in Hamden: J. Triana

**In accordance with the Governor Lamont's, Executive Order No. 7B for the Protection of Public Health and Safety during COVID-19 Pandemic and Response, the public meeting will be held remotely. Members of the public may attend the meeting via conference call, videoconference or other technology. For information on attending the meeting via remote access, and to view meeting documents, please visit <https://www.rwater.com/about-us/our-boards/board-meetings-minutes?year=2021&category=1422&meettype=&page=>. For questions, contact the board office at jslubowski@rwater.com or call 203-401-2515.

**RPB Member (J. Jaser) is excused at Item I*

Topic: Authority Meeting (including Environmental Health & Safety Committee meeting and Non-Core Business Committee meeting)

Time: Mar 18, 2021 12:30 PM Eastern Time (US and Canada)

Join Zoom Meeting (via conference call)

Dial by your location

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 408 638 0968 US (San Jose)

Meeting ID: 889 4672 8153

Passcode: 165218

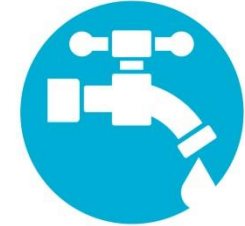
Find your local number: <https://us02web.zoom.us/j/kuFTDvnVd>

SAFETY MOMENT

MARCH – OUR ENVIRONMENT

With environmental issues like water contamination, pollution, and climate change, it's natural to look for ways we can reverse the damage to our planet and keep our environment clean. Many of us think we're too small to make a difference, but when enough of us take action, we've seen the positive results we can create.

TapInto
Safety



Regional Water Authority

Steps you can take to keep our environment clean and safe:

1. Vote, sign petitions, contact your leaders
2. Refuse single-use items (i.e., straws, to-go cups, etc.)
3. Buy locally, eat more plants, and compost food waste
4. Plant trees and landscape with native plants
5. Green your transportation and travel habits
6. Conserve water
7. Reduce use of chemicals & properly dispose of waste



Service – Teamwork – Accountability – Respect – Safety

Safety is a core company value at the Regional Water Authority .
It is our goal to reduce workplace injuries to zero.

 Regional Water Authority

**South Central Connecticut Regional Water Authority
Minutes of the February 18, 2021 Meeting**

The regular meeting of the South Central Connecticut Regional Water Authority (“RWA” or “Authority”) took place on Thursday, February 18, 2020, via remote access. Chairman Borowy presided.

Present: Authority – Messrs. Borowy, Cermola, Curseaden, DiSalvo, and Ms. Sack
Management – Mss. Collins, Kowalski, Nesteriak, Reckdenwald and Messrs. Bingaman, Donovan, Norris and Singh
RPB – Mr. Slocum
Public Member – Mr. Valadez
Staff – Mrs. Slubowski

The Chair called the meeting to order at 12:30 p.m.

Ms. Reckdenwald, RWA’s Senior Vice President of Corporate Services, reviewed the Safety Moment distributed to members.

At 12:32 p.m., on motion made by Ms. Sack, seconded by Mr. Curseaden, and unanimously carried, the Authority voted to recess the regular meeting to meet as the Audit-Risk Committee.

Borowy	Aye
Cermola	Aye
Curseaden	Aye
DiSalvo	Aye
Sack	Aye

At 12:44 p.m. Mr. Valadez withdrew from the meeting.

At 1:01 p.m., the Authority reconvened and Mr. Valadez entered the meeting.

Mr. Borowy stated that it would be appropriate to remove Item #7 from the Consent Agenda, *North Cheshire Update*, for further discussion.

On motion made by Ms. Sack, seconded by Mr. Curseaden, and unanimously carried, the Authority voted to approve, adopt, or receive, as appropriate, the following items in the Consent Agenda, as amended:

1. Approved the minutes of the January 21, 2021 meeting.
2. Approved the capital budget authorization for March 2021.

RESOLVED, that the Vice-President of Financial Services is authorized to submit to the Trustee one or more requisitions in an aggregate amount not to exceed \$2,300,000 for the month of March 2021 for transfer from the Construction Fund for capital expenditures. Each such requisition shall contain or be accompanied by a certificate identifying such requisition and stating that the amount to be withdrawn pursuant to such requisition is a proper charge to the Construction Fund. Such requisitions are approved notwithstanding the fact that amounts to be withdrawn for a particular project may exceed the amount indicated for such month and year in the current Capital Improvement Budget but will not cause the aggregate amount budgeted for Fiscal Year 2021 for all Capital Improvement Projects to be exceeded. In the absence of the Vice-

President of Financial Services, the Vice-President of Asset Management is authorized to sign in her place.

3. Receive Capital Budget Transfer Notifications for March 2021.
4. Received the Monthly Financial Report for January 2021.
5. Received the Accounts Receivable Update for January 2021.
6. Received the Derby Tank Update.

Borowy	Aye
Cermola	Aye
Curseaden	Aye
DiSalvo	Aye
Sack	Aye

At 1:20 p.m., Mr. Valadez withdrew from the meeting.

At 1:25 p.m., the Authority voted to go into executive session to discuss contract negotiations regarding the North Cheshire project. Present in executive session were the Authority members, Mss. Collins, Kowalski, Nesteriak, Reckdenwald, Slubowski and Messrs. Bingaman, Norris and Singh.

Borowy	Aye
Cermola	Aye
Curseaden	Aye
DiSalvo	Aye
Sack	Aye

At 1:32 p.m., the Authority came out of executive session.

Ms. Kowalski, RWA's Vice President of Financial Services, submitted a resolution to ratify a reduction in the Authority's long-term investment return assumption for the pension plans and Voluntary Employees' Beneficiary Association plan. On motion made by Mr. Cermola, seconded by Mr. Curseaden, the Authority voted to adopt the following resolution, with Ms. Sack abstaining:

RESOLVED, that the Authority authorizes lowering the expected long-term investment rate of return assumption from 7.0% to 6.75% for the pension plans and the Voluntary Employees' Beneficiary Association plan. The 6.75% will be used for the January 1st 2021 valuation reports and, assuming no significant change in projected investment returns, will also be used for the May 31st 2021 fiscal year-end actuarial reports.

Borowy	Aye
Cermola	Aye
Curseaden	Aye
DiSalvo	Aye
Sack	Abstain

Ms. Reckdenwald reported no violations for the RWA's Code of Ethics for the period ended November 30, 2020.

Ms. Nesteriak, RWA's Executive Vice President and Chief Operating Officer, reported on activities over the past month, which included:

- Status of COVID-19 at RWA

- Status of State of Connecticut vaccination protocols
- Status of remote work protocols
- Disinfection and increased cleaning procedures

Ms. Kowalski provided an update of cash receipts and billing. She reported that the impacts of COVID-19 on cash collections are not as severe as expected but that there is still uncertainty of the effects of the pandemic and noted that the revised budget assumes a full back to normal in January. She stated that cash collections are being monitored weekly.

Mr. Bingaman provided an update on the following:

- Good-to-Great session as part of the 2020-2025 Strategic Plan;
- Strategic priorities for Fiscal Years 2021-2022;
- RWA presented a letter of intent, including a deal structure, related to a potential lab acquisition;
- Kick-off of a new effort to increase our ability to appreciate differences across the RWA and to improve cultural competence and champion a more diverse, equitable and inclusive (DE&I) workforce. He stated that Ms. Reckdenwald is forming a working group called the Cultural Advisory Council to help shape the culture of the RWA. She received over 23 replies from employees interested in volunteering for the advisory committee.
- Madison Water project and partnering with Lawrence Ford, a Madison resident, acquaintance and entrepreneur, to donate touchless water fountains in schools and throughout the community. At 1:46 p.m., Mr. Courchaine entered the meeting.

Mr. Borowy read the following board resolution in appreciation of Mr. Norris, the RWA's Vice President of Asset Management:

WHEREAS, Ted Norris, with leadership, integrity and great distinction served as an officer of the South Central Connecticut Regional Water Authority (RWA) since January 2008; and

WHEREAS, Ted brought uncommon insight, intellect and professionalism to his role; and

WHEREAS, Ted always demonstrated his deep commitment to the RWA's higher purpose, mission, vision, and STARS values; and

WHEREAS, Ted always had the best interests of the RWA's employees, consumers and communities at heart; and

WHEREAS, Ted led extraordinary achievements to the RWA, from engineering to environmental stewardship, the landmark construction of the Lake Whitney Water Treatment Plant and the pioneering restoration of the Great Hill Tunnel and Pipeline; and

WHEREAS, Ted supported the Authority's Environmental Health & Safety Committee and the RPB's Land Use Committee and other committees as needed; and

WHEREAS, Ted generously contributed his time, energy and resources to a number of industry organizations including, AWWA, CWWA and the Water Research Foundation, as well

as community organizations, including the Greater New Haven Chamber's Economic Development Council, Connecticut Economic Resource Center and the United Way of Greater New Haven.

NOW THEREFORE BE IT RESOLVED, that the Authority Board formally acknowledges and extends its profound appreciation to Ted for his 30 years of dedicated service to the RWA and wishes him the very best in the future.

On motion made by Mr. Cermola, seconded by Mr. DiSalvo, and unanimously carried, the Authority voted to approve the resolution.

Borowy	Aye
Cermola	Aye
Curseaden	Aye
DiSalvo	Aye
Sack	Aye

Mr. Bingaman, RWA's President and Chief Executive Officer, and Ms. Nesteriak, provided a Distribution System Overview, which included:

- Risk, Resiliency & Redundancy Philosophy
- Risk Reduction
- Findings & Actions
- Short Term – Corrective Action Plan
- Long Term Focus Areas

At 2:38 p.m., Mr. Courchaine withdrew from the meeting.

Authority members reported on recent Representative Policy Board committee meetings.

At 2:40 p.m., on motion made by Mr. Cermola, seconded by Mr. DiSalvo, and unanimously carried, the Authority voted to recess the meeting to meet as the Strategic Planning Committee.

Borowy	Aye
Cermola	Aye
Curseaden	Aye
DiSalvo	Aye
Sack	Aye

At 2:47 p.m., Mr. Slocum withdrew from the meeting and Mr. Donovan entered the meeting.

At 2:55 p.m., the Authority reconvened.

At 2:56 p.m., on motion made by Ms. Sack, seconded by Mr. Curseaden, and unanimously carried, the Authority voted to go into executive session to discuss contract negotiations and real estate matters. Present in executive session were Authority members, Mss. Collins, Kowalski, Nesteriak, Reckdenwald, Slubowski and Messrs. Bingaman, Donovan, Norris and Singh.

Borowy	Aye
Cermola	Aye
Curseaden	Aye
DiSalvo	Aye

Sack Aye

At 3:10 p.m., Mr. DiSalvo withdrew from the meeting and re-entered the meeting at 3:20 p.m.

At 3:27 p.m., the Authority came out of executive session and on motion made by Mr. Cermola, seconded by Ms. Sack, and unanimously carried, the Authority voted to adjourn the meeting.


Respectfully submitted,

Kevin Curseaden, Secretary

South Central Connecticut Regional Water Authority
90 Sargent Drive, New Haven, Connecticut 06511-5966 203.562.4020
<http://www.rwater.com>

MEMORANDUM

TO: David J. Borowy
Joseph A. Cermola
Kevin J. Curseaden
Anthony DiSalvo
Suzanne C. Sack

FROM:  Rochelle Kowalski
Vice-President of Financial Services

DATE: March 15, 2021

SUBJECT: Capital budget authorization request for April 2021

Attached for your meeting on March 18, 2021 is a copy of the resolution authorizing expenditures against the capital improvement budget for April 2021. The amount of the requested authorization, for funds held by the trustee, is \$4,500,000.

In addition, from the Growth Fund, approximately \$100,000 is expected to be used for the Non-Core Billing project.

This would result in projected expenditures through April 2021 of \$18,618,914 or 76.9% of the total 2021 fiscal year capital budget.

Attachment

RESOLVED

That the Vice-President of Financial Services is authorized to submit to the Trustee one or more requisitions in an aggregate amount not to exceed \$4,500,000 for the month of April 2021 for transfer from the Construction Fund for capital expenditures. Each such requisition shall contain or be accompanied by a certificate identifying such requisition and stating that the amount to be withdrawn pursuant to such requisition is a proper charge to the Construction Fund. Such requisitions are approved notwithstanding the fact that amounts to be withdrawn for a particular project may exceed the amount indicated for such month and year in the current Capital Improvement Budget but will not cause the aggregate amount budgeted for fiscal year 2021 for all Capital Improvement Projects to be exceeded.

South Central Connecticut Regional Water Authority
90 Sargent Drive, New Haven, Connecticut 06511-5966 203-562-4020
<http://www.rwater.com>

TO:

David J. Borowy
Joseph A. Cermola
Kevin J. Curseaden
Anthony DiSalvo
Suzanne C. Sack

FROM:

 Rochelle Kowalski

DATE:

March 12, 2021

SUBJECT: Capital Budget Transfers

The status of all capital projects are reviewed on a monthly basis. In an effort to obtain efficiencies in our capital program, any anticipated unspent funds are reallocated to support reprioritized projects or existing projects. Below is a summary of the attached capital budget transfers and amendments.

	Available Funds	Reallocation of Project/Funds
West Avenue Tank	\$13,300	Lake Whitney Water Treatment Plant Improvements
Lake Saltonstall Hypochlorite System Improvements	\$115,000	North Sleeping Giant Well 1B Pump/Motor Replacement
Contingency	\$79,000	Pump Station Roof Replacements/Miscellaneous Pumping
Contingency	\$56,000	Filter Media Replacement
Ansonia-Derby Tank	\$139,034	Route 1 Branford Gasket Issue Resolution

CAPITAL BUDGET AMENDMENT REQUEST

Request Date:	02.11.21	Type	Log	Mo/Yr
Requesting Division:	Operations	B1	21-14	Feb/21
Requested By:	Jim Hill			

Transfer From:	
Account Number:	001-000-107142-090023
Project Description: West Avenue Tank Painting	
A) Original Budget	1,054,000
B) Total Previous Transfers (In or Out)	460,000
C) This Transfer	13,300
D) Revised Budget (A+/-B-C)	580,700
E) Estimated Project Costs	500,000
F) Remaining Funds Available for Transfer, if any (D-E)	80,700
Explanation why funds are available: As a result of more work than anticipated being performed during FY 2020, project work for FY 2021 will be completed under budget.	

Transfer To:	
Account Number:	001-000-107132-066013
Project Description: Lake Whitney Water Treatment Plant Improvements	
A) Original Budget	30,000
B) Previous Transfers (In or Out)	0
C) Revised Budget (A+/-B)	30,000
D) Amount to be Transferred	13,300
E) Proposed Revised Budget (C+D)	43,300
Explanation why funds are needed: This amendment will fund the replacement of the existing Chematic Streaming Current Monitor. The existing streaming current monitor has failed and no longer provides accurate charge neutralization readings, which are required for optimization of chemical pretreatment. The monitor is also used to provide alarms if chemical pretreatment stops. Because of highly variable raw water quality in Lake Whitney, this is a critical piece of equipment for optimal chemical pretreatment. Parts for the current monitor are unavailable, making replacement required. The current unit will be replaced with a Chemtrac HydroAct Streaming Current Monitor. Total replacement cost is estimated at \$13,300.	

Approvals As Required By Type	Signature	Date
1) Requesting Vice President/Director		
2) Donor Vice President/Director	Edward O. Norris III	
3) Vice President - Finance	DocuSigned by: Kathleen Kowalski	2/18/2021
4) Executive Vice President & Chief Operating Officer	DocuSigned by: B. H. Nicholas	2/18/2021
5) Chief Executive Officer		
6) Authority Members	Copy of minutes attached if required	

CAPITAL BUDGET AMENDMENT REQUEST

Request Date:	02-17-21	Type	Log	Mo/Yr
Requesting Division:	Engineering & Environmental Services	B2	21-15	Feb/21
Requested By:	Hetal Shah			

Transfer From:	
Account Number:	001-000-107132-046138
Project Description:	Lake Saltonstall Water Treatment Plant Hypochlorite System Improvements
A) Original Budget	165,000
B) Total Previous Transfers (In or Out)	0
C) This Transfer	115,000
D) Revised Budget (A+/-B-C)	50,000
E) Estimated Project Costs	47,000
F) Remaining Funds Available for Transfer, if any (D-E)	3,000
Explanation why funds are available: Project work in FY 21 has completed under budget.	

Transfer To:	
Account Number:	001-000-107132-062602
Project Description:	North Sleeping Giant Well 1B Pump/Motor Replacement
A) Original Budget	0
B) Previous Transfers (In or Out)	160,000
C) Revised Budget (A+/-B)	160,000
D) Amount to be Transferred	115,000
E) Proposed Revised Budget (C+D)	275,000
Explanation why funds are needed: This project was initiated via amendment in December 2020 to replace the submersible pump/motor for North Sleeping Giant Well 1B. Based on quotes received from vendors, additional funding will be necessary to complete the project as planned, as feasible options are in excess of the initial project budget. The majority of the increase is related to changes in equipment sizing during design. The pump/motor replacement is not in-kind. Sizing has been increased to expand operational flexibility of the pump. As a result, it is also necessary to increase the size of the VFD; however, due to space restrictions a specific model and enclosure are required. Total additional funds necessary are estimated at \$115,000, which brings the total estimated project cost to \$275,000.	

Approvals As Required By Type	Signature	Date
1) Requesting Vice President/Director	<i>[Signature]</i>	02-17-2021
2) Donor Vice President/Director	<i>[Signature]</i>	02-17-2021
3) Vice President - Finance	<i>[Signature]</i>	2/17/2021
4) Executive Vice President & Chief Operating Officer	<i>[Signature]</i>	2-18-21
5) Chief Executive Officer	<i>[Signature]</i>	02-19-21
6) Authority Members	Copy of minutes attached if required	

CAPITAL BUDGET AMENDMENT REQUEST

Request Date:	02.17.21	Type	Log	Mo/Yr
Requesting Division:	Operations	B1	21-16	Feb/21
Requested By:	John Sykes			

Transfer From:	
Account Number:	
Project Description:	Overall Budget Contingency
A) Original Budget	500,000
B) Total Previous Transfers (In or Out)	0
C) This Transfer	79,000
D) Revised Budget (A+/-B-C)	421,000
E) Estimated Project Costs	120,404
F) Remaining Funds Available for Transfer, if any (D-E)	300,596
Explanation why funds are available:	

Transfer To:	
Account Number:	001-000-000332 / To Be Created
Project Description:	Pump Station Roof Replacements/Miscellaneous Pumping
A) Original Budget	40,000
B) Previous Transfers (In or Out)	0
C) Revised Budget (A+/-B)	40,000
D) Amount to be Transferred	79,000
E) Proposed Revised Budget (C+D)	119,000
Explanation why funds are needed:	
<p>This amendment will be utilized for two separate projects: 1) Pump Station Roof Replacements requires an additional \$40,000 to complete the work as planned due to the need to remove and dispose of hazardous roofing materials. This will bring the total budget to \$40,000. 2) A Miscellaneous Pumping Project will be created to catalog the reclassification of \$39,000 of O&M charges to Capital related to a pump rebuild at the North Branford Pump Station.</p>	

Approvals As Required By Type	Signature	Date
1) Requesting Vice President/Director	Beth Nesteriak	Feb 17, 2021
2) Donor Vice President/Director	Rochelle	Feb 18, 2021
3) Vice President - Finance	Rochelle Kowalski	Feb 18, 2021
4) Executive Vice President & Chief Operating Officer	Beth Nesteriak	Feb 17, 2021
5) Chief Executive Officer		
6) Authority Members	Copy of minutes attached if required	

Signature: Beth Nesteriak
Beth Nesteriak (Feb 17, 2021 12:14 EST)
Email: bnesteriak@rwater.com

Signature: Rochelle Kowalski
Rochelle Kowalski (Feb 16, 2021 16:20 EST)
Email: rkowalski@rwater.com

CAPITAL BUDGET AMENDMENT REQUEST

Request Date:	02.18.21	Type	Log	Mo/Yr
Requesting Division:	Operations	B1	21-17	Feb/21
Requested By:	Jim Hill			

Transfer From:	
Account Number:	None
Project Description:	Overall Budget Contingency
A) Original Budget	500,000
B) Total Previous Transfers (In or Out)	79,000
C) This Transfer	56,000
D) Revised Budget (A+/-B-C)	365,000
E) Estimated Project Costs	255,211
F) Remaining Funds Available for Transfer, if any (D-E)	109,789
Explanation why funds are available:	

Transfer To:	
Account Number:	001-000-107132-116080
Project Description:	Filter Media Replacement
A) Original Budget	425,000
B) Previous Transfers (In or Out)	0
C) Revised Budget (A+/-B)	425,000
D) Amount to be Transferred	56,000
E) Proposed Revised Budget (C+D)	481,000
Explanation why funds are needed:	
<p>This is an annual program to systematically replace granular activated carbon (GAC) and sand and gravel media. Filter media replacement is required to maintain regulatory compliance for individual filter effluent turbidity, combined filter effluent turbidity, and compliance for disinfectant byproducts (DBP's). Based on bids received, the project will require additional funding in order to be able to award the bid and proceed with the program. Total project cost is estimated at \$481,000.</p>	

Approvals As Required By Type	Signature	Date
1) Requesting Vice President/Director	Beth Nesteriak	Feb 19, 2021
2) Donor Vice President/Director	Rochelle Kowalski	Feb 26, 2021
3) Vice President - Finance	Rochelle Kowalski	Feb 26, 2021
4) Executive Vice President & Chief Operating Officer	Beth Nesteriak	Feb 19, 2021
5) Chief Executive Officer		
6) Authority Members	Copy of minutes attached if required	

Signature: Beth Nesteriak
Beth Nesteriak (Feb 19, 2021 08:39 EST)
Email: bnesteriak@rwater.com

Signature: Rochelle Kowalski
Rochelle Kowalski (Feb 26, 2021 16:46 EST)
Email: rkowalski@rwater.com

CAPITAL BUDGET AMENDMENT REQUEST

Request Date:	03.01.21	Type	Log	Mo/Yr
Requesting Division:	Asset Management	B2	21-18	Mar/21
Requested By:	Larry Marcik			

Transfer From:	
Account Number:	01-0000-107142-170301
Project Description:	Ansonia Derby Tank
A) Original Budget	1,000,000
B) Total Previous Transfers (In or Out)	0
C) This Transfer	139,034
D) Revised Budget (A+/-B-C)	860,966
E) Estimated Project Costs	400,000
F) Remaining Funds Available for Transfer, if any (D-E)	460,966
<p>Explanation why funds are available:</p> <p>As a result of protracted delays associated with the rendering of a legal opinion, the project schedule has been significantly altered. Expenditures in FY 2021 will be under budget.</p>	

