

Received 07/30/2019 @ 2:55 pm  
Eric Armstrong, ATC

MEMBERS OF THE WPCA THAT ARE UNABLE TO ATTEND THIS MEETING, PLEASE  
CALL ETHER DIAZ, (860) 644-2511, EXT. 243, ON OR BEFORE 4:30 P.M. ON THE DAY  
OF THE MEETING

**WATER POLLUTION CONTROL AUTHORITY  
TOWN OF SOUTH WINDSOR**

**SPECIAL MEETING  
MADDEN ROOM at 7:00 P.M.**

**AGENDA**

**TUESDAY, AUGUST 6, 2019**

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A. ROLL CALL

B. NEW BUSINESS

1. Fee Structure Workshop

C. PUBLIC PARTICIPATION

D. BILLS, CHANGE ORDERS, DISBURSEMENTS

1. Unbilled Sewer Connections (Approval to Bill)

E. ADJOURNMENT

MINUTES  
SPRENKEL ROOM

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SPECIAL MEETING  
AUGUST 6, 2019 AT 7:00 PM

## A. ROLL CALL

Members Present: Richard Aries, Erick Dabrowski, Carol Fletterick, Toby Lewis, Ashwatha Narayana, Thomas Ruby, and Stephen Wagner

Members Absent:

Alternates Present: Anitha Elango

Alternates Absent: Vicki Paliulis

Staff Present: Tony Manfre, Superintendent of Pollution Control  
Ether A. Diaz, Recording Secretary

Others Present: Audrey Delnicki, Town Councilor  
Andrew Paterna, Mayor  
Liz Pendleton, Deputy Mayor  
John Maciaga, 111 Oxford Drive, South Windsor, CT  
Pravin Patel, 315 Clark Street, South Windsor, CT

Chairman Richard Aries called the meeting to order at 7:00 p.m. The following actions were taken during the August 6, 2019 Special Meeting of the Water Pollution Control Authority (WPCA).

## B. NEW BUSINESS

### 1. Fee Structure Workshop

Chairman Richard Aries expressed that the Authority is revisiting this matter. Members of the Authority are always striving to be as equitable and fair with regards to the sewer user rates, said Chairman Aries. They are also striving to be conscious and aware that Town citizens deserve the best performance for the lowest cost that can be charged for the very important services provided by the Department of Pollution Control. In 2014, the Authority looked into this matter quite in depth and some changes to the sewer user rate structure were implemented. Chairman Aries expressed that he's keeping an opened mind to all options that are going to be discussed this evening. However, he has not been convinced, since back in 2014, having considered a lot of different facts that it was not worth the costs involved to change the rate structure that is currently in place. Chairman Aries asked members of the Authority to be very open minded with all the different options and to be aware that the most essential thing is to make sure that there's a sound, well run, efficient sewer system in this Town, today, tomorrow, and the next day. At this point, Chairman Aries turned the meeting over to Mr. Stephen Wagner.

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Mr. Stephen Wagner presented a power point presentation on the fee structure (see Exhibit A). He explained that all of the discussion this evening involves maintaining the same total revenue, but shifting the cost among the different groups of sewer users. A discussion ensued on the following topics:

**Current Rate Structure and Impact:** Mr. Wagner explained that the current rate structure for the commercial/industrial businesses is \$415 per 84,000 gallons and there's a flat rate for the single family homes and a residential condominium unit. A two family house pays a double sewer user rate. The apartments are charged as commercial and the sewer user rate is \$415 per 84,000 gallons. The houses with swimming pools are not included as part of this discussion, said Mr. Wagner. He explained that the Authority previously discussed going to a rate structure that was based on the water consumption for each house. However, that's not one option that he will discuss this evening as part of his presentation.

Chairman Richard Aries mentioned that in talking about water use, even excluding the consideration of swimming pools, one of the factors that came in to place back 2014 was that water use in terms of the input of water into the home doesn't necessary tell much about the sewer use.

**Options for changes to rate structure:**

**Option 1: Lower the assumed single family & minimum commercial/industrial usage:** Mr. Wagner explained Option 1 is to lower the assumed single family & minimum commercial/industrial usage from 84,000 gallons to 59,000 gallons. He explained that the current sewer rate is based on the fact that every residential home is assumed to use a minimum of 84,000 gallons of water; however, the fact is that they are using about 54,000 gallons of water. In the past the Authority previously reduced the assumed amount of gallons from 93,000 gallons to 84,000 gallons. Reducing the 84,000 gallons by 5% will increase the cost to the industrial user by 15% because of the number of houses vs. the number of the amount of water that the industrial businesses use. That's a warning to not go with this option without thinking about the impact on the Town businesses, said Mr. Wagner.