Transfer To:	
Account Number:	001-000-107143-020011
Project Description:	Route 1 Branford Gasket Resolution
A) Original Budget	0
B) Previous Transfers (In or Out)	0
C) Revised Budget (A+/-B)	0
D) Amount to be Transferred	139,034
E) Proposed Revised Budget (C+D)	139,034
<p>Explanation why funds are needed:</p> <p>During the performance of work related to the relocation of water main as part of the Route 1 at Interstate I-95 project, a quality issue arose with the Viton gaskets. Remedial measures were taken on the project, causing additional costs to be incurred by both RWA, and the contractor, John J. Brennan Construction. A legal dispute with the contractor ensued as to who would bear the cost of this remedial work, which entered into mediation. As a result of the mediation, RWA has been directed to pay the sum of \$139,034. This amendment will provide the funding for said payment.</p>	

Approvals As Required By Type	Signature	Date
1) Requesting Vice President/Director	<i>Beth Westeriak</i>	3/1/2021
2) Donor Vice President/Director	<i>Beth Westeriak</i>	
3) Vice President - Finance	<i>Rochelle Kowalski</i>	3/1/2021
4) Executive Vice President & Chief Operating Officer	<i>Beth Westeriak</i>	
5) Chief Executive Officer	<i>Larry Benjamin</i>	3/02/2021
6) Authority Members	Copy of minutes attached if required	

South Central Regional Water Authority

Analysis of Accounts Receivable ("A/R")

(\$000 omitted)

Denotes City of New Haven Invoicing

Total Accounts Receivable Aging (in days)

	Feb 2021	Jan 2021	Dec 2020	Nov 2020	Oct 2020	Sept 2020	Aug 2020	July 2020	June 2020	May 2020	April 2020	March 2020	Feb 2020	Jan 2020
Under 30	\$ 5,782	\$ 6,802	\$ 7,363	\$ 6,472	\$ 8,208	\$ 7,633	\$ 6,229	\$ 7,433	\$ 6,146	\$ 5,547	\$ 5,921	\$ 6,110	\$ 5,618	\$ 6,277
31-60	2,112	2,527	2,041	2,444	2,710	1,892	2,125	2,295	1,444	1,651	2,527	1,666	1,784	2,584
61-90	1,666	972	1,103	1,594	913	990	1,405	838	713	1,575	953	792	1,430	883
91-180	2,195	2,118	2,127	1,969	1,975	1,918	1,777	1,775	1,992	1,787	1,640	1,467	1,313	1,387
181-360	2,353	2,286	2,109	1,934	1,921	1,893	1,821	1,646	1,543	1,312	1,440	1,497	1,335	1,448
More than 1 year	4,720	4,621	4,576	4,408	4,388	4,449	4,207	4,266	4,331	4,207	4,333	4,243	4,092	4,174
Sub Total	18,828	19,326	19,319	18,821	20,115	18,775	17,564	18,253	16,169	16,079	16,814	15,775	15,572	16,753
Interest due	1,229	1,265	1,310	1,354	1,388	1,448	1,476	1,515	1,559	1,610	1,634	1,680	1,715	1,728
Total Gross A/R plus interest	\$ 20,057	\$ 20,591	\$ 20,629	\$ 20,175	\$ 21,503	\$ 20,223	\$ 19,040	\$ 19,768	\$ 17,728	\$ 17,689	\$ 18,448	\$ 17,455	\$ 17,287	\$ 18,481

Aged Accounts Receivable Focus of Collection Efforts

	Feb 2021	Jan 2021	Dec 2020	Nov 2020	Oct 2020	Sept 2020	Aug 2020	July 2020	June 2020	May 2020	April 2020	March 2020	Feb 2020	Jan 2020
Greater than 60 days:														
A/R	\$ 12,143	\$ 11,242	\$ 11,208	\$ 11,235	\$ 10,585	\$ 10,677	\$ 10,659	\$ 10,011	\$ 10,114	\$ 10,470	\$ 9,930	\$ 9,248	\$ 9,487	\$ 9,124
Less: Multi-Tenants	(3,127)	(2,676)	(3,039)	(3,419)	(2,949)	(3,289)	(3,109)	(3,084)	(2,864)	(3,075)	(2,594)	(2,492)	(2,677)	(2,345)
Receiverships	(2,018)	(1,976)	(2,105)	(2,084)	(2,091)	(2,141)	(2,080)	(2,163)	(2,169)	(2,190)	(2,251)	(2,148)	(2,172)	(2,231)
Liens	(2,296)	(2,165)	(1,858)	(1,775)	(1,464)	(1,500)	(1,739)	(1,705)	(1,721)	(1,724)	(1,731)	(1,758)	(1,757)	(1,831)
Total	\$ 4,702	\$ 4,425	\$ 4,206	\$ 3,957	\$ 4,081	\$ 3,747	\$ 3,731	\$ 3,059	\$ 3,360	\$ 3,481	\$ 3,354	\$ 2,850	\$ 2,881	\$ 2,717
	39%	39%	38%	35%	39%	35%	35%	31%	33%	33%	34%	31%	30%	30%

Collection Efforts

	Feb 2021	Jan 2021	Dec 2020	Nov 2020	Oct 2020	Sept 2020	Aug 2020	July 2020	June 2020	May 2020	April 2020	March 2020	Feb 2020	Jan 2020
Shuts *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	21	\$ 58	\$ 63
Red Tags **	-	-	-	-	-	-	-	-	-	-	-	7	15	22
Receivers	6	13	20	17	7	21	4	5	8	5	4	8	15	30
Top 100 Collection Calls	191	99	257	108	187									
Other ⁽¹⁾	1,093	1,425	1,290	1,163	1,319	1,544	1,192	1,338	1,282	1,159	989	1,409	1,671	1,647
Total	\$ 1,290	\$ 1,537	\$ 1,567	\$ 1,288	\$ 1,513	\$ 1,565	\$ 1,196	\$ 1,343	\$ 1,290	\$ 1,164	\$ 993	\$ 1,445	\$ 1,759	\$ 1,762
* Number of shuts	-	-	-	-	-	-	-	-	-	-	-	65	162	210
** Number of Red tags	-	-	-	-	-	-	-	-	-	-	-	32	83	80

South Central Connecticut Regional Water Authority

90 Sargent Drive, New Haven, Connecticut 06511-5966 203.562.4020

<http://www.rwater.com>

March 12, 2021

An Important Note About Third -Quarter FY2021 Results

The disruptions caused by COVID-19 are shaping a new financial reality for the world and for the RWA.

The uncertainty about the future – given all the unknowns – guided the Leadership Team's decision early on to plan and reduce our Fiscal Year 2021 capital and operating budgets, not pursue a rate increase filing until July 2021 (effective January 2022), take additional steps and implement shared sacrifices. These actions helped to preserve employment for RWA employees.

Our third-quarter Fiscal Year 2021 results show that through February 2021, we saw increased billed consumption and, while we are seeing impacts on cash receipts, the erosion is not as severe as anticipated. The revised fiscal 2021 budget assumed a full back to normal in January. A full back to normal over the remaining few months of the fiscal year no longer seems likely due to the lingering of the virus and the associated economic impacts.

What happens in the next few months is especially important. To that end, we continue to monitor the financial fallout of the pandemic and the Leadership Team is prepared to revisit prior decisions on remaining shared sacrifices and other deferred expenditures.

Executive Summary of FY2021 Key Performance Indicators (KPIs)

Purpose: To make life better for people by delivering water for life.

Mission: Provide customers with high quality water and services at a reasonable cost while promoting the preservation of watershed land and aquifers.

Our Vision is to be an innovative water utility that sustains life, strengthens our communities, and protects resources for future generations.

Cat.	Measure	Prior Month	FYTD	Target	Comments
Customer/Constituent	Average Speed of Answer (seconds)	39	38	70	Fiscal year to date calls offered to the customer care area were 43,751 with 38,943 calls handled. The month of February brought us 4022 calls offered with 3808 handled by the customer care area. February calls handled by customer care team shows a decrease of about 101 less calls handled in February over January and we attribute this to the decrease in calls coming in from our customers and the shorter month. Property closings handled by the team this month were 492 which is a decrease of about 200 from last month, but we still continue to see closing trends to continue due to so many homes being sold during the pandemic. Customers continue using self-service options during the pandemic and are becoming more comfortable. Continued tweaking and assessments to schedules continues to contribute to this month's success. The average speed of answer this month shows significant improvement over last month from 32 seconds to 28 seconds. This month shows us that 83% of our customers experienced wait times of less than 70 seconds and this success has allowed the abandonment rate to be less than 5%! Edwards handled 55 calls in February over January where 93 calls were handled. This is another win for our customers as they are able to reach customer care! Great improvements and significant progress on becoming a 21st Century customer care agent!
	% Abandoned	5.1%	4.9%	5.0%	
	Ebill %	27.3%	27.6%	27.0%	As of the end of February, there are 31,993 customers enrolled in electronic billing and reflects a growth of 1,679 customers FYTD.
	Complaints/1000 Accounts	1.48	1.66	2.93	There have been 22 complaints FYTD, less than half the number received at the same time last year.
	Disruptions/1000 Accounts	0.97	1.15	1.97	There have been 134 disruptions FYTD, including 74 emergency shutdowns, and 58 scheduled shutdowns. These disruptions lasted a total of 605.5 hours and affected 1782 customers.
Employee	Preventable Injuries	2	3	0	Employees are regularly reminded about the importance of keeping focus on walking surfaces and awareness of their surroundings. Additionally, weekly safety topics are distributed company-wide to promote safety awareness and accident avoidance.
	Preventable MVAs per 100,000 miles	0.53	0.47	1.01	RWA employees have driven over 1,000,000 miles and had 5 PMVAs FYTD, 3 backing incidents and 2 involving other vehicles. Based on the types of incidents to-date, EH&S will be focusing on backing and driver awareness training.
	Near Miss Reports with Corrective Actions Taken	100%	100%	100%	A near miss is an unplanned event that did not result in injury, illness or damage - but had the potential to do so. One Near Miss Reported and Corrected Action Taken FYTD
	Training Hrs per FTE	4.40	4.49	7.17	FYTD RWA employees have received 1,199 hours of training, despite social distancing restrictions and modified work schedules. Electronic and other delivery methods to maintain appropriate social distancing have enabled continued developmental and safety training. Employees are also taking advantage of individual training offered remotely by other organizations and institutions, however, a comprehensive learning tool, such as LinkedIn Learning, would be beneficial to providing more flexible learning options. A focus on asynchronous learning models and tools is required to put this metric back on track. In the interim, employees will continue to be encouraged to capture their independent learning using the online form.

Executive Summary of FY2021 Key Performance Indicators (KPIs)

Purpose: To make life better for people by delivering water for life.

Mission: Provide customers with high quality water and services at a reasonable cost while promoting the preservation of watershed land and aquifers.

Our Vision is to be an innovative water utility that sustains life, strengthens our communities, and protects resources for future generations.

Cat.	Measure	Prior Month	FYTD	Target	Comments
Process Excellence	Disinfection Byproducts	100%	100%	90%	There were 0 near-misses for the THMs and HAAs in December, our last compliance sampling period. Our aggressive flushing and source water management appear to be working. Additional DBP research and management activities are on-going. THM and HAA levels continue to fluctuate widely and, while well within USEPA standards, remain high enough to bear continued focus.
	Environmental Services Growth	On Track	On Track	0%	Kayak Fishing at Lake Saltonstall will be one new program. Mountain Biking at Genesee, a concept that looked promising will likely will not go forward. Now looking at establishing new authorized trails for anglers to use at Lakes Chamberlain and Saltonstall.
	Environmental Compliance	90%	91%	90%	FYTD there have been 7 parameters that fell outside the Near Miss threshold. The Gaillard daily sewer flow exceeded the discharge limit on 4 days in August. Treatment is investigating a leak in the hydropower generator cooling water loop which is discharging ~15K gpd.
	Watershed Inspection Completion	96	105	135	FYTD, 77.8% of targeted inspections have been completed. One violation noted and corrected in February. There have been 9 violations and 9 violations corrected so far this fiscal year. CoVID-related restrictions are impacting access to facilities and slowing completion of inspections. According to the CTAWWA Source Water Protection Committee and DPH, all water companies in CT who have to perform watershed inspections are experiencing similar impacts. Due to this, the DPH is not holding water companies accountable for lower inspection numbers this year, and expects the same for CY2021. Improvements are expected as the State lifts restrictions and we can return to a normal inspection schedule.
	Dashboard Analytics Rollout	75%	75%	25%	The PMO dashboarding tools have been established to share real time reporting on both a Portfolio and Project-by-Project basis. The Center of Excellence Dashboard has been developed and shared to support the CoE Teams kicking off in December. The COVID-19 Impacts Dashboard is being evaluated in light of additional enhancement from our vendor.
	Net Unaccounted For Water	12.24%	12.28%	10.00%	The YTD Net Unaccounted for Water calculation is 12.28% for the annualized reporting period of December 1, 2019 through November 30, 2020. This represents an increase from the previous month and a increase from the same reporting period one year prior. In calendar year 2020, we exceeded our field leak detection mileage goal, having surveyed almost 50% of the system. A similar focus on field surveys is needed in 2021. The hydraulic model is being updated to evaluate potential distribution operation changes moving forward, as they can modify pressures and impact the volume of water lost in various service areas. The pandemic has limited our ability to combat water theft, particularly with the hold on shutoffs, and to inspect customer installations, potentially affecting these types of water losses. The conversion to the AMI-based UFW calculation is another area of focus, which will help offset the limitations of using "billed consumption" and annualized periods that using SAP impacts in the calculation.
	I.T. Help Desk Tickets Closed in 4 Hours	83.0%	82.8%	80.0%	Of the 2577 tickets YTD, 2134 were able to be closed within 4 hours.

At or better than target*

12

Near Target*

0

Off Target*

4

*Financial Results provided in cover notice.

South Central Connecticut Regional Water Authority

90 Sargent Drive, New Haven, Connecticut 06511-5966 203.562.4020

<http://www.rwater.com>

March 12, 2021

An Important Note About Third -Quarter FY2021 Results

The disruptions caused by COVID-19 are shaping a new financial reality for the world and for the RWA.

The uncertainty about the future – given all the unknowns – guided the Leadership Team's decision early on to plan and reduce our Fiscal Year 2021 capital and operating budgets, not pursue a rate increase filing until July 2021 (effective January 2022), take additional steps and implement shared sacrifices. These actions helped to preserve employment for RWA employees.

Our third-quarter Fiscal Year 2021 results show that through February 2021, we saw increased billed consumption and, while we are seeing impacts on cash receipts, the erosion is not as severe as anticipated. The revised fiscal 2021 budget assumed a full back to normal in January. A full back to normal over the remaining few months of the fiscal year no longer seems likely due to the lingering of the virus and the associated economic impacts.

What happens in the next few months is especially important. To that end, we continue to monitor the financial fallout of the pandemic and the Leadership Team is prepared to revisit prior decisions on remaining shared sacrifices and other deferred expenditures.

Representative Policy Board
Dashboard Metric - 2Q FY21

Metrics	Quarter ended 8/31/20 (1Q FY 2021)	Quarter ended 11/30/20 (2Q FY 2021)	Quarter ended 2/28/21 (3Q FY 2021)
Customer/Stakeholders			
<i>Combined Customer Satisfaction & Reputation (Note 1)</i>	Target: 96% +/-2% Results: 93.1%* <small>*Period ending March 2020, most recent available</small>	Target: 96% +/-2% Results: 93.1%* <small>*Period ending March 2020, most recent available</small>	Target: 96% +/-2% Results: 93.1%* <small>*Period ending March 2020, most recent available</small>
<i>Underlying Credit Rating</i>	S&P rating AA- , affirmed 10/2019 Moody's rating Aa3 , affirmed 10/2019	S&P rating AA- , affirmed 10/2019 Moody's rating Aa3 , affirmed 10/2019	S&P rating AA- , affirmed 10/2019 Moody's rating Aa3 , affirmed 10/2019
<i>Water Rates</i>	Update to be provided with the next Official Statement	Update to be provided with the next Official Statement	Update to be provided with the next Official Statement
Financial Metrics (Note 2)			
<i>Accrued Metered Water Revenues to Budget (000 omitted)</i>	Budget: \$28.174 million Result: \$30.429 million	Budget: \$54.540 million Budget Org: \$56.028 million Result: \$58.581 million	Budget: \$78.567 million Budget Org: \$80.102 million Result: \$81.787 million
<i>Other Net Revenues to Budget</i>	Budget: \$1.376 million Result: \$1.555 million	Budget: \$2.753 million Result: \$2.932 million	Budget: \$4.208 million Result: \$4.402 million
<i>O&M Expenditures to Budget (Note 3)</i>	Budget: \$13.915 million Result: \$12.772 million	Budget: \$27.582 million Budget Org.: \$29.915 Result: \$25.741 million	Budget: \$41.677 million Budget Org.: \$45.268 Result: \$39.286 million
<i>Capital Expenditures to Budget (Note 4)</i>	Budget: \$4.683 million Result: \$3.355 million	Budget: \$9.885 million Result: \$7.126 million	Budget: \$14.263 million Result: \$11.133 million
<i>Cash Collections (Water and Fire Service)</i>	Budget: \$22.60 million Result: \$31.76 million	Budget: \$43.30 million Budget Org: \$60.23 million Result: \$61.80 million	Budget: \$74.896 million Budget Org: \$91.960 million Result: \$92.120 million
<i>Coverage</i>	Budget: 1.14 w/draw Projected: 1.14 w/draw	Budget: 1.14 w/draw Projected: 1.14 w/draw	Budget: 1.14 w/draw Projected: 1.17 w/0draw
<i>Draw Requirement</i>	Budget: \$12.045 million Projected: \$4.961 million	Budget: \$12.045 million Projected: \$0.6 million	Budget: \$12.045 million Projected: \$0 million

Representative Policy Board
Dashboard Metric - 2Q FY21

Metrics	Quarter ended 8/31/20 (1Q FY 2021)	Quarter ended 11/30/20 (2Q FY 2021)	Quarter ended 2/28/21 (3Q FY 2021)
System Metrics			
<i>Average Daily Production (Draft) to Budget (MG/D)/Prior Year (Note 5)</i>	Prior Year: 51.816 MGD Result: 56.883 MGD	Prior Year: 47.106 MGD Result: 50.707 MGD	Prior Year: 43.986 MGD Result: 46.413 MGD
<i>Disinfection By-products</i>	Target: 90% Result: 100%* * As of June 30, 2020, updated quarterly based on calendar year	Target: 90% Result: 100%* * As of Sept. 30, 2020, updated quarterly based on calendar year	Target: 90% Result: 100%* * As of Dec. 31, 2020, updated quarterly based on calendar year
<i>Net Unaccounted For Water (annualized)</i>	Target: 10.0% Result: 10.35% for the annualized period of June 2019 to May 2020	Target: 10.0% Result: 10.97% for the annualized period of Sept. 2019 to August 2020	Target: 10.0% Result: 12.28% for the annualized period of Dec. 2019 to Nov. 2020
<i>Reservoir Levels (% full)</i>	75% vs. 74% LTA	67% vs. 66% LTA	89% vs. 82% LTA

Notes:

Note 1: FY 2020 metric is Northeast Average for Customer Billing & Payment

Note 2: Excludes impact of governmental accounting standards for pension and opeb and may include expenses from non-revenue fund sources

Note 3: Excludes State and Redevelopment and contingency. FY 2021 also excludes capital funded by Growth Fund

Note 4 FY 2020 is vs. budget and FY 2021 is vs. prior year

South Central Connecticut Regional Water Authority

90 Sargent Drive, New Haven, Connecticut 06511-5966 203-562-4020

<http://www.rwater.com>

TO: David J. Borowy, Chair
Joseph A. Cermola
Kevin J. Curseaden
Anthony DiSalvo
Suzanne C. Sack

FROM: Ted Norris

DATE: March 12, 2021

SUBJECT: Derby Tank Update

This memo is written to provide the Authority with an update on the Derby Tank Project and the land purchases associated with it.

Property Acquisition:

No change to previous update: Second Amendments to the Purchase and Sale Agreements for the Saint Peter and Saint Paul Church (Chatfield Street) and Durante (Lombard Drive) properties were executed and extend the closing date until final decisions are made on the pending litigation, as provided for in the First Amendments.

Planning and Zoning Approval: No change to previous update

The Derby Planning and Zoning Commission unanimously approved our site plan application on June 18, 2019. After the approval, an appeal was filed with the Superior Court by Attorney Cava, representing two residents – Sharlene McEvoy and Dorothy Marinelli (the only residential neighbor near the tank site), against the City and RWA.

Oral arguments for the case were heard on September 22nd via Zoom. The main issues argued were related to RWA's standing to submit a site plan application to the Planning and Zoning Commission, the exemption issued by the City for the height of the tank, the environmental impact of tank site development, and the lighting of the cars in the parking lot into the Marinelli house.

Judge Berger presided over the hearing. The City of Derby's attorney Barbara Schellenberg and RWA's attorney's Kari Olson and Joe Szerejko represented the defendants. Attorney Greg Cava represented the plaintiffs. Rose Gavrilovic and Orville Kelly of RWA and Mayor Richard Dzieken attended on behalf of RWA and the City of Derby, respectively. There were no additional representatives on behalf of the plaintiffs. As relayed by our attorneys, Judge Berger appeared to be very familiar with land use issues. By law, the judge has 120 days to make his ruling, or until January 20, 2021.

March 12, 2021 Update: As previously noted, Judge Berger ruled on the appeal on January 19, 2021 in favor of the City of Derby and RWA. The plaintiffs filed a petition to the court for permission to appeal to the appellate court on February 26, 2021. The City and RWA (Murtha) subsequently filed a joint opposition to the petition on March 8, 2021. The appellate court generally has a guideline of making decisions within 120 days, though they could render a decision sooner based on the opposition being filed.

EON: lm

CC: Larry Bingaman
Beth Nesteriak
Orville Kelly, Miles Moffatt

South Central Connecticut Regional Water Authority

90 Sargent Drive, New Haven, Connecticut 06511-5966 203-562-4020

<http://www.rwater.com>

DATE: March 9, 2021

TO: David Borowy, Chair
Joseph A. Cermola
Kevin J. Curseaden
Anthony DiSalvo
Suzanne Sack

FROM: Ted Norris

SUBJECT: Amended Resolution Regarding the Derby Tank Project

Attached for your approval is an amended Resolution for adoption regarding the design and construction of the water storage tank in Derby, Connecticut.

The amendment removes my title and adds the Executive Vice President and Chief Operating Officer as being authorized to take action(s). This amendment is being proposed as I am no longer an officer of the Regional Water Authority.

If you have any questions regarding this amendment prior to your meeting, please call me.

cc: Larry Bingaman
Beth Nesteriak

South Central Connecticut Regional Water Authority
90 Sargent Drive, New Haven, Connecticut 06511-5966; 203-562-4020
<http://www.rwater.com>

**RESOLUTIONS FOR ADOPTION
BY REGIONAL WATER AUTHORITY**

Authority Meeting March 18, 2021

Resolved, the resolution adopted on November 15, 2018, on application No. 12-02 regarding authorizations to take action on the Derby Tank project, is amended as follows:

The President and CEO, and the Executive Vice President and Chief Operating Officer, are authorized to take any and all actions necessary to complete the design and construction of the one million gallon water storage tank in Derby, Connecticut.

South Central Connecticut Regional Water Authority

90 Sargent Drive, New Haven, Connecticut 06511-5966 203-562-4020
<http://www.rwater.com>

DATE: March 11, 2021

TO: David Borowy, Chair
Joseph A. Cermola
Kevin J. Curseaden
Anthony DiSalvo
Suzanne Sack

FROM: Ted Norris

SUBJECT: Amended Resolution Regarding the West River Water Treatment Plant Improvements Project

Attached for your approval is an amended Resolution for adoption regarding the West River Water Treatment Plant Improvements Project.

The amendment removes my title and adds the Executive Vice President and Chief Operating Officer as being authorized to take action(s). This amendment is being proposed as I am no longer an officer of the Regional Water Authority.

If you have any questions regarding this amendment prior to your meeting, please call me.

cc: Larry Bingaman
Beth Nesteriak

**RESOLUTIONS FOR ADOPTION
BY REGIONAL WATER AUTHORITY**

Authority Meeting March 18, 2021

Resolved, the resolution adopted on December 17, 2020, on application No. 20-05 regarding authorizations to take action on the West River Water Treatment Plant Improvements Project, is amended as follows:

The President and CEO, the Executive Vice President and Chief Operating Officer, are authorized to take any and all actions necessary to complete the construction of improvements at the West River Water Treatment Plant in Woodbridge, Connecticut.

South Central Connecticut Regional Water Authority

90 Sargent Drive, New Haven, Connecticut 06511-5966 203-562-4020

<http://www.rwater.com>

TO: David J. Borowy. Chair
Joseph A. Cermola
Kevin J. Curseaden
Anthony DiSalvo
Suzanne C. Sack

FROM: Ted Norris

DATE: March 12, 2021

SUBJECT: North Cheshire Development Update

The following is an update to the Authority on the status of the discussions with the Developer, Town of Cheshire, and Town of Southington Water Department (SWD) regarding the Stone Bridge Crossing development at the northwest quadrant of the intersection of Routes 10 and I-691.

1. Developer, Paul Bowman and his partners:

No change to previous update: Mr. Bowman was informed that RWA has been working through the details of the MOUs with Cheshire and SWD staff, as well as their respective Town Council and Board, to come to agreements on the terms and conditions of the MOUs. Mr. Bowman took part in a meeting in early September between RWA and SWD to discuss the terms and conditions of the MOU as they relate to the development. Discussions with both parties continued and a draft MOU was developed by Murtha Cullina. It is currently under review by RWA staff.

2. Town of Cheshire:

No change to previous update: The Town of Cheshire Council proposed, and RWA agreed to the following terms related to the Town's financial support for the project.

- a. A five-year waiver, estimated at \$175,000, of the PILOT payments for the water mains within the development when and if RWA takes over these mains and;
- b. A 50% discount (reduction) for five years of the PILOT, estimated at \$215,000 (approximately \$108,000 discounted), for the water mains along Route 10 and on west side of the development connecting at Dickerman Road. This item would remain contingent upon the sale and/or redevelopment of the state-owned property.

No change to previous update: The MOU between RWA and the Town of Cheshire was approved by the Cheshire Town Council on December 8, 2020.

3. Southington Water Department:

No change to previous update: RWA has been in discussions with the SWD to discuss the terms and conditions that would allow Southington to initially own and operate the distribution system to the development, then transfer ownership to RWA. While not the entire cost of the mains, the SWD Board determined that RWA should make some payment to Southington when the transfer of ownership occurs. The Southington Board rejected our initial offer of \$150,000. Following multiple discussions, a one-time payment of \$200,000 was agreed to by both parties.

March 12, 2021 update: Work has continued on a draft MOU between the developer, the Town of Southington, and RWA, and a final draft of the MOU remains under review. Once completed, the draft will be sent to the Connecticut Department of Public Health, Water Supplies Section, for approval, as well as being circulated internally for review. Language has been added to the MOU that discusses RWA's commitment to providing water to the development by December 31, 2021, assuming the developer receives certain milestones. The developer has submitted milestones to RWA that are under review.

EON: lm

CC: Larry Bingaman
Beth Nesteriak
Hetal Shah

South Central Connecticut Regional Water Authority

90 Sargent Drive, New Haven, Connecticut 06511-5966 203.562.4020

<http://www.rwater.com>

March 12, 2021

An Important Note About Third -Quarter FY2021 Results

The disruptions caused by COVID-19 are shaping a new financial reality for the world and for the RWA.

The uncertainty about the future – given all the unknowns – guided the Leadership Team's decision early on to plan and reduce our Fiscal Year 2021 capital and operating budgets, not pursue a rate increase filing until July 2021 (effective January 2022), take additional steps and implement shared sacrifices. These actions helped to preserve employment for RWA employees.

Our third-quarter Fiscal Year 2021 results show that through February 2021, we saw increased billed consumption and, while we are seeing impacts on cash receipts, the erosion is not as severe as anticipated. The revised fiscal 2021 budget assumed a full back to normal in January. A full back to normal over the remaining few months of the fiscal year no longer seems likely due to the lingering of the virus and the associated economic impacts.

What happens in the next few months is especially important. To that end, we continue to monitor the financial fallout of the pandemic and the Leadership Team is prepared to revisit prior decisions on remaining shared sacrifices and other deferred expenditures.

South Central Connecticut Regional Water Authority

90 Sargent Drive, New Haven, Connecticut 06511-5966 203.562.4020

<http://www.rwater.com>

TO: David J. Borowy
Joseph A. Cermola
Kevin J. Curseaden
Anthony DiSalvo
Suzanne C. Sack

FROM: *Rochelle* Rochelle Kowalski
Vice President of Financial Services

DATE: March 12, 2021

SUBJECT: Quarterly financial statements for fiscal year 2021 (ending May 31, 2021)

Attached are the following financial reports regarding the third quarter of fiscal year 2021. i.e., the quarter ended February 28, 2021:

- Statements of net position as of February 28, 2021 and February 29, 2020;
- Schedules A-1 & A-2: Statements of revenues, expenses and changes in net position as of February 28, 2021, maintenance test, and commentary;
- Schedule B: Operating and maintenance expenses;
- Schedule C: Capital budget report;
- Schedule D: Investment earnings report - comparison of investment rates of return

The reports bulleted above incorporate the Authority's experience from June 2020 through February 2021. For the remainder of fiscal year 2021, the reports include the projections shown on schedules A-2 and B which use the assumptions explained below.

Schedule A-2: Statements of Revenues, Expenses and Changes in Net Position

Section of page entitled “Nine Months Ended February 28”

The figures shown present June through February 28 as well as comparative budget vs. actual results for the nine months ended February 28, 2021.

Section of page entitled “Year Ending May 31, 2021”

The “budget” column is the budget for fiscal year 2021, as approved by the Five-Member Authority.

Assumption 1

The column labeled *Assumption 1* presents earned metered water revenues that reflect nine months (June through February 2021) of consumption and three months of budgeted consumption for (March 2021 through May 2021).

Other revenues and expenses shown in this column reflect nine months of results and three months, as projected.

Assumption 2

The column labeled *Assumption 2* projects consumption for the months of March 2021 through May 2021 at 4% above budget. Operating expense for “pump power” and chemicals for these same months is adjusted to reflect the 4% increase.

Assumption 3

The column labeled *Assumption 3* projects consumption for the months of March 2021 through May 2021 at 2% below budget. Operating expense for “pump power” and chemicals for these same months is adjusted to reflect the 2% decrease.

Section of page entitled “Maintenance Test”

The maintenance test reflects the same three assumptions described above except that water sales are not accrued revenue, but cash collections from June through February 2021, plus projected cash collections for March 2021 through May 2021. Management assumes that the billings are collected over the course of the subsequent twelve months.

Schedule B: Operating and Maintenance Expense

This schedule provides details of the operating and maintenance expense for the third quarter of fiscal year 2021, as well as projections for March 2021 through May 2021 under the three assumptions presented above.

Schedule C: Capital Budget Report

This schedule shows capital expenditures for June through February 2021, as well as projections for the full fiscal year 2021.

Schedule D: Interest Earned

Compared here are “budgeted” versus “actual” interest rates earned on the Authority’s invested funds.

Attachments

REGIONAL WATER AUTHORITY
STATEMENTS OF NET POSITION
AS OF FEBRUARY 28, 2021 AND 2020

Assets	FY 2021	FY 2020	Y/Y Variance
Utility plant			
Property, plant and equipment in service	\$ 897,071,970	\$ 877,065,933	\$ 20,006,037
Accumulated depreciation	(379,782,739)	(356,728,866)	(23,053,872)
Utility plant in service	517,289,231	520,337,067	(3,047,836)
Land	28,090,328	28,090,328	-
Construction work in progress	25,144,043	25,522,529	(378,487)
Total utility plant, net	570,523,602	573,949,924	(3,426,322)
Nonutility land, at cost	64,983,522	64,983,522	-
Goodwill	14,423,704	14,423,704	-
Current assets			
Cash and cash equivalents	58,122,359	49,364,205	8,758,154
Investments	-	100,000	(100,000)
Accounts receivable, less allowance for doubtful accounts	15,761,380	12,812,957	2,948,423
Accrued revenue	14,288,372	14,810,774	(522,402)
Accrued interest receivable	16,780	114,208	(97,428)
Materials and supplies	1,951,090	1,391,473	559,617
Prepaid expenses and other assets	5,633,943	3,705,954	1,927,989
Total current assets	95,773,924	82,299,570	13,474,354
Long-Term Note Receivable	500,000	500,000.0	-
Pension Assets			-
OPEB Assets	-	-	-
Restricted assets	97,006,164	104,718,565	(7,712,401)
Regulatory assets	10,000,413	10,703,911	(703,498)
Total assets	853,211,329	851,579,196	1,632,132
Deferred Outflows of Resources			
Deferred charge on refunding	17,539,414	18,870,004	(1,330,591)
Deferred charge on pension plans	3,754,685	2,923,318	831,367
Deferred charge on OPEB plans	963,146	1,151,455	(188,309)
Total	\$ 875,468,573	\$ 874,523,974	\$ 944,600

Liabilities and Net Assets	FY 2021	FY 2020	Y/Y Variance
Liabilities			
Revenue bonds payable, less current portion	\$ 495,615,000	\$ 516,180,000	\$ (20,565,000)
Net premiums and discounts from revenue bonds payal	42,139,221	46,643,624	(4,504,403)
DWSRF loans payable, less current portion	20,340,590	21,374,208	(1,033,618)
Net pension liability	19,071,269	17,122,195	1,949,074
Net OPEB obligation	18,344,539	20,030,271	(1,685,732)
Total noncurrent liabilities	595,510,619	621,350,298	(25,839,679)
Current liabilities			
Current portion of revenue bonds payable	20,565,000	19,765,000	800,000
Current portion of DWSRF loans payable	1,033,618	1,033,618	-
Accounts payable	4,168,533	3,721,795	446,738
Notes payable	5,937,343	5,745,476	191,868
Customer deposits and advances	2,357,909	2,708,649	(350,740)
Other accrued liabilities	8,350,536	7,425,160	925,376
Total current liabilities	42,412,939	40,399,697	2,013,242
Liabilities payable from restricted assets			
Accounts payable for construction	1,586,983	919,442	667,540
Accrued interest payable	1,802,299	1,864,921	(62,622)
Customer deposits and advances	1,277,443	1,000,703	276,740
Total liabilities payable from restricted assets	4,666,725	3,785,066	881,659
Other liabilities	17,365	185,257	(167,892)
Total liabilities	642,607,648	665,720,318	(23,112,670)
Deferred inflows of resources			
Deferred inflows related to pensions	289,674	1,221,466	(931,793)
Deferred inflows related to OPEB	3,449,470	3,059,186	390,284
Net Assets			
Invested in capital assets, net of related debt	81,839,469	61,485,229	20,354,240
Restricted assets	92,839,439	101,433,499	(8,594,060)
Unrestricted assets	54,442,874	41,604,275	12,838,599
Total net assets	229,121,782	204,523,003	24,598,779
Total liabilities and net assets	\$ 875,468,573	\$ 874,523,974	\$ 944,600

REGIONAL WATER AUTHORITY

REVIEW OF FINANCIAL DATA

February 28, 2021 (FY 2021)

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION

Operating Revenues

FY21 revenue for water, including wholesale and fire service, is over budget by \$3,234k (approx. 3.7%) primarily due to higher than anticipated consumption. Metered water revenue is over budget by \$3,220k (approx. 4.1%)

Total net other revenue is \$730k above budget primarily due higher other water revenues. Other proprietary revenues are also contributing to this variance.

Operating Expenses

Operating and Maintenance Expenses are currently under budget due to the following:

Payroll is under budget primarily due to head count under runs.	\$ (812,000)
Employee Benefits are under budget primarily due to lower medical and dental expense, payroll tax, and 401k.	(620,000)
Administrative Building is over budget primarily due to custodial services and timing.	63,000
General & Admin is under budget primarily due to the timing of replacement computer purchases.	(61,000)
Utilities & Fuel is over budget primarily due to electric service, communications, and sewer use fees.	146,000
Road Repairs is under budget primarily due to timing.	(62,000)
Postage is under budget due to lower than anticipated costs and timing.	(52,000)
Business Improvement is under budget. However, this under run is largely offset in other proprietary expenses.	(96,000)
Public/Customer Information is under budget due to timing and lower than anticipated expenses.	(76,000)
Outside Services are under budget in multiple areas.	(308,000)
Insurance Premiums are under budget primarily due to timing.	(93,000)
Worker's Compensation, Pre-Captive is under budget due to a reimbursement and reserve requirements.	(84,000)
Training and continued education is under budget primarily due to tuition reimbursement.	(56,000)
Central Lab/Water Quality is under budget primarily due to timing.	(118,000)
Info. Technology Licensing & Maintenance Fees are under budget primarily due to timing and lower than anticipated costs.	(156,000)
Maintenance & Repairs are over budget due to tornado and COVID-19 expenditures and other higher than anticipated costs.	158,000
All Other	(165,000)
	<u>\$ (2,392,000)</u>

Interest Income

Interest Income is under budget due to lower investment earnings and interest in arrears.

PROJECTED MAINTENANCE TEST

The projected coverage is 1.17 without a shortfall. The budgeted shortfall is \$12.045 million.

REGIONAL WATER AUTHORITY
STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE MONTHS ENDING FEBRUARY 28, 2021

Schedule A-1

	FY 2020 Actual	FY 2021 Budget	FY 2021 Actual	(Under)Over Budget
Operating revenues				
Metered water revenues	\$ 78,643	\$ 78,567	\$ 81,787	\$ 3,220
Fire service	9,036	9,056	9,119	63
Wholesale	671	637	588	(49)
Other revenue - water	2,509	2,027	2,507	480
Other revenue - proprietary	7,742	6,875	7,314	439
Total operating revenues	<u>98,602</u>	<u>97,162</u>	<u>101,315</u>	<u>4,154</u>
Operating expenses				
Operating and maintenance expense	41,462	41,677	39,286	(2,392)
Expense associated with other revenue - water	1,235	1,407	1,306	(102)
Expense associated with other revenue - proprietary	2,410	2,584	2,874	291
Provision for uncollectible accounts	916	746	754	8
Depreciation	18,900	18,900	18,900	-
Payment in lieu of taxes	6,325	6,555	6,449	(106)
Amortization Pension Outflows/Inflows	277	1,235	1,234	(1)
Amortization OPEB Outflows/Inflows	(271)	(409)	(409)	-
Total operating expenses	<u>71,253</u>	<u>72,695</u>	<u>70,393</u>	<u>(2,302)</u>
Operating income	<u>27,349</u>	<u>24,467</u>	<u>30,923</u>	<u>6,457</u>
Nonoperating income and (expense)				
Interest income	3,445	1,182	214	(968)
(Loss) Gain on disposal of assets	133		(229)	(229)
Realized and unrealized (losses) gains on investments	-		-	-
Interest expense	(18,439)	(16,808)	(16,713)	95
Amortization of bond discount, premium, issuance cost and deferred losses	2,641	2,040	2,024	(15)
Intergovernmental revenue	180		25	25
Total nonoperating income and (expense)	<u>(12,040)</u>	<u>(13,587)</u>	<u>(14,679)</u>	<u>(1,092)</u>
Income (expense) before contributions	<u>15,309</u>	<u>\$ 10,880</u>	<u>16,244</u>	<u>\$ 5,365</u>
Capital contributions	<u>884</u>		<u>1,289</u>	
Change in net assets	<u>16,193</u>		<u>17,533</u>	
Total net assets - beginning of fiscal year	<u>188,331</u>		<u>211,589</u>	
Total net assets - end of reporting month	<u>\$ 204,524</u>		<u>\$ 229,122</u>	

	Budget	Projected	(Under)Over	(Under)Over
FY 2021 MAINTENANCE TEST	FY 2021	FY 2021	FY 2021	FY 2021
(Budget vs. Projected)	@114%	@114%	@114%	Original Budget
Revenue Collected:				
Water sales	101,381	114,281	\$ 12,900	(2,921)
Interest Income	986	265	(721)	(1,058)
BABs Subsidy	656	656		
Other Net	6,302	6,738	436	(300)
Common Non-Core	(200)	(225)	(25)	(25)
Total	<u>109,124</u>	<u>121,715</u>	<u>12,590</u>	<u>(4,304)</u>
Less:				
Operating and maintenance expenses	(56,200)	(56,200)	-	4,851
Common Non-Core	100		(100)	(100)
Depreciation	(6,500)	(6,500)	-	
PILOT (A)	(8,700)	(8,550)	150	150
Net Avail for Debt Service (B)	<u>\$ 37,824</u>	<u>\$ 50,465</u>	<u>\$ 12,640</u>	<u>\$ 4,901</u>
Debt Service Payments (C)	<u>\$ 43,745</u>	<u>43,293</u>	<u>\$ (452)</u>	<u>\$ (475)</u>
Debt Service @ 114% (D)	<u>\$ 49,869</u>	<u>49,354</u>	<u>\$ (515)</u>	<u>\$ (542)</u>
Difference (B-D)	<u>\$ (12,045)</u>	<u>\$ 1,111</u>		
RSF, Growth and/or General Fund (D)	<u>12,045</u>			
Coverage (A+D/C)	<u>114%</u>	<u>117%</u>		

REGIONAL WATER AUTHORITY
May 31, 2021
(S000 Omitted)

SCHEDULE A-2

STATEMENTS OF REVENUES, EXPENSES
AND CHANGES IN NET ASSETS

	Nine Months Ending February 28				Twelve Months Ending May 31			
	FY 2020 Actual	FY 2021 Budget	FY 2021 Actual	(Under)Over Budget	Budget	Assumption 1	Assumption 2	Assumption 3
Operating Revenues								
Metered Water Revenues	\$ 78,643	\$ 78,567	\$ 81,787	\$ 3,220	\$ 102,888	\$ 106,108	\$ 106,737	\$ 105,778
Fire Service	9,036	9,056	9,119	63	12,074	12,138	12,138	12,138
Wholesale Water	671	637	588	(49)	846	797	797	797
Other revenue - water	2,509	2,027	2,507	480	2,889	4,015	4,015	4,015
Other revenue - proprietary	7,742	6,875	7,314	439	9,306	9,213	9,213	9,213
Total Operating Revenues	98,602	97,162	101,315	4,154	128,002	132,270	132,899	131,940
Operating Expenses								
Operating and Maintenance	41,462	41,677	39,286	(2,392)	56,200	56,200	56,244	56,179
Expenses associated with other revenue-water	1,235	1,407	1,306	(102)	1,900	2,639	2,639	2,639
Expenses associated with other revenue-proprietary	2,410	2,584	2,874	291	3,438	4,076	4,076	4,076
Provision for uncollectible accounts	916	746	754	8	975	975	975	975
Depreciation	18,900	18,900	18,900	-	25,200	25,200	25,200	25,200
Payment in lieu of taxes	6,325	6,555	6,449	(106)	8,700	8,550	8,550	8,550
Amortization Pension Outflows/Inflows	277	1,235	1,234	(1)	1,674	1,674	1,674	1,674
Amortization OPEB Outflows/Inflows	(271)	(409)	(409)	-	(546)	(546)	(546)	(546)
Total Operating Expenses	71,253	72,695	70,393	(2,302)	97,540	98,768	98,812	98,747
Operating Income	27,349	24,467	30,923	6,457	30,462	33,502	34,087	33,193
Nonoperating income and (expense)								
Interest Income	3,445	1,182	214	(968)	1,910	784	784	784
(Loss)/Gain on disposal of assets	133	-	(229)	(229)	-	(100)	(100)	(100)
Interest Expense	(18,439)	(16,808)	(16,713)	95	(22,370)	(22,237)	(22,237)	(22,237)
Amortization of bond discount, premium								
issuance cost and deferred losses	2,641	2,040	2,024	(15)	2,670	2,650	2,650	2,650
Intergovernmental revenue	180	-	25	25	-	825	825	825
Total nonoperating income & (expense)	(12,040)	(13,587)	(14,679)	(1,092)	\$ (17,789)	\$ (18,077)	\$ (18,077)	\$ (18,077)
(Expense) income before contributions	15,309	\$ 10,880	16,244	\$ 5,365	\$ 12,672	\$ 15,424	\$ 16,010	\$ 15,116
Capital contributions								
Change in net assets	16,193		17,533					
Total net assets - beginning of fiscal year	188,331		211,589					
Total net assets - end of reporting month	\$204,524		\$229,122					