**Option 2: Bill Municipality, Fire Department and schools:** This is an option to consider, said Mr. Wagner; this is currently subsidized by sewer users. This could be a 2% reduction for everybody else's bill.

**Option 3: Bill apartments same as condos:** Mr. Wagner explained that the apartments are very similar in the nature to condos. The apartments use almost as much water as condos but are billed about 1/3.

**Option 4: Base residential bill on water:** Mr. Wagner explained that they could bill the residential user based on water usage and based on the concept of "What goes in must go out". However, there is an administrative burden associated with this due to the many

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special cases (pools, sprinklers, wells, etc.). Also, only 24-33% of the WPCA budget is directly related to influent volume.

Option 5: Base residential bill on the amount of bathrooms: This is an option to base the sewer billing based on the number of bedrooms versus the number of fixtures. This information is obtained from the Assessor's Office. The Authority previously looked into this option and a discussion ensued on how to weight in kitchen and laundry. For the apartments, however, data is not available from the Assessor's Office. This matter was previously discussed by the Authority and it was determined that there is no data available for the apartments.

Option 6: Base residential bill on the amount of bedrooms: This option is to base the sewer user rate based on the amount of water use vs. the number of bedrooms. This information can readily be obtained from the Assessor's Office, said Mr. Wagner.

Mr. Wagner designed a spreadsheet as a rate calculator to help figure out each option. He presented the effect of billing apartments at residential rate. Chairman Richard Aries explained that with this option the building owner will be billed per apartment unit regardless of whether or not the apartment units are occupied. Mr. Wagner explained that one reason why the Authority wanted to have this meeting at this time of the year rather than later in February is to provide notification in advanced to the apartment building owners should the Authority decides to change the policy and bill per unit vs. per total flow of water usage.

Using the rate calculator, Mr. Wagner also presented the effect of billing based on the number of bedrooms. He explained that it might be worth looking at bedrooms if a discount is applied to the 1 and 2 bedrooms places. That will be fair to the apartments if billed as condos, also, this will benefit the condo units with 1 and 2 bedrooms, said Mr. Wagner. He presented the current rates and the modified rates; the modified rates include the apartments.

The rate calculator was also used to support discussion on basing the rates based on water vs. bedrooms by type and charging municipal and schools. Chairman Aries asked if surrounding Towns bill their municipal buildings for sewer use. Yes, answered Mr. Manfre. Chairman Aries explained that billing the Town means a pass through to the residents. Mr. Erik Dabrowski added that the Town helped the Authority in paying for the upgrade of the treatment plant.

Mr. Thomas Ruby stated that the residents where the sewer is part of Vernon, Manchester of MDC but yet paying the South Windsor sewer rate. How that will be treated, he asked. Chairman Aries responded that this matter will be for future discussion.

A discussion ensued regarding treating the apartments as condominiums. Chairman Aries explained that he has a conflict with viewing apartments as condos because his view on the medium apartment dweller is not necessarily the same economic situation as

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a property owner. Those folks may be in the category of affordable housing apartments in the Town. Therefore, he'd like to obtain more facts on this matter.

Mr. Erik Dabrowski entered at 7:50 p.m.

Chairman Aries explained that there may be a way to treat apartments as condos for sewer billing purposes but perhaps at a lower rate. For example, bill only 70% of the sewer rate per apartment unit.

Mr. Wagner explained that also they opt to bill based on water usage. Having a sewer meter on every single home can be possible. That will be a fair distribution, said Mr. Wagner. Mr. Ruby responded that there is only two administrative staff to do the administration of this without hiring another staff. Changing the sewer rate to a variable rate creates a high administrative change in cost, said Chairman Aries. Mr. Wagner responded that if the Authority sets the rates based on the number of bedrooms the information is available in the Assessor's Office. Mr. Manfre stated that implementing a variable sewer rate will be difficult as there will be a lot of updates to do to each individual account if billed based on the number of bedrooms.

Chairman Aries asked from input of each member. Mr. Ruby expressed that he's interested in billing the apartments like condos. However, he's not eager to highly increase the sewer rates for the businesses.

Mr. Toby Lewis expressed that he agrees in reducing the minimum flow from 84,000 gallons to 79,000 gallons which will increase the rates by 6.5% for the commercial/industrial businesses. Also, he liked the idea to factor in the apartments but perhaps at a lower rate than the condo rate.