MAINTENANCE TEST

	Twelve Months Ending May 31			
	Budget	Assumption 1	Assumption 2	Assumption 3
Revenue Collected:				
Water Sales	\$ 101,381	\$ 114,281	\$ 114,668	\$ 114,088
Interest Income	986	265	265	265
BABs Subsidy	656	656	656	656
Other Net	6,302	6,738	6,738	6,738
Common Non-Core	(200)	(225)	(225)	(225)
Total	109,124	121,715	122,102	121,522
Less:				
Operating and Maintenance Expenses	(56,200)	(56,200)	(56,244)	(56,179)
Common Non-Core	100	-	-	-
Depreciation	(6,500)	(6,500)	(6,500)	(6,500)
PILOT (A)	(8,700)	(8,550)	(8,550)	(8,550)
Net Avail for Debt Service (B)	37,824	50,465	50,808	50,293
Debt service payments (C)	\$ 43,745	\$ 43,293	\$ 43,293	\$ 43,293
Debt Service @ 114% (D)	\$ 49,869	\$ 49,354	\$ 49,354	\$ 49,354
Difference (B-D)	\$ (12,045)	\$ 1,111	\$ 1,453	\$ 938
RSF, Growth and/or General Fund (D)	\$ 12,045	\$ -		
Coverage (A+D/C)	114%	117%	117%	116%
Required Coverage	114%	114%	114%	114%

REGIONAL WATER AUTHORITY
OPERATING AND MAINTENANCE EXPENSES
MAY 31, 2021 (FY 2021)
(\$000 Omitted)

SCHEDULE B

NINE MONTHS ENDING FEBRUARY 28				
	FY 2020	FY 2021	FY 2021	(Under)
	Actual	Budget	Actual	Over
1 Payroll	\$ 16,867	\$ 17,156	\$ 16,343	\$ (813)
2 Employee Benefits Allocation	6,044	6,131	5,511	(620)
Pension	2,949	1,996	1,996	-
3 Administrative Building Space Allo	802	703	766	63
4 General & Administrative	976	1,007	946	(61)
5 Transportation Allocation	453	498	533	35
6 Tools & Stores Allocation	246	228	260	32
7 Utilities & Fuel	963	935	1,081	146
8 Material From Inventory	185	177	144	(32)
9 Pump Power Purchased	1,945	2,240	2,198	(42)
10 Chemicals	1,331	1,389	1,397	8
11 Road Repairs	171	150	88	(62)
14 Postage	221	216	164	(52)
15 Printing & Forms	67	70	52	(18)
17 Collection Expense	468	454	410	(44)
18 Business Improvement	216	244	148	(96)
19 Public/Customer Information	194	203	126	(76)
20 Outside Services	1,727	1,717	1,409	(308)
21 Insurance Premiums	907	1,148	1,055	(93)
22 Worker's Compensation, pre-Churc	221	41	(43)	(84)
23 Damages	31	45	52	7
24 Training & Cont. Education	149	142	85	(56)
25 Authority Fees	99	117	99	(19)
26 Consumer Counsel	15	47	20	(27)
27 RPB Fees	65	127	78	(49)
28 Organizational Dues	138	86	66	(20)
29 Donations	19	14	15	1
34 Central Lab/Water Quality	324	344	226	(118)
40 Environmental Affairs	63	71	77	6
44 Info. Technology Licensing & Maintenance Fees	1,481	1,706	1,549	(156)
45 Maintenance and Repairs	2,127	1,962	2,120	158
46 Regulatory Asset Amortization	-	316	316	(0)
	<u>\$ 41,462</u>	<u>\$ 41,677</u>	<u>\$ 39,285</u>	<u>\$ (2,392)</u>

YEAR ENDED MAY 31, 2021			
PROJECTED ACTUAL			
Budget	Assump 1	Assump 2	Assump 3
23,088	22,135	22,135	22,135
8,182	7,817	7,817	7,817
2,661	3,625	3,625	3,625
928	915	915	915
1,347	1,340	1,340	1,340
673	684	684	684
305	295	295	295
1,253	1,395	1,395	1,395
239	268	268	268
2,970	3,000	3,027	2,987
1,855	1,940	1,957	1,932
200	200	200	200
288	196	196	196
83	87	87	87
648	602	602	602
366	210	210	210
289	247	247	247
2,485	2,920	2,920	2,920
1,540	1,593	1,593	1,593
54	55	55	55
60	75	75	75
214	105	105	105
157	132	132	132
63	38	38	38
169	116	116	116
102	114	114	114
19	19	19	19
433	433	433	433
93	153	153	153
-	-	-	-
2,293	2,165	2,165	2,165
2,726	2,906	2,906	2,906
422	422	422	422
<u>\$ 56,200</u>	<u>\$ 56,200</u>	<u>\$ 56,244</u>	<u>\$ 56,179</u>

	Period Ending February 28, 2021			Period Ending May 31, 2021		
	Budget	Expenditures	(Under)/Over	Budget	Projected	(Under)/Over
I. NATURAL RESOURCES						
Hamden Middle School Remediation	91	103	12	120	120	-
Lake Whitney Dam & Spillway Improvements	330	309	(21)	450	490	40
Peat Swamp Dam Modifications Filtration Pond	-	1	1	25	1	(24)
Tunnel Diversion Raw Water Main Rehabilitation Program	5	2	(3)	25	25	-
Miscellaneous Natural Resources	81	13	(68)	91	96	5
Prior Year	-	56	56	-	56	56
TOTAL	507	484	(24)	711	788	77
II. PUMPING						
Raynham Hill Pump Station Equipment & Generator Replacement	28	-	(28)	50	-	(50)
Burwell Hill Pump Station Equipment Replacement	379	605	226	819	819	-
Lake Gaillard Pump Station Improvements	622	447	(175)	778	938	160
MCC Replace/Improvements -Northwest Cheshire Pump Station	37	105	69	92	105	14
Sanford Street Pump Station Rehabilitation	270	209	(61)	270	216	(54)
Hill Street Pump Station Repairs	80	81	1	350	350	-
Miscellaneous Pumping	89	39	(50)	119	149	30
Prior Year	-	-	-	-	-	-
TOTAL	1,504	1,485	(18)	2,478	2,577	100
III. TREATMENT						
Filter Media Replacement	425	32	(393)	481	481	-
LGWTP - Process Valve Replacements	30	28	(2)	30	28	(2)
LGWTP - Chemical Feed Improvements	180	176	(4)	380	550	170
LGWTP - Backwash Polymer System	160	18	(142)	20	20	-
LGWTP -Roof Replacements	22	3	(19)	22	3	(19)
LGWTP -Electrical Upgrades	20	10	(10)	70	70	-
LGWTP -Structural Improvements	30	1	(29)	66	1	(65)
LGWTP -Clarifiers Recycle Pumps	35	4	(30)	80	35	(45)
LSWTP - Lagoon Discharge Pipe Replacement Footbridge Rehab	20	1	(19)	20	1	(19)
LSWTP -Hypochlorite System	165	42	(123)	165	47	(118)
LSWTP -Chemical Treatment System Improvements	120	93	(27)	120	120	-
LWWTP Improvements	37	24	(14)	43	43	-
West River WTP-Dissolved Air Flotation (DAF)	60	219	159	100	500	400
West River WTP-Effluent Pipe Injection	304	4	(300)	304	304	-
West River WTP-Chemical System Improvements	25	4	(21)	50	4	(46)
Seymour Wellfield Back-Up Well and Metering	63	60	(2)	70	60	(10)
Seymour Wellfield Treatment System Improvements	67	-	(67)	75	-	(75)
NSG Wellfield Facility Improvements	450	697	247	800	1,100	300
Well Rehabilitations	130	130	(0)	200	235	35
Well Replacements	53	4	(49)	75	4	(71)
NSG Well 1B Pump Motor Replacement	80	13	(67)	160	275	115
Rocky Corner Satellite System	30	12	(18)	30	12	(18)
WRWTP Backwash & Surface Wash Pump Repl	500	119	(381)	700	550	(150)
Prior Year	-	103	103	-	103	103
TOTAL	3,004	1,796	(1,208)	4,061	4,546	485
IV. TRANSMISSION AND DISTRIBUTION						
Pipe	2,602	2,128	(474)	3,106	3,073	(33)
Ruden Street Cleaning Lining, West Haven	150	271	121	150	275	125
Valve Replacements	113	231	119	150	250	100
Service Connections	1,125	1,033	(92)	1,500	1,500	-
Capital Pipe Service Transfers	350	424	74	350	500	150
Meters	35	45	10	50	194	144
Hydrants and Connections	70	146	76	100	170	70
AMI Meters	180	9	(171)	230	30	(200)
Sanitary Survey Improvements-LGWTP Finished Water Reservoirs	50	12	(38)	200	200	-
East West Transmission System	50	86	36	200	200	-
West Johnson Ave Transmission Main Connection	75	9	(66)	75	9	(66)
Brushy Plains System Upgrade-Phase II	151	124	(27)	151	151	-
Grand Avenue Pipe Bridge & Main Replacement	-	1	1	6	7	1
Ansonia-Derby Tank	450	24	(426)	861	150	(711)
West Avenue Tank Painting	661	436	(225)	581	460	(121)
Water Quality Improvements	130	-	(130)	130	75	(55)
Lake Saltonstall WTP FWR Roof Improv Valve Replac	30	10	(20)	30	10	(20)
Western Service Area Bulk Fill Station, Ansonia	92	85	(7)	92	85	(7)
Miscellaneous Transmission and Distribution	-	274	274	-	285	285
Prior Year	-	107	107	-	107	107
TOTAL	6,313	5,454	(859)	7,961	7,730	(231)
V. GENERAL PLANT						
SAP Business Enhancements	40	13	(27)	50	50	-
SAP SQL Upgrade	190	-	(190)	190	-	(190)
SAP Customer Channels Sales Marketing	75	23	(52)	150	150	-
Monthly Billing	410	56	(354)	550	400	(150)
Cyber Security Enhancements	50	-	(50)	100	35	(65)

	Period Ending February 28, 2021			Period Ending May 31, 2021		
	Budget	Expenditures	(Under)/Over	Budget	Projected	(Under)/Over
System-Wide Radio Telemetry Unit (RTU) Upgrade	625	482	(143)	1,000	1,000	-
SCADA Upgrades	60	108	48	100	108	8
LIMS Upgrades	920	923	3	1,260	1,260	-
Information Systems	301	146	(155)	400	315	(85)
Miscellaneous IT	3	-	(3)	3	3	-
Equipment	100	3	(97)	100	100	-
Miscellaneous Equipment	51	10	(41)	57	57	-
90 Sargent Drive	50	33	(17)	50	5	(45)
Miscellaneous 90 Sargent Drive	60	30	(30)	60	70	10
Prior Year	-	87	87	-	87	87
TOTAL	2,935	1,914	(1,021)	4,070	3,639	(430)
 VII. CONTINGENCY	 246	 -	 (246)	 365	 365	 -
TOTAL	14,508	11,133	(3,375)	19,646	19,646	(0)
 VIII. STATE & REDEVELOPMENT PIPE	 3,350	 1,084	 (2,266)	 3,800	 2,500	 (1,300)
 IX. NON-CORE BILLING	 530	 45	 (485)	 746	 746	 -
TOTAL	18,388	12,262	(6,126)	24,192	22,892	(1,300)

Includes March Amendments

Investment Earnings Report
Comparison of Investment Rates of Return

Fund Type	Balance @ February 28, 2021	Budgeted Return	Rate of Return February 28, 2021	Rate of Return Fiscal Year to Date
<u>Less than Six Months</u>				
Revenue Investment (A)	\$ 30,243,768	1.01%	0.14%	0.14%
Revenue (B)	4,539,340	0.00%	0.01%	0.01%
Rate Stabilization (A)	10,000,000	1.01%	0.14%	0.14%
Operating Reserve (A)	8,435,679	1.01%	0.14%	0.14%
Operating Reserve (C)	250,000	0.25%	0.01%	0.01%
Capital Contingency (A)	6,005,834	1.01%	0.14%	0.14%
Debt Reserve (A)	20,644,930	1.01%	0.14%	0.14%
Debt Service (A)	16,558,484	1.01%	0.14%	0.14%
Debt Service (C)	2	0.25%	0.01%	0.01%
PILOT (A)	2,170,819	1.01%	0.14%	0.14%
General Fund (A)	16,126,128	1.01%	0.14%	0.14%
Sub-Total	\$ 114,974,984			
<u>Long Term Investments now less than Six Months</u>				
Operating Reserve	1,500,000	1.97%	1.75%	1.71%
Debt Reserve	44,174	2.12%	1.40%	1.34%
Sub-Total	\$ 1,544,174			
<u>Other</u>				
Construction (A)	\$ 30,003,820	1.01%	0.14%	0.14%
Construction (C)	3,711	0.25%	0.01%	0.01%
Growth Fund	6,446,437	0.00%	0.07%	0.12%
Interim Financing	897	0.00%	0.04%	0.07%
Sub-Total	\$ 36,454,865			
Total	\$ 152,974,022			

(A) Investments are in the Connecticut Short Term Investment Fund (STIF).

(B) Reflects new sweep product with balances fully insured. Balances earn credits to offset bank fees.
 Percentage based on month-end book balance.

(C) Investments are in the First American Government Obligation Fund.
 Requested transfer of Operating Reserve balance to STIF.

Fund	Budgeted Interest (Cash Basis) as of February 28, 2021	Interest Received (Cash Basis) as of February 28, 2021	(Under)/ Over
Debt Reserve	204,680	75,507	(129,173)
Operating Reserve	99,375	43,574	(55,801)
Capital Contingency	58,004	17,501	(40,503)
PILOT	16,186	4,563	(11,623)
Debt Service	118,144	28,127	(90,017)
Revenue	71,467	20,304	(51,163)
Rate Stabilization	75,919	10,265	(65,654)
General	66,738	15,318	(51,420)
Sub Total	710,513	215,159	(495,354)
Construction	178,449	45,688	(132,761)
Growth Fund	-	5,932	5,932
Interim Financing	-	-	-
Total	888,962	266,779	(622,183)

RPB COMMITTEE MEETINGS

Month	Meeting	Will Attend
January 2021	<i>Finance Committee</i> Monday, Jan 11 at 5:00 p.m.	David
	<i>Land Use Committee</i> Wednesday, Jan 13 at 5:30 p.m.	Kevin
	<i>Consumer Affairs Committee</i> Monday, Jan 25 at 5:30 p.m.	Suzanne
February 2021	<i>Finance Committee</i> Monday, Feb 8 at 5:00 p.m.	Tony
	<i>Land Use Committee</i> Wednesday, Feb 10 at 5:30 p.m.	Suzanne
	<i>Consumer Affairs Committee</i> Monday, Feb 22 at 5:30 p.m.	Tony
March 2021	<i>Finance Committee</i> Monday, Mar 8 at 5:00 p.m.	Suzanne
	<i>Land Use Committee</i> Wednesday, Mar 10 at 5:30 p.m.	Tony
	<i>Consumer Affairs Committee</i> Monday, Mar 15 at 5:30 p.m.	Kevin

RPB COMMITTEE MEETINGS

Month	Meeting	Will Attend
April 2021	<i>Finance Committee</i> Monday, Apr 12 at 5:00 p.m.	
	<i>Land Use Committee</i> Wednesday, Apr 14 at 5:30 p.m.	
	<i>Consumer Affairs Committee/LUC</i> <i>(Special Joint Meeting to rev. FY 22 Budget)</i> Monday, Apr 19 at 5:30 p.m.	
	<i>Finance Committee (Special Meeting to rev. FY 22 Budget)</i> Tuesday, Apr 20 at 5:00 p.m.	
May 2021	<i>Finance Committee</i> Monday, May 10 at 5:00 p.m.	
	<i>Land Use Committee</i> Wednesday, May 12 at 4:30 p.m.	
	<i>Consumer Affairs Committee</i> Monday, May 17 at 5:30 p.m.	
June 2021	<i>Finance Committee</i> Monday, June 14 at 5:00 p.m.	
	<i>Land Use Committee</i> Wednesday, June 9 at 5:30 p.m.	
	<i>Consumer Affairs Committee</i> Monday, June 21 at 5:30 p.m.	

South Central Connecticut Regional Water Authority

90 Sargent Drive, New Haven, Connecticut 06511-5966 203-562-4020

<http://www.rwater.com>

DATE: March 12, 2021

TO: David J. Bowory, Chair
Joseph A. Cermola
Kevin J. Curseaden
Anthony DiSalvo
Suzanne C. Sack

FROM: Ted Norris

SUBJECT: Application to the Representative Policy Board for Disposition of 0.92 acres located south of Ives Street in Hamden that is part of Land Unit HA 13

Enclosed for your review is an application to the Representative Policy Board (RPB) for the disposition of 0.92 acres located south of Ives Street in Hamden for not less than \$19,000. This parcel is located between South New Road and Broadway near the North Haven town line. It contains improvements including a house and detached garage. The acreage has been subdivided from the Authority's Land Unit HA 13.

Section 18 of Special Act 77-98, as amended, requires RPB approval before the Authority sells or otherwise transfers any property or interest or right therein. This application proposes the sale of improved property owned by the Authority. Subsection (i) of Section 18 discusses the disposition of unimproved property while being silent on improved property. It is Murtha Cullina's longstanding legal interpretation that Section 18 applies to both unimproved and improved properties.

A draft resolution of the Authority accepting the application and a draft letter from the Authority to the RPB requesting consideration of the application are also attached.

John Triana and I would like to discuss the application at your March 18, 2021 meeting and, upon your approval, request that it be submitted to the RPB. If you have any questions prior to the meeting, please contact John or me.

cc: Larry Bingaman
Beth Nesteriak
John Triana

South Central Connecticut Regional Water Authority

90 Sargent Drive, New Haven, Connecticut 06511-5966 203-562-4020

<http://www.rwater.com>

Date: March 18, 2021

To: Members of the Representative Policy Board
South Central Connecticut Regional Water Authority

Subject: Application to the Representative Policy Board for Disposition of 0.92 acres located south of Ives Street in Hamden that is part of Land Unit HA 13

Ladies and Gentlemen:

The South Central Connecticut Regional Water Authority requests that the Representative Policy Board (RPB) accept the following enclosed document as complete:

Application to the Representative Policy Board for Disposition of 0.92 acres located south of Ives Street in Hamden that is part of Land Unit HA 13

Based on our conclusion that the proposed disposition is in support of the goals of the South Central Connecticut Regional Water Authority and is in the public interest, we are further requesting that the RPB approve this action following a public hearing.

Any questions regarding this application may be directed to Ted Norris, consultant or John Triana, Real Estate Manager.

Sincerely,

South Central Connecticut Regional Water Authority

David Borowy, Chair
Joseph A. Cermola
Kevin J. Curseaden
Anthony DiSalvo
Suzanne Sack

Enclosure

**RESOLUTIONS FOR ADOPTION
BY REGIONAL WATER AUTHORITY
Authority Meeting March 18, 2021**

Resolved, that the Authority hereby accepts the Application for Disposition of 0.92 acres located south of Ives Street in Hamden that is part of Land Unit HA 13, as a completed application, substantially in the form submitted to this meeting, and authorizes filing said application with the Representative Policy Board.

Further Resolved, if approved by the Representative Policy Board, the President and CEO, and the Executive Vice President and Chief Operating Officer, are authorized to take any and all actions necessary to complete the transfer interest in real estate.

Proposed Disposition of Class I and II Land

**Portion of HA 13
95 Ives Street, Hamden**

Application to the Representative Policy Board (RPB) From the Regional Water Authority

March 2021

1. AUTHORIZATION SOUGHT

The Regional Water Authority (Authority) proposes the disposition of 0.92 acres of improved Class I and II land (hereinafter referred to as “the Property”) located within Hamden, Connecticut, conforming to any and all approvals that may be granted by the regulatory agencies of the Town of Hamden. Additionally, the Property will be subject to restrictive covenants placed upon it as noted in the language of Special Act 03-12 (Exhibit F). The purchase price shall be not less than \$19,000.

The Property, part of the Authority’s land unit HA 13, comprises 0.92 acres and is located at 95 Ives Street in Hamden. The parcel has been subdivided from the larger tract at Ives St. and Broadway, land unit HA 13, which is approximately 10 acres, and the parcel has been sized to just meet Hamden’s minimum lot size for the zone it falls in. The Property at 95 Ives Street contains a 1 ½-story house of 1,965 square feet that was built circa 1790, and which has been renovated multiple times throughout the years. The Property includes a detached garage behind the house. The subdivided Property is bounded by Ives St. to the north and private property to the west. Authority property will border the east and south sides of the Property. The Mill River is on the east side of the property.

In 2007, the Authority and the Town of Hamden entered into a license agreement for the Town to take over use and management of the property. Several proposals for the use of the house were considered in the first years of the agreement, but the Town did not find any tenants for the building. Proposals for use of the property dwindled as the condition of the house deteriorated. The Town was responsible for maintenance during the entire term of the license agreement, however they performed no maintenance to the house, garage, or land.

The Property is classified as Class I and II land and is within the Lake Whitney watershed. It is approximately 10 feet from the Mill River which drains into Lake Whitney. The lake is over 3.4 miles from the Property. With new ownership, and considering the property’s proximity to the river, watershed inspections of the property will be increased.

The Authority’s Land Use Plan, approved by the RPB on January 21, 2016, designates the area as Non-water System Land. This location is planned for disposition. In 2003, the Authority’s enabling legislation was amended to allow the sale of Class I and II property that is associated with existing single-family homes and barns on its property. That amendment expired and was reauthorized by a second amendment in 2013.

The Property is not needed for water supply purposes. Therefore, the Authority proposes to dispose of the Property in a manner that will meet the following objectives:

1. To generate income to be used to further protect the Authority’s public water supply through the purchase of additional water supply watershed lands or conservation easements within the Authority’s public water supply watersheds.
2. To benefit Authority ratepayers by minimizing future water rate increases that are, in part, attributed to future borrowing needed to complete the purchase of water supply watershed land or conservation easements.
3. To protect and preserve any outstanding historical resources.
4. To reduce PILOT payments and maintenance costs.

5. To reduce the exposure to the liabilities of owning a vacant house.

Furthermore, as outlined in the Authority's 2007 brochure titled "The Land We Need for the Water We Use," the Authority has purchased land or secured conservation easements on land within its watersheds. These purchases protect watershed lands in the region and help us maintain a high level of water quality for our customers and minimize treatment costs. Purchases of land and/or conservation easements have been partially funded by the sale of lands that are not essential for the protection of the public water supply.

2. NEED FOR PROPOSED ACTION

The Property is situated on Class I and II land. The cost of maintaining the Property includes boundary inspections and security, as well as payment in lieu of taxes (PILOT). PILOT for this entire parcel is approximately \$550 per year. However, this figure is only for the unimproved portion of the property as the town has omitted PILOT from the improved portion of the parcel during the 2007 license agreement. If that was not omitted, the PILOT on this parcel would be approximately \$5,600. The maintenance costs are currently minimal, totaling approximately \$50 per year. Nonetheless, these expenses represent a diversion of resources that could be utilized elsewhere for the maintenance and security of the water system.

The house has been vacant for almost 20 years. A vacant building is an "attractive nuisance" and an obvious target for theft, trespassing, and vandalism. It is also susceptible to undetected damages, such as fire, water, and wind damage. In addition, a vacant building exposes the owner to liabilities. Significant hazards, such as broken windows, steps, railings, and fences, can cause injuries to anyone on the property – even trespassers. The owner can be held responsible for criminal activities or accidents that take place on the vacant premises. Finally, should the proposed action be approved, the Authority will receive funds from the sale of the Property. Any excess funds must be utilized for source water protection acquisitions.

3. ANALYSIS OF ALTERNATIVES

This application considers three alternatives to the Proposed Action: 1) No action, 2) sale and relocation of the house, and 3) demolition of the house.

No Action

An alternative to the proposed disposition is the continued ownership of the Property by the Authority. Under this scenario, Authority ratepayers would lose the benefits of the land sale and the Authority would continue to be responsible for maintenance costs and general management issues related to the land and vacant buildings, including the exposure to liability. Such expenses and exposure to liability may be expected to increase with time. PILOT payments would also continue. Since the Authority has no use for the house, it will remain vacant and continue to deteriorate unless significant funds are allocated for repairs and upkeep.

Sale and relocation of the house

This alternative was attempted in 2005 and was unsuccessful due to the high costs of moving the house. The house's size, age, and construction made the proposition exceptionally expensive and complicated. When this house was offered publicly for \$1 there were no interested parties. This alternative could not be completed, even during a time when real estate prices were high.

Demolition of the House

The Authority has looked into this possibility at other former rental houses. Costs to demolish houses vary between \$50,000 and \$100,000, depending on the size of the building and hazardous materials found within them. If the Authority can sell the Property, for even a nominal fee, it will be a significant benefit in terms of cost avoidance. Additionally, there have been inquiries by individuals to buy and restore this house. For those reasons, demolition has not been considered for this Property.

4. COSTS INCURRED OR SAVED BY THE PROPOSED ACTION

Once the Property is no longer owned by the Authority, the average annual expenses for PILOT, security, and maintenance will no longer be incurred. This savings is approximately \$5,650 per year. Additionally, the Authority will benefit from the revenue to be gained by the sale of the land. All net proceeds, after disposition costs, will be used for the protection of watershed lands through purchase and/or conservation easements. Finally, although it is not a specific cost of owning the vacant house, the reduction of liability to the Authority is important.

The minimum sale value of \$19,000 was derived from the costs that the Authority has incurred to bring the Property through the disposition process. Professional services, including surveyors and environmental consultants, accounted for approximately \$10,000. Authority staff time and expected legal costs account for the remainder of the value. As discussed below, an appraisal of the property was not completed.

5. UNUSUAL CIRCUMSTANCES FOR THE RPB TO CONSIDER

The house at 95 Ives Street in Hamden has been vacant for over fifteen years and is in an advanced state of disrepair. Issues with the house include general dilapidation, structural decay, and unusable mechanical systems. The roof is in disrepair and water has penetrated the building. While the Town of Hamden had the responsibility to maintain the building during the years they held the license agreement over the property, they never performed any maintenance.

An appraisal of the Property was not completed because, as proved by the appraisals of the houses at 499 Derby Avenue, Orange and 2040 Litchfield Turnpike, Woodbridge (houses in much better condition than the subject Property), it would conclude that the Property has negative value. In order to return the house to a livable condition, the amount of money that would need to be invested exceeds the amount of money for which the buyer, thereafter, could sell the house. Due to this fact, and the continued interest in the house from some members of the public, we are proposing to dispose of the house by a public bidding process. The proposed sale of the land is in conformity with the Authority's 2007 initiative known as "The Land We Need for the Water We Use."

The house is at least 230 years old and contains many architectural elements from various eras. These are detailed in a 2003 report from the Connecticut Trust for Historic Preservation titled "An Architectural and Historical Analysis of the South Central Connecticut Regional Water Authority's Sixteen Rental Buildings" (Exhibit C). The amendment to the Authority's enabling legislation in 2003, and reauthorized in 2013, specifically carves out Class I and II land to be sold with the former rental houses and barns that have historical significance.

As stated earlier, the house has been vacant for over fifteen years. Vacant buildings are "attractive nuisances" and an obvious target for theft, trespassing, and vandalism. They are also susceptible to undetected damages such as fire, water, and wind damage. In addition, vacant buildings expose the owner to liability issues. Significant hazards, such as broken windows, steps, railings, and fences, can cause injuries to anyone on the property – even trespassers. The owner can be held responsible for criminal activities or accidents that take place on the vacant premises.

6. ANNEXED MATERIALS

Exhibit A	Location Map – 95 Ives Street, Hamden – March 2021
Exhibit B	Preliminary Assessment prepared by Evans Associates Environmental Consulting, Inc., March 9, 2020
Exhibit C	Section of Connecticut Trust for Historic Preservation report on the House at 95 Ives Street, Hamden
Exhibit D	A-2 Survey of the Property prepared by Juliano Associates LLC, dated May 10, 2019
Exhibit E	DPH Water Company Land Permit (#WCL2014-21) allowing disposition of the former rental properties

7. FACTS UPON WHICH THE RPB IS EXPECTED TO RELY IN MAKING ITS DECISION

- A. The Proposed Action: Disposition of a portion of Authority’s land unit HA 13, which consists of 0.92 acres of Class I and II land. The sale of the Property is in conformity with the Authority’s Land Use Plan. The parcel’s designation is Non-water System Land.
- B. Sale of the Property will have no adverse impact upon the public water supply. The Property’s current use as a single-family residence will continue.
- C. Under the proposed action, the Property would be sold through a public bidding process for not less than \$19,000.
- D. Net proceeds of the sale will be used to finance the Authority’s long-range plan to acquire and protect watershed property, thereby augmenting the protection of the public water supply.
- E. The proposed action is consistent with the Authority policies enumerated in the 2007 initiative “The Land We Need for the Water We Use.”

8. FINAL EVALUATION AND RECOMMENDATION OF THE AUTHORITY

The Authority has concluded that the Proposed Action constitutes a disposition of interest in land. The Authority has further concluded that the proposed disposition is consistent with, and advances the policies and goals of, the South Central Connecticut Regional Water Authority and will not have an adverse impact on the environment, the purity and adequacy of the public water supply, and will be in the interest of the public and RWA customers.

The Authority recommends that this Application for Disposition of 0.92 acres of Class I and II land be approved by the RPB.

Location Map

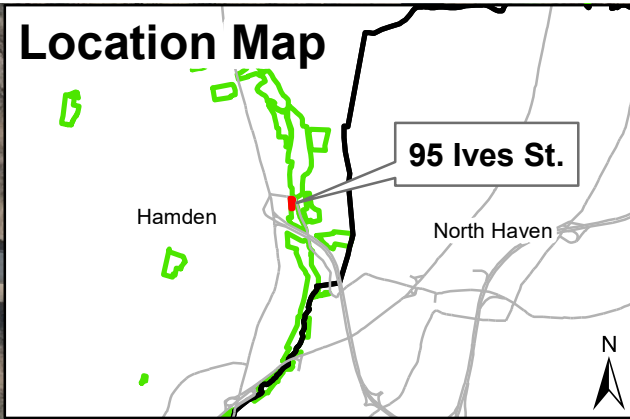
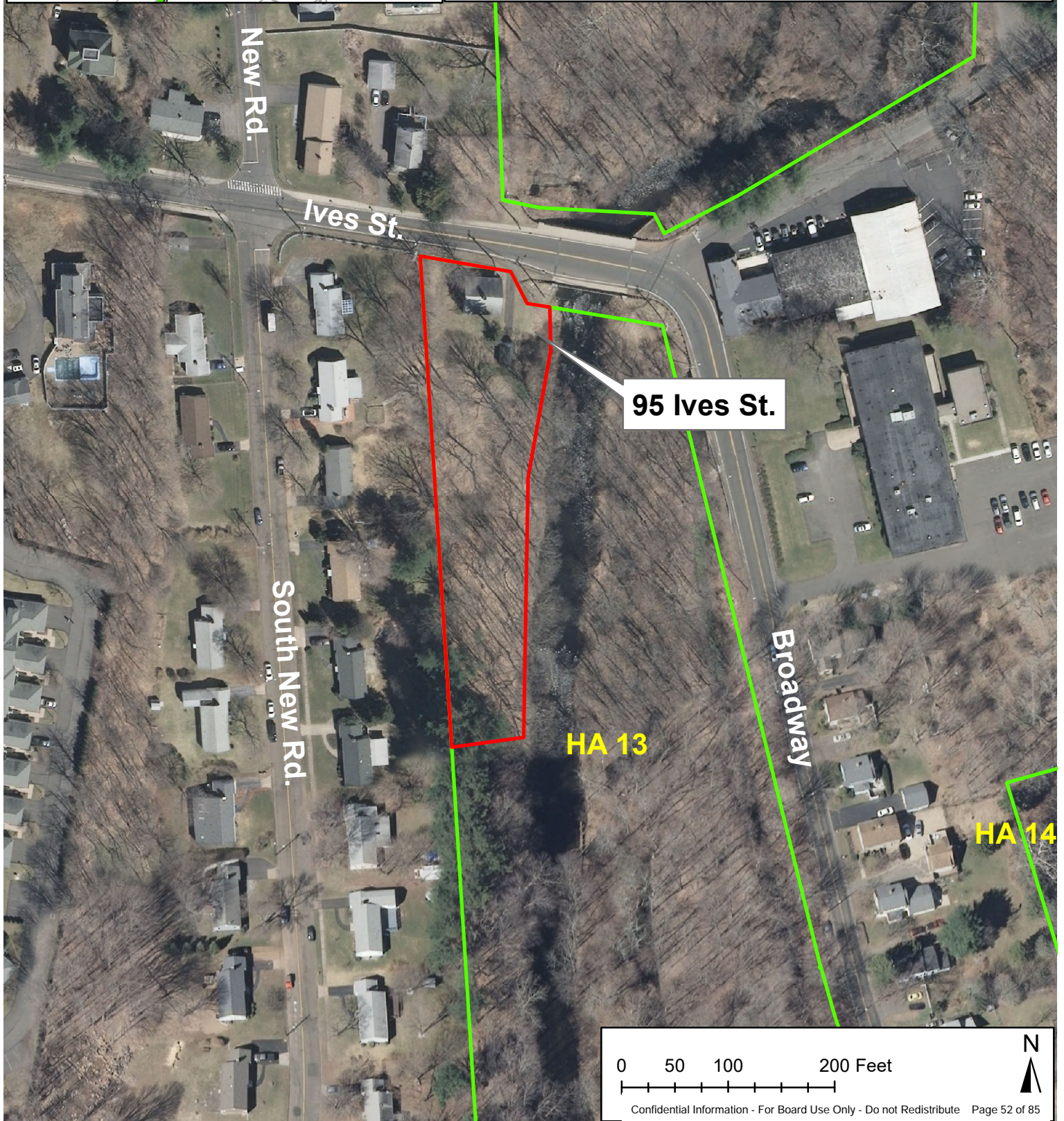


Exhibit A

Regional Water Authority Disposition Application 95 Ives St., Hamden March 2021



PRELIMINARY ASSESSMENT

Disposition of ~0.92 acres of Class I & II Land, Hamden, Connecticut

Location: 95 Ives Street

Proposed Action: Sale of 0.92 acres of Class I & II, Non-Water System Land, owned by South Central Connecticut Regional Water Authority (RWA), containing a single-family dwelling and garage. The parcel proposed for sale has been portioned off from a larger (63.49-acre) RWA-owned property.

Site Description: The 0.92-acre parcel is mainly level and wooded, with the single-family dwelling, driveway, and garage located nearest Ives Street. The Mill River is located immediately off site, downslope to the east. The site is within the Mill River watershed. The 0.92-acre parcel is located within a 10.96-acre parcel located north of Route 40. This parcel is zoned Residential (R2), is mainly wooded and contains a portion of the Mill River and its floodplain. The remainder of the 63.49 acres comprises a long parcel located south of Route 40, following the Mill River corridor south to the Wilbur Cross Parkway (Route 15). This portion of the property is zoned Residential (R3 and R4).

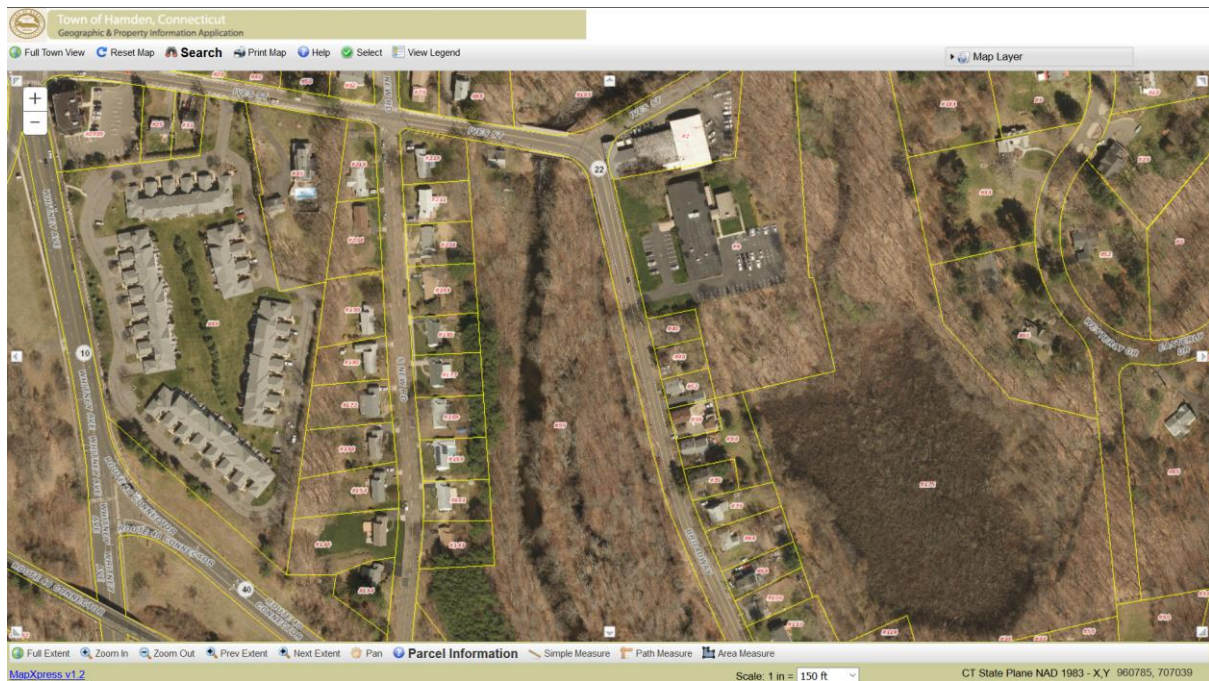
Study Prepared By: Evans Associates Environmental Consulting, Inc.

Date: March 9, 2020

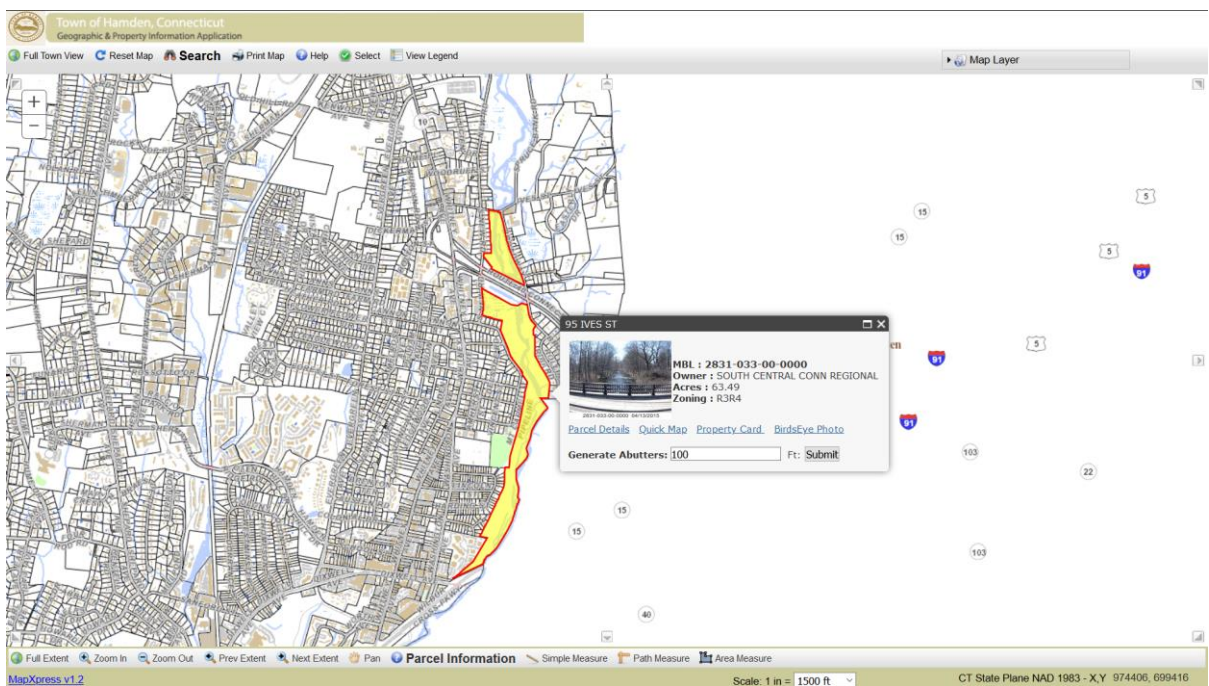


On-site house, photo taken 3/20/2019

Portion of 10.96-acre parcel with Mill River (center of photo) containing smaller 0.92-acre parcel (not defined). Dwelling and garage to left (west) of river, on Ives Street.



Entire 63.49-acre parcel: the 10.96-acre portion that contains the 0.92-acre parcel for disposition is upper parcel, zoned R2. Lower portion is zoned R3 and R4.



Maps from Town of Hamden, Connecticut Geographic & Property Information Application
(http://www.hamdenis.com/ags_map/, accessed 2/27/2020 and 3/4/2020)

Introduction

This Preliminary Assessment form provides for consideration of potential impacts on specific aspects of the environment, subdivided into eight general areas:

- A. Geology, Topography, Soils
- B. Hydrology and Water Quality
- C. Air Quality, Climate, Noise
- D. Biotic Communities
- E. Land Use
- F. Natural Resources and Other Economic Considerations
- G. Public Safety and Health
- H. Community Factors

All phases of the proposed action are considered - planning, construction, and operation - as well as possible secondary or indirect effects. For this parcel, there is no “proposed action” on the property that would involve changes to the character of the property; only its sale is proposed. However, potential effects of the future use of the site are considered.

For each “yes” response, the indicated specific information is provided in the space for notes. Elaborations of negative responses may also be provided if appropriate (e.g., to indicate positive impacts on a given environmental factor); “no” answers for which explanatory notes are provided are indicated by an asterisk. Sources of information, including individuals consulted, are also listed in each section.

A. <u>Geology, Topography, Soils</u>	Yes	No
<p>1. Is the site subject to geologic hazards (e.g., seismic, landslide)? If yes, specify type of hazard, extent, relative level of risk, whether or not the proposed action is vulnerable to damage from such hazard, and any measures included in the proposed action to avoid or minimize the risk of damage.</p>		X
<p>2. Will the proposed action create a geologic hazard or increase the intensity of such a hazard? If yes, specify the type of hazard, the extent to which it will be increased by the proposed action, and whether or not the proposed action can be modified to reduce the hazard.</p>		X
<p>3. Does the site include any geological features of outstanding scientific or scenic interest? If yes, describe the features and their relative importance, the extent to which they will be impacted by the proposed action, and any measures included in the proposed action to avoid or minimize damage to important geologic features.</p>		X
<p>4. Is the site subject to soil hazards (e.g., slump, erosion, subsidence, stream siltation)? If yes, specify hazards, their extent, the relative level of risk to the proposed action, and any measures included in the proposed action to avoid or minimize damage from soil hazards.</p>	X	
<p>5. Does the site have any topographic or soil conditions that limit the types of uses for which it is suitable (e.g., steep slopes, shallow-to-bedrock soils, poorly drained soils)? If yes, specify the conditions, the limitations on use, the extent to which the proposed action requires the use of such areas, and any measures included in the proposed action to minimize adverse impacts of these uses.</p>	X	
<p>6. Does the site include any soil types designated as prime farmland? If yes, indicate the area of prime farmland soils and whether the proposed action requires any irreversible commitment of these soils to non-farm uses.</p>	X	

Notes (including sources of information):

A. Geology, Topography, Soils

A.4. Erosion susceptibility is predicted in Connecticut for terrace escarpment type erosion. This prediction applies to areas of steep slopes, often alongside watercourses or drainageways, that have specific, easily-disturbed soils. There are four levels of erosion classification, from most susceptible to least, as follows: Most Susceptible, Highly Susceptible, Surficial Materials Susceptible, and Soils Susceptible.

The subject parcel is mapped as the third category: surficial materials susceptible to erosion. The majority of the subject parcel is quite level, which reduces the likelihood for erosion. The parcel is located immediately adjacent to the Mill River, however, whose banks are steeply sloped in this area. Erosion is possible along the stream banks, especially in areas of exposed soils. A copy of the Connecticut Environmental Conditions Online (CTECO) Erosion Susceptibility Map is included in the Attachments.

A.5. The topography of the site is mainly level, except along the stream bank. There is a topographic change of up to 8' in elevation between the Mill River and the level lot area. The ground slopes, somewhat steeply in portions, toward the Mill River, a Class AA watercourse, which is located along the eastern property boundary.

The edge of the Mill River (a watercourse), and any associated floodplain (wetland) soils, were delineated and are located mainly off site, and downslope to the east. Small areas of the wetland extend onto the subject parcel. Watercourses are Regulated Areas as defined by the Town of Hamden. In addition, the Town has jurisdiction over Regulated Activities within the 100' Non-Disturbance Buffer Zone and a minimum 200' Upland Review Area associated with the watercourse. The wetland delineation, showing the Regulated Area, is depicted on the site survey prepared by Juliano Associates Engineers & Architects. The 200' Upland Review Area would encompass the entire parcel. Any Regulated Activity within the Upland Review Area will be subject to approval by the Inland Wetlands and Watercourses Commission of the Town of Hamden.

A.6. The soil on the site is mapped mainly as Branford silt loam, which is designated a Prime Farmland Soil. The site is not currently used for farming, therefore there is no threat of an immediate loss of farmland use. In addition, if the property is sold, restrictions would permit a maximum of only 250 square feet of additional impervious surface, thereby minimizing any potential disturbance to the soils. A copy of the CTECO Farmland Soils Map is included in the Attachments.