Mr. Ashwatha Narayana expressed that he agrees with billing the apartments per unit and reducing the minimum flow to 79,000 gallons. He'll also like to include the schools in the sewer bill.

Mr. Tony Manfre agreed with decreasing the minimum flow gradually. Perhaps, reduce it to 80,000 gallons and after two years to 74,000 gallons. Reducing the minimum flow will be a high impact on the commercial businesses, said Mr. Manfre. In regards to the apartments, he expressed that he believes that the WPCA is affecting the wrong part of the population by increasing their expenses. Also, decreasing the minimum flow will impact revenue and will create a variable budget. The current sewer rates compared with surrounding towns are below average, said Mr. Manfre. Mr. Narayana responded that the Town of Ansonia is very similar to South Windsor as they have 11 pump stations, and 1 treatment plant, yet their sewer rate is only \$240. A drastic change in the sewer billing structure is not necessary, said Mr. Manfre, as he only received 5 to 6 telephone calls from town residents concerning the sewer rates and the previous year he recalls receiving only 3 telephone calls.

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Ms. Carol Fletterick agreed with Mr. Manfre in reducing the minimum flow gradually; she agreed with 80,000 gallons. She also agreed in adding the apartments in the mix but just for their fair share and giving a surcharge to the 7 to 9 bedrooms. Ms. Fletterick was not in favor of billing the municipal buildings and schools.

Mr. Erik Dabrowski explained that he's not in favor of billing the municipal buildings and the schools as this is going to come out of the property taxes at the end of the day. He explained that when people look in to purchasing a home in this town they look at taxes; some people can't afford the property taxes. He agreed with the option to reduce the minimum flow to 79,000 or 80,000 gallons. Regarding the apartments, he believes that they should be treated like condos. It's not our business to worry about their occupancy, said Mr. Dabrowski. Chairman Aries responded that Mr. Dabrowski expressed concern about people being able to move to town due to high taxes, however, the apartments could see a higher sewer bill. Mr. Wagner responded that it will be \$20 a month increase for the apartments. Using the rate calculator at 79,000 gallons, billing the apartments, and not having a discount or surcharge the sewer bill for businesses will increase by .3% and the apartments will increase by 189%. Mr. Dabrowski explained that is a different calculation for people that live in an apartment vs. people that decide to buy in to the town, the school system and the infrastructure.

Mr. Ruby asked if there are any particular types of housing statutes that are included under the title of apartments to be aware of. Mr. Wagner responded that some apartments are billed as commercial accounts and others are billed as residential depending on the type of apartment.

Ms. Anitha Elango liked the idea of reducing the minimum flow to 79,000 gallons and not charging the municipal buildings and schools. She also agreed with treating the apartments like condos.

AT 8:30 pm, Chairman Aries turned to the public for any input.

**C. PUBLIC PARTICIPATION**

Mr. John Maciaga of 111 Oxford Drive, South Windsor, CT was in attendance this evening and thanked Mr. Wagner for putting together the power point presentation and presenting all the options to change the billing structure. Mr. Maciaga was a member of the subcommittee created in 2014 to discuss the sewer fees and explained that there was a lot of discussion about doing the sewer charge based on water usage. However, he had an issue with that option as some people have underground irrigation systems that they use it in the summer; it is not fair to bill people for water not going in to the sewer system. Based on the conversation ensued this evening billing based on water usage will create a lot of complications and is not feasible, said Mr. Maciaga. He agreed that it is a good approach to reduce the minimum flow closer to the average flow. He explained that currently the apartments pay approximately a sewer fee of \$147 in comparison to the condos that pay \$404. Therefore, he believe that it should be billed per unit but less than condos. Mr. Maciaga had no feedback on billing the municipal buildings and the

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schools. He stated that the WPCA will get push back from people if the sewer rates are based on the number of bedrooms because someone may have a four bedroom home but two people living in.

Deputy Mayor Liz Pendleton was in attendance this evening and commented that she agrees with reducing the minimum flow to 79,000 gallons. She explained that back in 2014 she was part of the Committee that was created to discuss the sewer user fees structure. This Committee consisted of many people that worked very diligently to figure out what a good sewer fee would be, said Ms. Pendleton. There was a consensus to start with a minimum flow of 70,000 or 72,000 gallons and gradually increase over the years to 79,000 gallons. This recommendation was made to the WPCA, however, they did not accepted the recommendations of the Committee. Ms. Pendleton expressed that this evening the Authority is having the same conversation that they had in 2014. Ms. Pendleton asked if there is a formula as far as what percentage of the dollar amount of the water bill for each home is covering the WPCA budget. With regards to the apartments she expressed that there is a disparity between the apartments and the condos. She agrees that the apartments should be billed closer to the condos as they are using the same amount of water. Ms. Pendleton expressed that she's not in favor of billing the municipal buildings and the schools as that will be redistributing the money and is not going to serve a purpose.