References:

<https://cteco.uconn.edu/viewer/index.html?viewer=advanced> (Farmland Soils, Geology, and Surface Water Quality). Accessed February 26, 2020.

Inland Wetlands and Watercourses Regulations, Hamden, Connecticut. effective 5/27/09, <http://www.hamden.com/DocumentCenter/View/353/05-27-2009-Inland-Wetlands-Regulations-PDF>

Juliano Associates Engineers & Surveyors. Limited Property/Boundary Survey, Zoning Location Survey, Proposed Lot Division, Land of South Central Connecticut Regional Water Authority, #95 Ives Road, Hamden, Connecticut. Dated 05/10/19.

Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>. Accessed February 26, 2020.

B. Hydrology and Water Quality**Yes No**

1. Is the site located on a present or projected public or private water-supply watershed or aquifer recharge area?

X

If yes, specify the location, type, and volume of the water supply, the extent to which the proposed action involves construction or other use of the watershed or recharge area, and any measures included in the proposed action to minimize adverse effects on water supplies.

2. Does the proposed action create a diversion of water from one drainage basin to another or significantly increase or decrease the flow of an existing diversion?

X

If yes, specify the location, watershed area, and flow rates of the diversion, whether it involves a transfer of water between sub-regional drainage basins, the extent to which it will affect any required downstream flow releases and actual downstream flows, and the type and extent of expected impacts on the downstream corridor.

3. Does the site include any officially designated wetlands, areas of soils classified as poorly drained or somewhat poorly drained, or other known wetlands?

X

If yes, specify the extent and type of wetlands on the site and indicate whether the proposed action involves any construction, filling, or other restricted use of wetlands.

4. Will the proposed action seriously interfere with the present rate of soil and subsurface percolation?

X

If yes, specify the nature of the interference (compaction, paving, removal of vegetation, etc.), the extent to which the percolation rate will be hampered, and whether the project can be redesigned to minimize the interference.

5. Is the site located in a floodprone area?

X

If yes, specify the frequency and severity of flooding, the area of the site subject to inundation, and the relative level of risk; indicate whether the proposed action will be subject to damage from flooding, the anticipated amount and type of damage, and any preventive measures included in the proposed action to minimize flooding damage.

6. Will the proposed action increase the effects of flooding, either on-site or downstream?

X

If yes, specify the anticipated amount and location of increased flooding, the estimated damage from this increase, and any measures included in the proposed action to minimize the risk of flooding.

7. Will the proposed action generate pollutants (pesticides, fertilizers, toxic wastes, surface water runoff, animal or human wastes, etc.)? If yes, specify the type and source of pollutant, amount of discharge by volume, and parts per million, and the relative level of risk to biotic and human communities.

X*

Notes (including sources of information):

B. Hydrology and Water Quality

B.1. The property proposed for disposition is Class I & II Land that is located within the Mill River System (RWA public water supply watershed). The site, if sold, would be restricted via covenant to its current use (residential) and no further development would be permitted, except for a minor (<250 sq. ft.) increase in impervious surfaces. Therefore, there would be no impacts to the water supply from new construction (too restricted) or from land use changes (prohibited).

B.3. As noted in A.5. (above), there is a regulated watercourse located along the eastern property boundary. The edge of this watercourse, the Mill River, including any adjacent floodplain soils, was flagged (by a Certified Professional Soil Scientist of Evans Associates). The wetland was delineated by flags that have been survey located and are shown on the site survey (referenced in the Section A Notes). Portions of the wetland extend onto the subject parcel. In addition, the 100' Non-Disturbance Buffer Zone and the minimum 200' Upland Review Area (as defined by the Town of Hamden) associated with the watercourse extend onto the subject property. No impacts to wetlands or watercourses would occur from the proposed sale of the property. Any Regulated Activity within the Upland Review Area will be subject to approval by the Inland Wetlands and Watercourses Commission of the Town of Hamden.

B.5. The subject parcel is located immediately adjacent to the Mill River. The Federal Emergency Management Agency (FEMA) Floodway, in Zone AE, associated with the Mill River appears to extend partially onto the subject property. This zone is a Special Flood Hazard Area (SFHA) which is the land area covered by the floodwaters of the base flood. The base flood covers areas subject to inundation by the 1-percent-annual-chance flood event (the "100-year flood"). The SFHA is the area where the National Flood Insurance Program's (NFIP's) floodplain management regulations must be enforced. A "Regulatory Floodway" is the channel of the watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Communities must regulate development in these floodways to ensure that there are no increases in upstream flood elevations. The National Flood Hazard Layer FIRMette showing the SFHA and Floodway for the area is included in the Attachments.

B.7. The subject parcel was part of a larger 63.49-acre parcel comprising the Mill River and its mainly wooded floodplain and riparian corridor, along with the residence located on the smaller subject parcel. The subject parcel is developed with a residence and was used as a

rental property in the past. If the residential use is continued, potential impacts from animal waste and any pesticides or fertilizers used on the lawn could occur when the house is occupied. Any additions or changes to the site would need approval from the Health Department and the Inland Wetlands and Watercourses Commission, at a minimum. The site, if sold, would be restricted to its current use and no further development would be permitted (in accordance with RWA covenant restrictions). Therefore, any potential pollutant impacts that may or may not occur would likely not change from past effects. Presumably, these potential residential pollutant impacts would not pose a risk to biotic and human communities.

References:

<https://msc.fema.gov/portal/home>, accessed February 25, 2020

Zoning classification taken from Hamden Zoning Map

(<http://www.hamden.com/DocumentCenter/View/362/04-01-2015-Current-Zoning-Map-PDF>),

accessed February 26, 2020, and from Juliano Associates Engineers & Surveyors. Limited Property/Boundary Survey, Zoning Location Survey, Proposed Lot Division (referenced on page 4, above).

C. <u>Air Quality, Climate, Noise</u>	Yes	No
--	------------	-----------

- | | | |
|---|---|----|
| <p>1. Is the present on-site air quality above applicable local, state, or federal air quality control standards?</p> <p>If yes, specify the extent to which the air quality fails to attain such standards and the potential effects of sub-standard air quality on the proposed action.</p> | X | |
| <p>2. Will the proposed action generate pollutants (hydrocarbons, thermal, odor, dust, or smoke particulates, etc.) that will impair present air quality on-site or in surrounding area?</p> <p>If yes, specify the type and source of pollutants, the peak discharge in parts per million per 24-hour period, and the relative level of risk to biotic and human communities.</p> | | X* |
| <p>3. Is the site located in a high wind hazard area?</p> <p>If yes, specify the range and peak velocity and direction of high winds; identify any features of the proposed action subject to damage from high winds, the relative level of risk, and any measures included in the proposed action to minimize wind damage.</p> | | X |
| <p>4. Will the proposed action involve extensive removal of trees or other alteration of the ecosystem that may produce local changes in air quality or climate?</p> <p>If yes, describe the nature and extent of the changes, potential adverse effects, areas likely to be affected, possible cumulative effects of removal of natural vegetation and addition of new pollutant sources, and any measures that could be included to reduce the adverse effects.</p> | | X |
| <p>5. Is the site subject to an unusually high noise level?</p> <p>If yes, specify the sources of noise, the noise levels, and any measures included in the proposed action to minimize the effects of noise.</p> | | X* |
| <p>6. Will the proposed action generate unusually high noise levels?</p> <p>If yes, specify the source of noise, the range of noise levels, and any measures incorporated into the project to minimize generation of, or exposure to, excessive noise levels.</p> | | X |

Notes (including sources of information):

C. Air Quality, Climate, Noise

C.1. Air quality in locations throughout the State of Connecticut is above the applicable state and federal guidelines (8-hour 70 ppb) for ozone (O₃). Connecticut air quality meets the guidelines for: particulate matter (<10 micrometers in diameter-PM₁₀ or < 2.5 micrometers in diameter-PM_{2.5}); sulfur dioxide (SO₂); nitrogen dioxide (NO₂); carbon monoxide (CO); and lead (Pb). The proposed action is not expected to have any measurable impact upon air quality, nor is the air quality expected to impact the proposed action.

C.2. The site contains one single-family residence (currently unoccupied and in a state of disrepair), a driveway, and a garage. If the property use remains residential, no increase in air quality pollutants would occur, compared to residential use of the property in the past. However, vehicles associated with a residential dwelling would have access to the property; also, fireplaces are present inside and outside of the home. Therefore, minor sources of pollution (hydrocarbons, thermal, odor, dust, or smoke particulates, etc.) could be present on the property in association with vehicular or fireplace use. No risk to biotic or human communities would be expected from these typical sources.

C.5. The property is bounded by State Route 22 to the north and east (Route 22 is called Ives Street, a collector road, to the north, and Broadway, a minor arterial road, to the east), and is near the intersection with Whitney Avenue (State Route 10), a principal arterial road, located to the west. Route 40, a principal arterial expressway, is nearby to the south. The site may experience occasional high noise levels from passing vehicles or from nearby Urban zoning. Noise levels are presumed to be as expected in a residential area located near an urban area, and the proposed action would not be expected to change these levels.

References:

<https://www3.epa.gov/region1/airquality/nattainm.html>

<https://www3.epa.gov/region1/airquality/o3exceed-19.html>

<https://www3.epa.gov/region1/airquality/standard.html>

Hamden Zoning Map (<http://www.hamden.com/DocumentCenter/View/362/04-01-2015-Current-Zoning-Map-PDF>)

Road classification information and terminology taken from CT DOT Road Classifications Map, provided on page 75 of the Hamden 2019 Plan of Conservation and Development (discussed in Section H, below).

D. <u>Biotic Communities</u>	Yes	No
-------------------------------------	------------	-----------

- | | | |
|--|--|----|
| <p>1. Are there any rare or endangered plant or animal species on the site?
If yes, specify the species, the degree of rarity, and the estimated population on the site; indicate the extent to which the proposed action will disturb the species and its habitat, and specify any measures included in the proposed action to minimize such disturbance.</p> | | X* |
| <p>2. Are there unusual or unique biotic communities on the site?
If yes, specify type of community and its relative significance; indicate the extent to which the proposed action will destroy significant biotic communities and specify any measures included in the proposed action to minimize such damage.</p> | | X |
| <p>3. Is the site used as a nesting site by migrating waterfowl, or is it critical to the movement of migratory fish or wildlife species?
If yes, specify the species, the extent to which nesting or migration will be disturbed as a result of the proposed action, and any measures included in the proposed action to minimize disturbance.</p> | | X |
| <p>4. Does the proposed action significantly reduce the amount, productivity, or diversity of the biotic habitat?
If yes, specify the amount and types of habitat lost, types of wildlife or plants likely to be seriously affected by the proposed action, and any measures to mitigate impacts on biotic communities.</p> | | X |

Notes (including sources of information):

D. Biotic Communities

D.1. The CT Department of Energy and Environmental Protection (DEEP) maintains a set of Natural Diversity Database (NDDB) maps that indicate the potential presence of Endangered, Threatened, and Special Concern species. The NDDB map for Hamden (last updated December 2019) indicates that listed species do not occur within or near the property.

References:

NDDB map for Hamden was accessed online on February 26, 2020:
<https://www.depdata.ct.gov/naturalresources/endangeredspecies/nddbpdfs.asp?nddbssel=62>

E. Land Use**Yes No**

1. Does the site include any officially designated historic or archaeological sites, or other sites of known historic, archaeological, or cultural significance? X

If yes, specify their type and significance, the extent to which they will be disturbed by the proposed action, and any measures to reduce such disturbance.

2. Does the site have any outstanding scenic or aesthetic characteristics, especially as viewed from public highways or recreation areas? X

If yes, specify the type and significance of scenic features, the extent to which they will be disturbed by the proposed action, and any measure to reduce the extent of such disturbance.

3. Is the site presently used for recreation?

If yes, indicate the type of recreation, the amount of use, and the extent to which the proposed action will interfere with present recreational uses or limit recreation options on the site. X

4. Is the site presently used for residence or business?

If yes, specify the type of use and the extent to which the proposed action will displace present occupants, especially disadvantaged persons or businesses, and any measures included in the proposed action for relocation of such occupants. X*

5. Will the proposed action break up any large tracts or corridors of undeveloped land? X*

If yes, specify the area of undeveloped land surrounding the site, the amount of development the proposed action will involve, and the distance to the nearest developed land.

6. Does the proposed action include features not in accord with the Authority's Land Use Plan or land disposition policies? X*

If yes, specify the nature and extent of conflict.

7. Is the proposed action part of a series of similar or related actions that might generate cumulative impacts? X

If yes, specify the type and extent of related actions, implemented or planned, and the general nature of potential cumulative impacts; indicate whether a generic or programmatic impact assessment has been or will be prepared for this series of actions.

Notes (including sources of information):

E. Land Use

E.1. The house on the property is the Elam Ives House, built circa 1790. The home is listed on the National Register of Historic Places digital archive,¹ on the State Register of Historic Places database,² and is also listed on the CT State Library database website as Hamden Historic Building 023.³ The property is not located in a local historic district, according to the CT Trust for Historic Preservation.⁴ The site is specifically mentioned as a historic site in the RWA's Land Use Plan.

During the March 20 site walk and wetland delineation, an outdoor fireplace was observed behind the garage (upslope from wetland flag A-10). There is also a small "dump" located at the back of the parcel (the south end, near wetland flags A-1 and A-2). The dump contains ceramic items, glass, shells, and slag, among other items (see photos on the following pages). The ages of the fireplace and dump are unknown.

The house is currently under license agreement to the Town of Hamden; the license agreement, unless amended, expires in 2021. If the property is sold (after the license agreement expires), the buyers would have to abide by a historical easement and deed restrictions as required by the seller (RWA) in order to minimize impacts to the property. These strict conditions would minimize or restrict changes (repair/rehabilitation) to the site to the maximum extent practicable.

E.4. The property currently contains an unoccupied (but formerly rented) single-family residence. Since no renters currently occupy the residence, none would be displaced if the property is sold.

E.5. The 0.92-acre parcel is connected to other land owned by the RWA. The RWA has partitioned off the subject parcel from the larger parcel for the purpose of this sale. The 0.92-acre portion, located immediately adjacent to Ives Street, is already residentially developed, and would be restricted for further development if sold. The remaining acreage of the larger lot is located to the south and east and comprises undeveloped watershed land owned by the RWA. Therefore, the disposition of the subject parcel would shrink RWA holdings by approximately 0.92 acres, but it would not disrupt the continuity of the larger tracts of land near the subject parcel.

E.6. The RWA Land Use Plan identifies land holdings that are associated with former rental houses or barns as suitable for disposal (upon approval by the DPH, which has been received for this property). The RWA brochure entitled "*The Land We Need for the Water We Use*" states the RWA's intent to sell non-water system land parcels not required for the operation, protection, and maintenance of the water systems.

The subject parcel is now defined in the current Land Use Plan as Non-Water System Land and is permitted to be sold. Because it is Class I & II land, this property will be sold with

¹ <https://npgallery.nps.gov/NRHP/AssetDetail?assetID=05bf8516-5f37-493b-887f-6330cf716615>, accessed February 27, 2020

² https://portal.ct.gov/DECD/Content/Historic-Preservation/01_Programs_Services/Historic-Designations/State-Registry-of-Historic-Places, accessed February 27, 2020

³ <http://cslib.cdmhost.com/digital/collection/p4005coll7/id/3132/rec/30>, accessed February 27, 2020

⁴ <http://historicbuildingsct.com/category/towns/hamden>, accessed February 27, 2020

protective restrictions that include limiting the property to its current use, prohibiting underground storage tanks, and limiting the expansion of impervious surfaces to no more than 250 square feet. Other restrictions on the parcel allow RWA personnel access to the property should it be necessary for the operation and maintenance of the water systems, and also allow the RWA to make any other provisions necessary to protect the watershed.

FIREPLACE

Photos taken 03/20/2019. Upper photo facing east; Lower photo facing south, fireplace in upper right corner.



“DUMP” Photos taken 03/20/2019. Facing north (upper photo).



**Shell and slag (left inset)
(note: Sharpie shown for scale)
Glass and dishes (below)
Found in dump**



F. <u>Natural Resources and Other Economic Considerations</u>	Yes	No
--	------------	-----------

- | | | |
|---|--|----|
| 1. Does the proposed action involve any irreversible commitment of natural resources? | | X |
| If yes, specify the type of resource, the importance and scarcity of the resource, the quantity that will be irreversibly committed, and any measure that could be included in the proposed action to reduce irreversible commitments of resources. | | |
| 2. Will the proposed action significantly reduce the value and availability of timber or other existing economic resources? | | X |
| If yes, specify the type and extent of resources affected, the estimated revenue loss, and any measures that could be included in the proposed action to improve the efficiency of resource utilization. | | |
| 3. Will the proposed action require expenditures greater than the projected revenues to the Authority? | | X* |
| If yes, specify the estimated difference. | | |
| 4. Will the proposed action require any public expenditure (e.g., provision of municipal services) that might exceed the public revenue it is expected to produce? If yes, specify the estimated difference. | | X |
| 5. Will the proposed action cause a decrease in the value of any surrounding real estate? | | X |
| If yes, estimate the amount and distribution of altered real estate values. | | |

Notes (including sources of information):

F. Natural Resources and Other Economic Considerations

F.3. The sale of this parcel is unlikely to generate a significant amount of immediate revenue. However, current, ongoing expenditures by the RWA would be eliminated once the parcel is sold.

Current expenditures on the property include: The RWA's Payment in Lieu of Taxes (PILOT) of approximately \$8107 each year, liability costs (difficult to quantify, but include insurance costs), and approximately \$100 per year for other costs (i.e. maintenance, boundaries, security, etc.).⁵

⁵ Amounts based on estimates provided by Mr. John Triana (Real Estate Manager, South Central Connecticut Regional Water Authority)

G. Public Safety and Health	Yes	No
------------------------------------	------------	-----------

- | | | |
|--|---|--|
| <p>1. Is the site subject to unusual fire hazard (from flammable vegetation, difficulty of access, lack of water for fire fighting, or other causes)?</p> <p>If yes, specify the type of hazard, the extent to which the proposed action might increase the fire hazard, the extent to which it is subject to damage from such fires, and any measures included in the proposed action to reduce the risk of fire damage.</p> | X | |
| <p>2. Does the site include any features that present potential safety hazards under the proposed conditions of use, or will the proposed action create any hazards to public safety?</p> <p>If yes, specify the hazards, the extent to which the public, workers, or others will be exposed to the hazard, the degree of risk, and any measures that will be included in the proposed action to eliminate hazards or reduce the risk of injury.</p> | X | |
| <p>3. Does the proposed action have the potential to create increased risks to public health?</p> <p>If yes, specify the nature of the health hazards, population at risk, the degree of risk, and any measures that will be incorporated in the proposed action to avoid adverse impacts on public health.</p> | X | |

Notes (including sources of information):

G. Public Safety and Health

H. Community Factors**Yes No**

1. Does the proposed action include any features that are not in conformity with local, regional, or state plans of conservation and development?

X*

If yes, specify the plan(s), the nonconforming features, and the extent of the nonconformity, and any measures that could be incorporated into the proposed action to improve conformity.

2. Does the proposed action differ from the established character of land use in the surrounding area?

X*

If yes, specify the nature and extent of the conflict and any actions that might be taken to resolve it.

3. Will the proposed action require any service by public facilities (streets, highways, schools, police, fire) or public utilities that are expected to exceed capacity within 5 years?

X

If yes, specify the type of facility or utility, its capacity, present and projected use, the additional capacity required to implement the proposed action, any public plans to increase the capacity, and any measures that can be incorporated into the proposed action to reduce excessive demands on public facilities.

4. Will the proposed action produce any substantial increase in nonresident traffic to the area (construction or other temporary workers, permanent workers, recreational users, etc.)?

X

If yes, specify the amount and type of traffic, its potential impact on the surrounding neighborhood, and any measures included in the proposed action to reduce adverse effects from increased traffic.

5. Will the proposed action produce an increase in projected growth rates for the area?

X

If yes, specify the extent to which growth will be increased, the project ability of the community to cope with higher growth rates, and any measures include in the proposed action to reduce anticipated adverse effects from increased growth.

6. Is there any indication that the proposed action can be expected to generate public opposition or conflict over environmental concerns?

X

If yes, indicate the type and source of conflict, whether it is limited to immediate neighbors of the site or extends to the larger community, and any measures that have been taken or could be taken to resolve the conflict.

Notes (including sources of information):

H. Community Factors

H.1. The Conservation and Development Policies: Plan for Connecticut, 2013-2018⁶ (C&D Plan), adopted by the Connecticut General Assembly on June 5, 2013, provides guidelines for local Conservation and Development Plans. The State C&D Plan is advisory to municipalities, and although there is a statutory requirement that separate municipal plans be prepared, there is no requirement that they be consistent with the State plan. The Hamden 2019 Plan of Conservation and Development (2019 Hamden POCD) was adopted and became effective September 27, 2019.⁷

Note that the CT C&D Plan, although dated ending in 2018, is current. A Draft 2018-2023 State C&D Plan is under consideration by the General Assembly in the 2020 legislative session.⁸

The 2019 Hamden POCD is an update of the 2004 POCD which was amended in 2009. The 2019 Hamden POCD confirms consistency with all 6 of the Growth Management Principles in the State C&D Plan. With specific reference to water quality, open space, floodplains, and natural resources, please see the comparisons between the goals and strategies of the two documents in the table below:

State C&D Plan	Hamden 2019 POCD
4. Conserve and restore the natural environment, cultural and historical resources, and traditional rural lands.	The POCD contains specific strategies to: <ul style="list-style-type: none">• Protect natural resources,• Preserve open space,• Protect historic and scenic resources, and• Address climate change.
5. Protect environmental assets critical to public health and safety.	The POCD also contains recommendations to protect water quality (both surface and ground), preserve floodplain areas, minimize runoff, and other similar strategies.

The regional plan of conservation and development: South Central Region: Plan of Conservation and Development 2018-2028⁹ (adopted June 2018) follows, and is not inconsistent with,¹⁰ the same 6 Growth Management Principles of the State C&D Plan. Strategies of the regional plan include:

- Protect the quality of regional watersheds through the encouragement of conservation efforts,

⁶ <https://portal.ct.gov/-/media/OPM/IGP/ORG/cdplan/20132018-FINAL-CD-PLAN-rev-June-2017.pdf?la=en>

⁷ <http://www.hamden.com/DocumentCenter/View/1989/Hamden-2019-POCD-Approved-09-17-19-Effective-09-27-19-With-Maps-RFS>

⁸ <https://portal.ct.gov/-/media/OPM/IGPP-MAIN/Responsible-Growth/Conservation-and-Development-Policies-Plan/Conservation-and-Development-Policies-Plan>

⁹ <https://scrcog.org/wp-content/uploads/2018/07/2018-07-SCRCOG-POCD-report-online.pdf>

¹⁰ As described in a letter from the Connecticut Office of Policy and Management, dated April 10, 2018. A copy of the letter is provided in the South Central Region: Plan of Conservation and Development 2018-2028.

- Facilitate coordination and communication between regional water utilities and member municipalities on land use planning and water quality projects,
- Support historic preservation, historic town centers and possibilities for adaptive reuse. Identify potential funding sources and resources for historic preservation and offer technical assistance, when needed, and
- Respect slope floodplains, soil and wetland restraints when evaluating public/private investments and encourage communities to amend local regulations to protect such areas.

Therefore, the municipal, regional, and state plans are substantially consistent with each other.

Because the smaller, 0.92-acre parcel had not been officially surveyed and defined in the Hamden POCD, the parcel is not specifically mentioned in the POCD; it is part of the larger (63.49 acre) parcel. The POCD defines the larger parcel as being open space located within a water supply watershed, and the parcel is zoned R2 (residential for low-density uses). The RWA and the Connecticut Trust for Historic Preservation (now Preservation Connecticut) worked together to establish the easement restrictions that will “follow the land” for this and any potential future sales of the property. These strict restrictions prohibit or severely limit changes to the property, while still allowing the residence to be made fit for human habitation (if possible).

Protecting historic and natural resources, and protecting the watershed and thereby water quality, through restrictive covenants directly support the Hamden POCD (and in turn, the South Central Region POCD and State C & D Plan.)

H.2. There is no “proposed action” on the property that would involve changes to the character of the property; only its sale is proposed. The current use of the subject parcel is residential, and the site contains one unoccupied single-family home, driveway, and detached garage. This parcel differs from the majority of the remainder of the 63.49-acre property, which is mainly forested and undeveloped. However, surrounding parcels in the area are developed (mainly with schools and retail/businesses). Therefore, the existing use of the property as a single-family residence differs from the established character of land use of the remainder of the property and other surrounding properties. However, it is a permitted use that will remain unchanged (through covenant restrictions) if the property is sold.

From Zoning Regulations, Town of Hamden (effective August 17, 2017):

Residential R-2 Zone – The purpose of this zone is to encourage development of low-density residential uses generally in areas without public water and sewer facilities. Its development should be in a manner that will preserve the open space character as well as the physical and environmental amenities of these areas. A limited number of other uses are permitted, provided special conditions are met.

References:

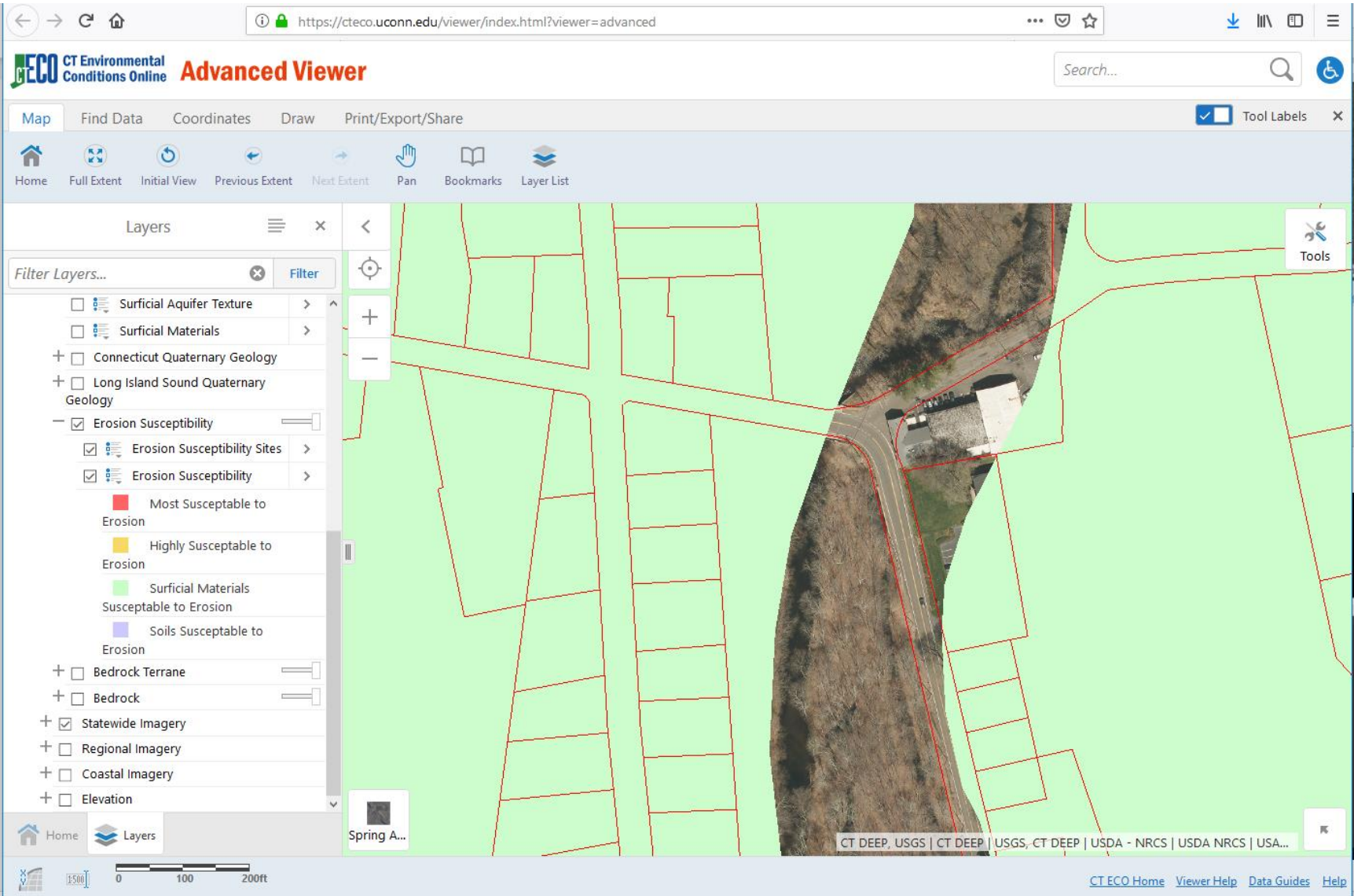
Hamden Zoning Regulations taken from: <http://www.hamden.com/DocumentCenter/View/359/08-07-2017-Zoning-Regulations-Effective-08-17-2017-PDF>

ATTACHMENTS

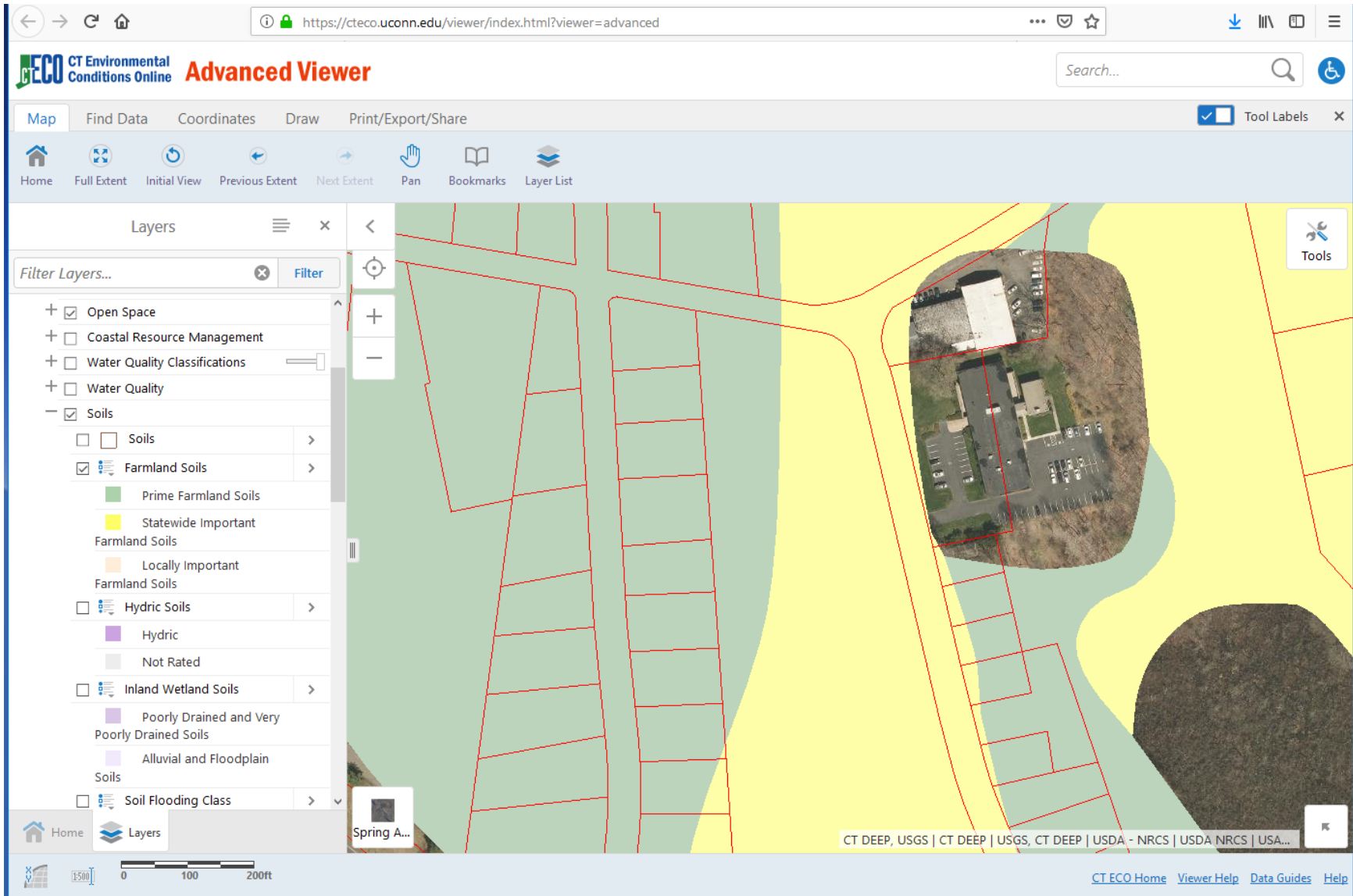
**CTECO Maps: *Erosion Susceptibility*
*Farmland Soils***

National Flood Hazard Layer FIRMette

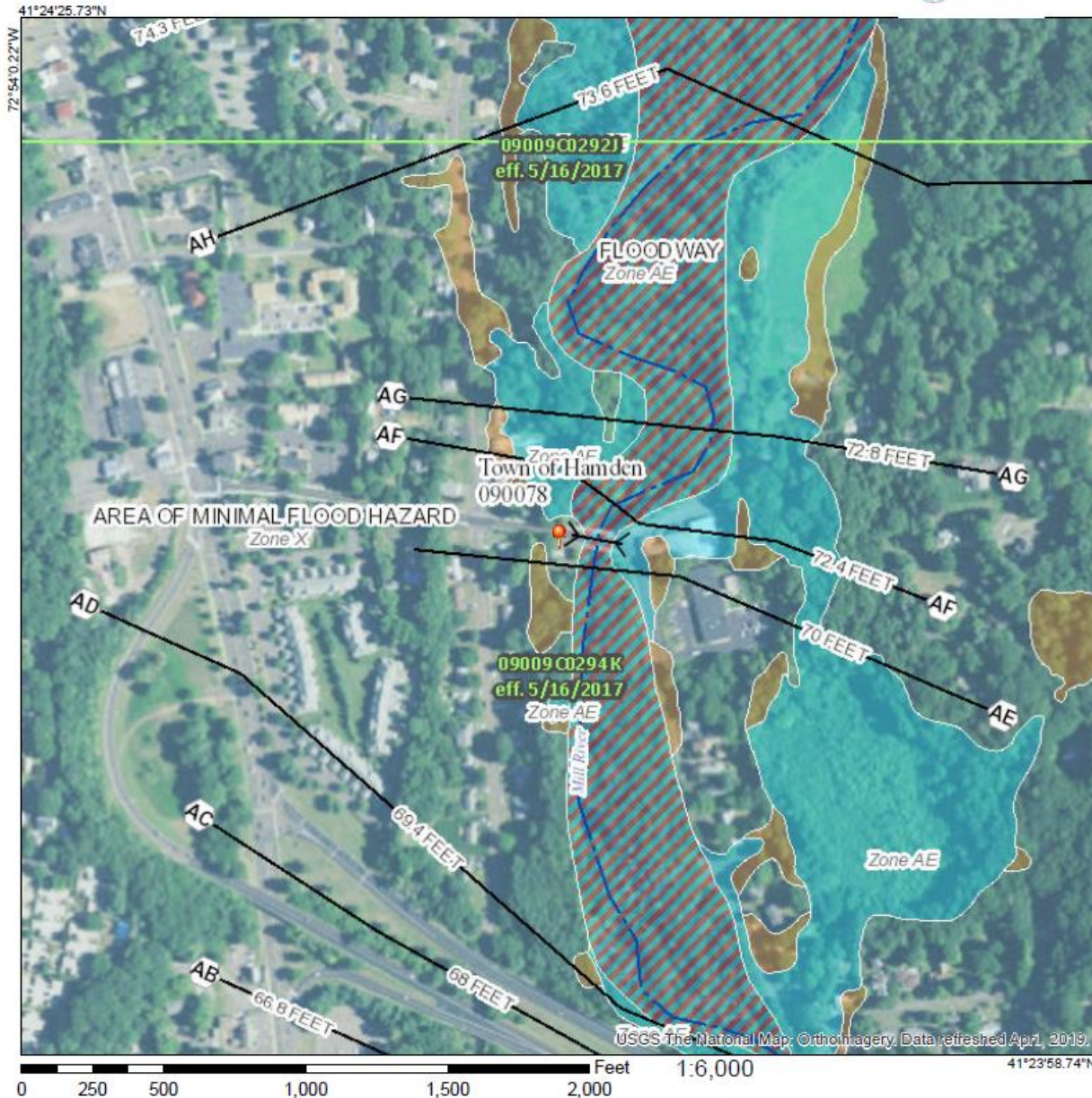
Erosion Susceptibility



Farmland Soils



National Flood Hazard Layer FIRMMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
MAP PANELS		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/25/2020 at 3:01:28 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Hamden
95 Ives Street
Circa 1790



Figure 1 – 95 Ives Street from the northeast.

Physical Description

95 Ives Street is a small one-and-a-half story house with center chimney, located on the south side of Ives Street, a quiet residential street, where it crosses the Mill River. (Figure 1) It is situated with the ridge of its roof parallel to the street. The structure sits on a foundation of cut sandstone (on the north, and for much of the east and west sides) with a rubblestone foundation under the remaining portion of the house. The house sits under a peaked roof with a slight curve or bell-cast to its rear slope. While the 95 Ives Street has been covered in modern wall and roof shingles, the front door moved and many of the windows modified, the house retains much of the exterior character of a building from the end of the 18th century.

The interior of the building consists of nine rooms on the first floor. Three rooms are aligned across the front of the house, surrounding the chimney on the north, east and west. Each of these has a fireplace. Four more rooms run across the rear of the chimney, with a large central cooking space flanked by an entry and stairs on the east, and two small rooms (most likely the result of a modern division of a single space) on the west. The rear of the divided rooms is a bathroom. Two more enclosed spaces occupy the the rear most portion of the building; these flank a covered and floored open area. Upstairs, the house has two

finished rooms flanking the chimney and a finished space in the southwest corner of the second floor. Only the western front room has a fireplace.



Figure 2 – The paneling in the western front room.



Figure 3 – The corner cupboard.

Historical Background

The house plays an important part in the history of Hamden. Research suggests that it was built ca.1790 for Elam Ives; it was here that he and his wife, Sarah Hitchcock, raised their family of eleven children. Included among these were early industrialists Henry and James Ives, who followed their father into the carriage parts industry. While Henry Ives moved to New Haven after his industrial success, James Ives remained in Hamden for his whole life, and his impact on the community can be seen in a number of projects throughout the town. He owned a water company, created a pump system, dammed the Mill River to make Clark's pond, and built a variety of industrial and commercial buildings in the town. Included in this list is the factory directly across the river from the Elam Ives house at 95 Ives Street. Ives's impact on the town, and specifically on this neighborhood, is so great that the area is known as Ivesville.

Architectural Analysis and Impact of Loss

While the building has been modified and modernized, it retains the appearance of an 18th century building. The most striking of the exterior elements that contribute to this appearance is the hewn overhang at the level of the second floor. In several places it is clear that the modern shingles were applied over the 18th century clapboarding, so it seems likely that this is the case throughout the majority of the structure. Across the back of the house is what appears to be an early modification – either the enclosure

of space under an existing bell cast roof, or the total addition of this portion of the structure, including the roof. The work resulted in two enclosed rooms at the rear of the house flanking an open, but roofed, area mostly taken up by the exterior stairs to the cellar. Nail



Figures 4 and 5 – Both the baseboard, left, and the chair rail, right, show that the corner cupboard has been in place since before the room received its first coat of paint.



Figure 6 – The art glass window with the Ives factory beyond the river.



Figure 7 – The carpenter's marks on the brace between the southern plate and southeastern post.

evidence from this part of the house suggests that the work was done early in the 19th century.

The interior of the building is an even more complete artifact from the late 18th century. Early floors, plasterwork, and interior trim remain mostly intact throughout the whole structure. Most remarkable is the paneling and fine trim in the lower front rooms. (Figure 2) Here, with a few exceptions such as material removed when the front door was moved to its current location, are nearly unaltered examples of well-crafted interiors of the early Federal era. Most remarkable is the in situ corner cupboard in the northeastern corner of the eastern front room. (Figure 3) There are clear indications, in the form of paint and nail evidence, that this object was put into place at the time the house was finished and has not been moved since. (Figures 4 and 5) Since there was a strong trade in architectural remnants at the beginning of the 20th century, this type of evidence is especially important.

While the interior is predominantly filled with 18th century materials, there are a few places where evidence of a late 19th century renovation is evident. The stairway to the second floor present a telling example of this: one side is clad in hand-planed 18th century sheathing (a material that is used quite frequently in the house) while the other walls are covered in beaded matchboarding with an art glass window characteristic of the period. (Figure 6)

Two other elements about the house are unusual. The first is the plan of the house. As currently arranged, the house has a standard center chimney plan with the front door leading into a small room in front of the chimney. This has not always been the case. Evidence of disruptions in the chair rail and baseboard in the eastern front room, as well as breaks in the foundation visible from the exterior, suggest that the front door originally opened directly into this room, the most elaborately finished in the house. This

type of direct entry plan, where one stepped straight into a major room rather than into an entry, is unusual for this part of Connecticut and makes the house that much more important. When they occur elsewhere, buildings with this layout have been called “modified or hybrid square plan” houses. A second facet of the house that distinguishes it



Figure 8 – The exterior of 152 Waite Street in Hamden. (HABS Photo)



Figure 9 – The interior of 152 Waite Street showing both paneling and the removal of several interior walls. (HABS Photo)

from many of the others in the area is that the carpenter constructing it marked his timbers with reference to cardinal directions rather than simply with more standard raising numerals. (Figure 7) While this evidence is difficult to interpret, it does distinguish 95 Ives Street from other 18th century buildings in the area.

While the majority of the building is well preserved additional structural supports were necessary in the cellar, apparently to shore up the floors at ground level. The exterior entrance to the cellar, which was covered with flooring at some point, has collapsed.

The importance of this building is difficult to overestimate. On its own it is a well-preserved example of a late 18th century vernacular architecture. It compares quite favorably with the Moses Ford house of 1769, located at 152 Waite Street, which the Historic American Buildings Survey called “the most perfect dwelling of the Colonial period to be found in Hamden today.” (Figures 8 and 9) The Ives house is also important because of its unusual modified square plan layout and the builder’s use of cardinal directions in addition to raising numerals. But the Elam

Ives house is much more than this. Its current location -- on Ives Street across from an Ives factory in the middle of Ivesville -- emphasizes the importance of the Ives family to Hamden. Removing the house from this context would rob the building of the historical and aesthetic value that it gains from this site and deprive the area of an artifact that explains much about the neighborhood.

James Sexton

Sources

Conversation with Al Gorman, President of the Hamden Historical Society, October, 2003.

Becker, Christopher. “History of Ivesville” taken from “Historical Themes of the Proposed Mt. Carmel Historic District, Hamden, Connecticut, and Their Educational Utilization.” n.p.

Becker, Martha May and Nancy Davis Sachse. Hamden our Architectural Heritage.
Hamden: Hamden Historical Society, 1986.

Historic American Buildings Survey. Connecticut. New Haven County. Hamden. “Moses
Ford House.” HABS CT-52.

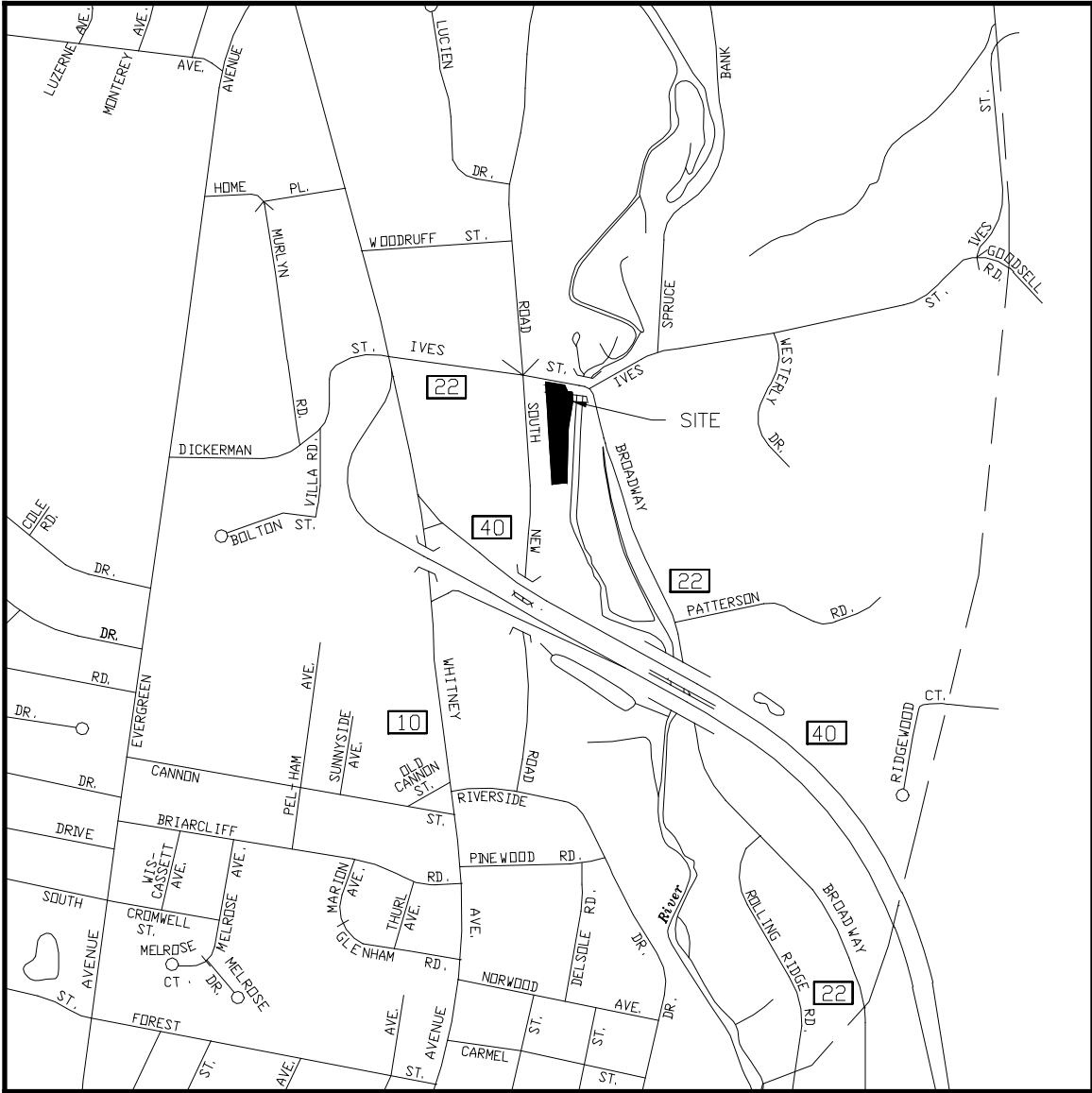
Project: 19-125
Name: IRIANA

21st Century Technology

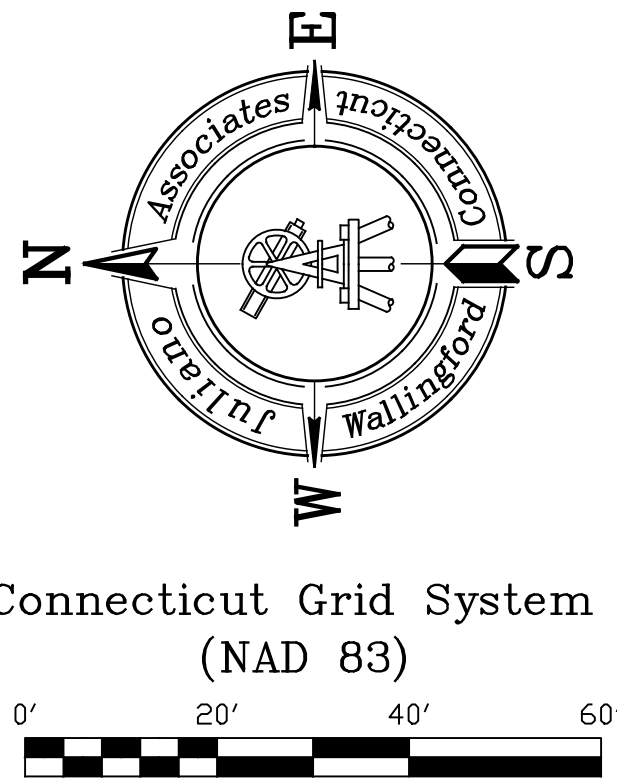
JULIANO ASSOCIATES, LLC
405 MAIN STREET (YALESVILLE)
WALLINGFORD, CONNECTICUT
Voice 203-265-1489 Fax 203-949-1523
WWW.JULIANOASSOCIATES.COM



19th Century Service



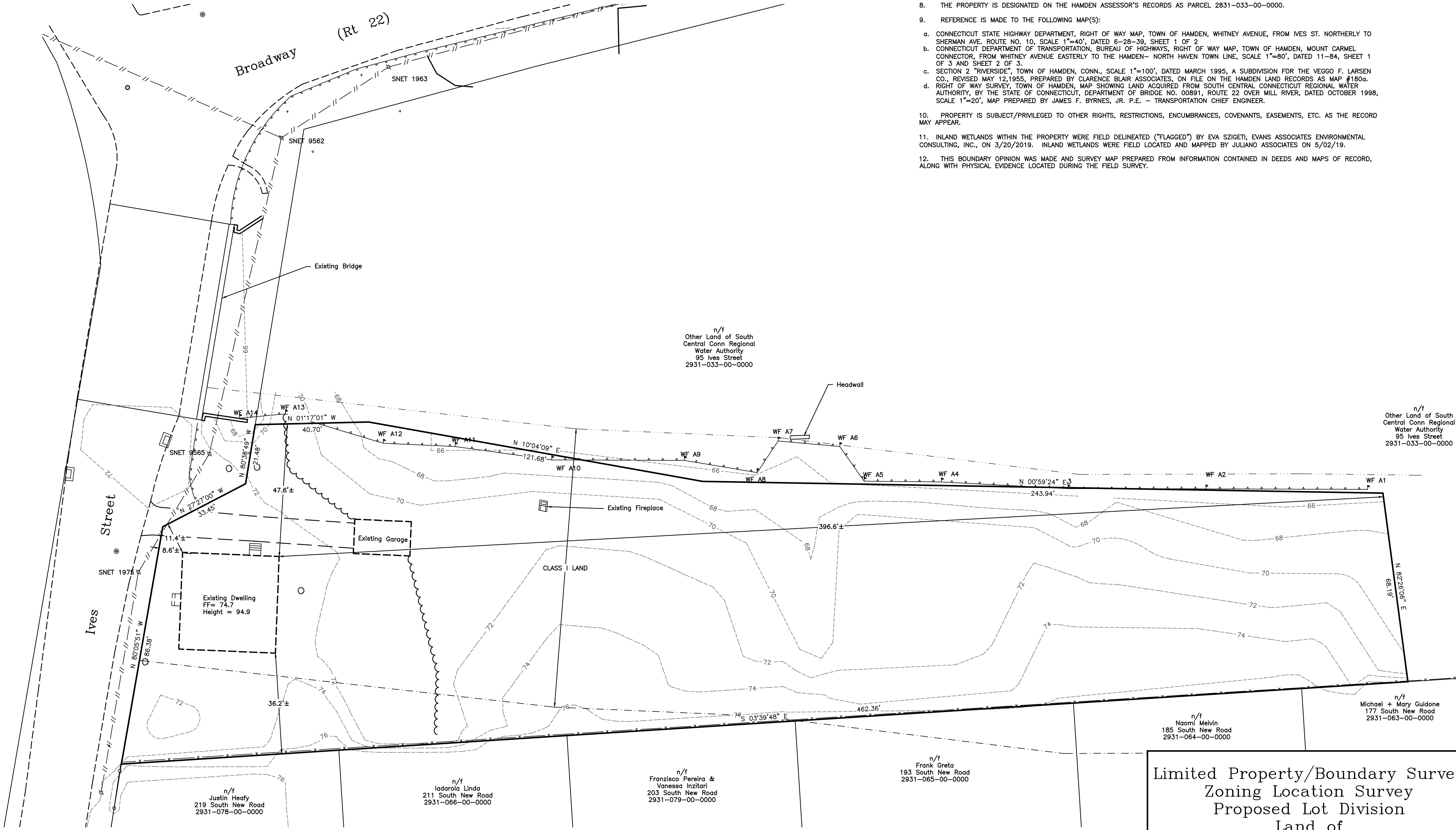
Site Location Plan
Scale: 1"=1000'



Zoning Table R-2 Zone		
	Required	Proposed
Min. Lot Area (SQ. FT.)	40,000	40,122
Min. Lot Width (FT.)	120	120
Max. Building Coverage (%)	15%	3.69%
Max. Total Impervious Coverage (%)	20%	5.44%
Min. Front Yard From Street Line (FT.)	40	8.6*
Min. Front Yard From Centerline (FT.)	65	28.6*
Min. Side Yard (FT.)	20	36.2
Min. Rear Yard (FT.)	40	396.6
Max. Height (FT.)	35	22.9
*Pre Existing Non Conforming		

SURVEYOR'S NOTES:

- THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 24, 1992, EFFECTIVE DATE JANUARY 1, 1993. SAID STANDARDS ENACTED BY THE STATE OF CONNECTICUT (SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES) EFFECTIVE JUNE 21, 1996.
- THE TYPE OF SURVEY PERFORMED IS A ZONING LOCATION SURVEY WHICH DEPICTS OR NOTES THE POSITION OF EXISTING OR PROPOSED IMPROVEMENTS WITH RESPECT TO APPLICABLE MUNICIPAL SETBACK REQUIREMENTS. THE PURPOSE OF THIS TYPE OF SURVEY IS TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REQUIREMENTS. THE SPECIFIC SCOPE OF THE IMPROVEMENTS AND MATTERS BEING ADDRESSED BY THE SURVEY SHALL BE NOTED. IF EXISTING RECORD EASEMENTS ON THE SUBJECT PROPERTY MAY BE AFFECTED, THEY SHALL BE DEPICTED. ONLY THOSE PORTIONS OF THE PROPERTY, AND IMPROVEMENTS AND FEATURES OF THE PROPERTY PERTINENT TO THE ISSUES BEING ADDRESSED OF THE PROPERTY SHALL BE DEPICTED.
- THE BOUNDARY DETERMINATION CATEGORY IS A FIRST SURVEY.
- THIS SURVEY CONFORMS TO A HORIZONTAL ACCURACY STANDARD OF CLASS A-2. VERTICAL ACCURACY CONFORMS TO CLASS V-2. TOPOGRAPHY AS DEPICTED HEREON CONFORMS TO AN ACCURACY STANDARD OF CLASS T-2. BOTH DATUMS ESTABLISHED BY GPS.
- AZIMUTHS AND COORDINATES ARE BASED UPON THE CONNECTICUT STATE PLANE GRID SYSTEM (NAD 1983). ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM (NAVD 88).
- THE PROPERTY IS LOCATED WITHIN A RESIDENTIAL R2 ZONE.
- THE AREA OF THE PROPERTY IS 40,122± SQUARE FEET (0.92± ACRES).
- THE PROPERTY IS DESIGNATED ON THE HAMDEN ASSESSOR'S RECORDS AS PARCEL 2831-033-00-0000.
- REFERENCE IS MADE TO THE FOLLOWING MAP(S):
 - CONNECTICUT STATE HIGHWAY DEPARTMENT, RIGHT OF WAY MAP, TOWN OF HAMDEN, WHITNEY AVENUE, FROM IVES ST. NORTHERLY TO SHERMAN AVE. ROUTE NO. 10, SCALE 1"=40', DATED 8-28-39, SHEET 1 OF 2
 - CONNECTICUT DEPARTMENT OF TRANSPORTATION, BUREAU OF HIGHWAYS, RIGHT OF WAY MAP, TOWN OF HAMDEN, MOUNT CARMEL CONNECTOR, FROM WHITNEY AVENUE EASTERLY TO THE HAMDEN- NORTH HAVEN TOWN LINE, SCALE 1"=80', DATED 11-84, SHEET 1 OF 3 AND SHEET 2 OF 3.
 - SECTION 2 "RIVERSIDE", TOWN OF HAMDEN, CONN., SCALE 1"=100', DATED MARCH 1995, A SUBDIVISION FOR THE VEGGO F. LARSEN CO., REVISED MAY 12, 1955, PREPARED BY CLARENCE BLAIR ASSOCIATES, ON FILE ON THE HAMDEN LAND RECORDS AS MAP #180a.
 - RIGHT OF WAY SURVEY, TOWN OF HAMDEN, MAP SHOWING LAND ACQUIRED FROM SOUTH CENTRAL CONNECTICUT REGIONAL WATER AUTHORITY, BY THE STATE OF CONNECTICUT, DEPARTMENT OF BRIDGE NO. 00891, ROUTE 22 OVER MILL RIVER, DATED OCTOBER 1998, SCALE 1"=20', MAP PREPARED BY JAMES F. BYRNES, JR. P.E. - TRANSPORTATION CHIEF ENGINEER.
- PROPERTY IS SUBJECT/PRIVILEGED TO OTHER RIGHTS, RESTRICTIONS, ENCUMBRANCES, COVENANTS, EASEMENTS, ETC. AS THE RECORD MAY APPEAR.
- INLAND WETLANDS WITHIN THE PROPERTY WERE FIELD DELINEATED ("FLAGGED") BY EVA SZIGETI, EVANS ASSOCIATES ENVIRONMENTAL CONSULTING, INC., ON 3/20/2019. INLAND WETLANDS WERE FIELD LOCATED AND MAPPED BY JULIANO ASSOCIATES ON 5/02/19.
- THIS BOUNDARY OPINION WAS MADE AND SURVEY MAP PREPARED FROM INFORMATION CONTAINED IN DEEDS AND MAPS OF RECORD, ALONG WITH PHYSICAL EVIDENCE LOCATED DURING THE FIELD SURVEY.



GENERAL NOTES:
THERE IS 36,032 SQ. FT. OF CLASS I LAND ON THE PROPOSED PROPERTY.
THERE IS 4,090 SQ. FT. OF CLASS II LAND ON THE PROPOSED PROPERTY.
TOTAL IMPERVIOUS AREA ON LOT IS 2,182 SQ FT
LOT COVERAGE IS 5.44%

LEGEND

- | | | | |
|---|---------------------|-----|---|
| ○ | IRON PIN/PIPE FOUND | --- | EXISTING PROPERTY LINES |
| □ | MONUMENT FOUND | --- | ADJOINING PROPERTY LINES |
| ⊙ | TREE | --- | EXISTING PAVEMENT (NO CURB) |
| ⊙ | UTILITY POLE | --- | EXISTING DRIVEWAY |
| ⊙ | ANCHOR | --- | EXISTING FENCE |
| | | --- | EXISTING SEPTIC SYSTEM |
| | | --- | EXISTING OVERHEAD ELECTRICAL, TELEPHONE, & CABLE SERVICES |
| | | --- | RETAINING WALL |
| | | --- | CONTOUR LINE |
| | | --- | EXISTING BUILDING |
| | | --- | WETLAND |
| | | --- | STREAM |
| | | --- | LIMIT OF CLASS I LAND |

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

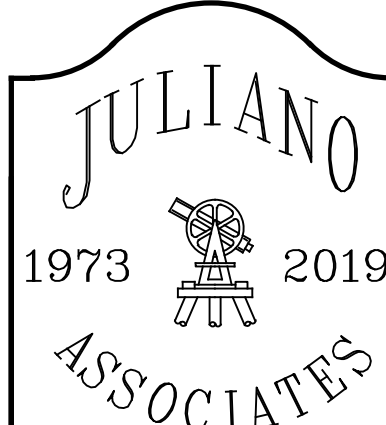
David W. Juliano PELS #08033
Christopher S. Juliano PELS #19725

This document is valid only if it bears an original signature and embossed seal of the designated licensed professional. If this document is stamped with a colored ink seal it has been issued for land use permitting purposes and is not to be used for any other purpose. Any alterations render this document null and void.

NOT VALID WITHOUT

ORIGINAL SEAL AND SIGNATURE

DATE	DESCRIPTION
	REVISIONS



Engineers & Surveyors
405 Main Street (Yalesville)
Wallingford, Connecticut
(203) 265-1489

Limited Property/Boundary Survey
Zoning Location Survey
Proposed Lot Division
Land of
Regional Water Authority
#95 Ives Road
Hamden, Connecticut

Drawn: JDIMEO	Date: 5/10/19	Scale: 1"=20'
Designed: JDIMEO		
Checked: JDIMEO	Project no.: 19-125	Sheet: 1 of 2
Released: JDIMEO		Revision : 0

The information contained herein is the proprietary and confidential property of Juliano Associates, LLC. Reproductions, publication, distribution, or duplication in whole or in part requires the written permission of Juliano Associates. This document and copies thereof are valid only if they bear the original signature and embossed seal of the designated licensed professional. If this document is stamped with a colored ink seal it has been issued for land use permitting purposes and is not to be used for any other purpose. Any alterations render this document null and void. © Copyright 2019, All Rights Reserved.

M:\SUBMITTED\2019\125002-1-0.DWG 11/4/2019 1:25 PM JD

STATE OF CONNECTICUT

DEPARTMENT OF PUBLIC HEALTH

Jewel Mullen, M.D., M.P.H., M.P.A.
Commissioner



Dannel P. Malloy
Governor
Nancy Wyman
Lt. Governor

Water Company Land Permit

DWS Project #2014-0224
Permit No. WCL2014-21

Pursuant to Special Act 03-12, and in accordance with the application received on October 15, 2014, South Central Connecticut Regional Water Authority (RWA) (PWSID #CT0930011) is hereby granted authorization to sell Class I and Class II water company owned land associated with 12 parcels formerly used to as rental properties. There shall be no change in use of this land. These transactions will include the Class I and Class II Water Company owned land parcels as indicated in the submitted application and shown on the map entitled "Regional Water Authority Rental Houses and Lots to be Sold Per 2013 Amendment to Enabling Legislation" dated October 2014. The following information pertains to the specific parcels.

Address	Town	Building	Acres
501 Derby Ave.	Orange	SF House	1.5
189 Maple St.	Seymour	SF House	1.5
59 Rimmon Rd.	Seymour	SF House	1.5
752 Summer Hill	Madison	SF House	1.0
2040 Litchfield Tpke.	Woodbridge	SF House	2.0
115 Sperry Rd.	Woodbridge	SF House	2.0
1029 Johnson Rd.	Woodbridge	SF House	2.0
440 Amity Rd.	Bethany	Barn	3.0
184 Downs Rd.	Bethany	SF House	3.0
1115 Great Hill Rd.	Guilford	SF House	3.5
233 Skiff St.	Hamden	SF House	0.5
95 Ives St.	Hamden	SF House	1.0

This sale is authorized based upon the application received October 15, 2014 and conditions outlined in Special Act 03-12. The following conditions are herein accepted by RWA:

1. RWA certifies that each of the structures on the 12 parcels were situated prior to January 1, 1976.
2. RWA has confirmed that all underground storage tanks have been, or will be, removed from each of the properties prior to sale.
3. RWA must take the appropriate actions to ensure a restrictive covenant that limits the expansion of the single-family dwelling or barn and restricts any activity or expansion of any activity that would have a significant adverse affect on the public water supply is



Phone: (860) 509-7333 • Fax: (860) 509-7359 • VP: (860) 899-1611
410 Capitol Avenue, MS#51WAT, P.O. Box 340308
Hartford, Connecticut 06134-0308
www.ct.gov/dph

Affirmative Action/Equal Opportunity Employer

placed on the properties. The requirements of a restrictive covenant are outlined in Special Act 03-12 Section 1(b).

4. RWA shall abide by the zoning restrictions outlined in Special Act 03-12 Section 1(a)(3).

In evaluating the application, the Connecticut Department of Public Health has relied upon information provided by RWA and criteria outlined in Special Act 03-12.

11/14/14
Date

J. Mathieu
Lori J. Mathieu
Public Health Section Chief
Drinking Water Section
Department of Public Health

11/19/14
Date

J. Triana
John Triana
Real Estate Manager
South Central Connecticut Regional Water Authority

Exhibit F - Special Act 03-12 – Amendment to the Authority’s enabling legislation allowing disposition of the former rental properties

SPECIAL ACT 03-12. (a) Notwithstanding any provision of the general statutes or any public or special act, the South Central Connecticut Regional Water Authority, created by special act 77-98, as amended, may sell, lease, assign or otherwise dispose of any class I or class II land, as defined in section 25-37c of the general statutes, upon which a single-family dwelling or barn owned by the South Central Connecticut Regional Water Authority is situated provided (1) such single-family dwelling or barn was so situated prior to January 1, 1976, (2) any underground storage tanks on such property have been removed, (3) the property is not greater than the minimum acreage required to meet zoning requirements plus any allowance necessary for setback allowances and access or egress consistent with local zoning and use requirements, and, if the single-family dwelling or barn is located on class I land, such minimum acreage is met by utilizing class II or class III land, as defined in section 25-37c of the general statutes, to the greatest extent possible, (4) a restrictive covenant that would limit the expansion of the single-family dwelling or barn and restrict any activity or expansion of any activity that would have a significant adverse affect on the public water supply is placed on the property, and (5) for class I land, the single-family dwelling or barn has historical significance, as confirmed, in writing, by the Connecticut Trust for Historic Preservation or its successor organization.

(b) The restrictive covenant required by subsection (a) of this section shall include, but not be limited to, provisions ensuring that (1) the premises shall only be used for a single-family dwelling or barn; (2) the total impervious surface area, including, but not limited to, building roofs, driveways, swimming pools, walkways and patios, shall not be increased by more than two hundred fifty square feet over the existing impervious surface area as of the date of the conveyance of the property from the public water utility to other parties; (3) access is provided to public drinking water utility staff to perform routine inspections of the property, at a minimum, on an annual basis during normal hours of business for the water utility; (4) underground storage tanks are prohibited; and (5) any other provisions deemed necessary by the South Central Connecticut Regional Water Authority to protect the public water supply. The total existing impervious surface area shall be established by an improvement location survey completed to A-2 survey accuracy depicting any such areas, which survey shall be filed on the land records with the restrictive covenant.

(c) Whenever the South Central Connecticut Regional Water Authority intends to sell, lease, assign or otherwise dispose of any class I or class II land consistent with this section upon which is situated a single-family dwelling or barn, the South Central Connecticut Regional Water Authority shall provide notice in writing, by certified mail, return receipt requested, at least thirty days before the date of the proposed disposition, to the Commissioners of Environmental Protection and Public Health, the legislative body of the city or town in which the single-family dwelling or barn is situated, the Nature Conservancy, the Trust for Public Land, the Land Trust Service Bureau and the Connecticut Fund for the Environment, of such intention to sell or otherwise transfer such property. Such notice shall include a copy of a survey depicting the acreage and property lines of the parcel as well as the location of any single-family dwelling or barn to be sold.

(d) All net proceeds, after costs of disposition, from the disposition of such class I or class II land and dwelling or barn consistent with this section shall be used by the South Central Connecticut Regional Water Authority to protect or otherwise acquire interests, including, but not limited to, fee title to or conservation easements over additional watershed or aquifer land of public water systems.