Mayor Andrew Paterna expressed that he's comfortable with reducing the minimum flow to 79,000 gallons and agreed with all the configurations made this evening. Although he agree that there's a disparity between the apartments and the condos, it concerns him an increase of 189% for the apartments. Mr. Paterna expressed his appreciation for the work that Mr. Wagner have done in putting together the presentation. He as well was not in favor of billing the municipal buildings.

Chairman Aries expressed that he'd like to obtain more data on the demographics of the apartments. Mr. Wagner will further modify the proposed rates for the apartments to present at a later time. There was no further discussion on this matter. Chairman Aries thanked everyone in attendance this evening for taking the time to come in and discuss this matter.

Mr. Erik Dabrowski left the meeting at 8:50 pm.

**D. BILLS, CHANGE ORDERS, DISBURSEMENTS**

**1. Unbilled Sewer Connections (Approval to Bill)**

Mr. Anthony Manfre explained that in doing an internal audit of all the properties connected to sewer a total of seven properties were found not on the billing list (see Exhibit B). The property owners have been notified of this situation. Included with the Agenda was a copy of the State Statutes, Chapel 103 and 203 (see Exhibit C) which allows the Collector of Revenue to bill these properties only for the past three years. Mr.

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Manfre reported that he received a telephone call from the property owner of 32 Grant Road. He

understands the situation and asked for Mr. Manfre to convey his message to the Authority of which he thinks is unjust to go back and charge him for the past three years.

Motion was made to add to the Residential Billing List the properties as presented (see Exhibit B) and bill the current sewer user fee of \$415 for fiscal year 2020.

The motion was made by Mr. Stephen Wagner and seconded by Mr. Toby Lewis.  
The motion carried unanimously.

Motion was made to bill in the amount of \$1,163 the current owners of said properties for unbilled sewer user charges for FY2017, FY2018, and FY2019 with the instruction for the Collector of Revenue to offer a payment plan.

The motion was made by Mr. Stephen Wagner and seconded by Ms. Carol Fletterick.  
Chairman Richard Aries added that this approval is also subject to not adding any interest fees.

The motion carried unanimously.

**E. ADJOURNMENT**

Motion was made to adjourn the meeting at 9:07 p.m.

The motion was made by Mr. Toby Lewis and seconded by Mr. Ashwatha Narayana.  
The motion carried unanimously

Respectfully Submitted,

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Ether A. Diaz  
Recording Secretary

# WPCA Rate Structure Discussion

Special Meeting August 6, 2019

Stephen Wagner presenting

# Topics

- Current Rate Structure and Impact
- Options for changes to rate structure
- Effect of changing assumed residential flow
- Effect of billing municipal and school sewers
- Effect of billing apartments the same way as condos
- Bedroom counts in various housing types
- Water Use vs. Bedrooms
- Adjusting for bedroom count in rates

# Current Rate Structure

Category	Water Use	Rate	Notes
Commercial/Industrial	40,140 gal average	\$415 < 84,000 gal	217 smaller users
Commercial/Industrial	620,953 gal average	\$415/84,000 gal	455 larger users
1-FAMILY w/IN-LAW	78,400 gal average*	\$415	147 in town. Median is 86.8 gal
2-FAMILY HOUSES	2 x 32,800 gal average*	2 x \$415	56 in town. 3 outliers cut. 39 on sewer
3-FAMILY HOUSES	3 x 24,600 gal average*	3 x \$415	Only 6 in town. 2 on sewer
4-FAMILY HOUSES	4 x 31,500 gal average*	4 x \$415	Only 3 in town. 1 on sewer
CONDOS	45,300 gal average	\$415	1701 on sewer
APARTMENTS	30,700 gal average	\$415/84,000 gal \$152 average	681 units. No data from new units at Evergreen Walk, Berry Patch III. Much lower charges than similar multi-unit customers
RES APARTMENT	2 x 58,200 gal average	2 x \$415 (1 single)	9 in town. 7 on sewer
MOBILE HOMES	16,100 gal average	\$415/84,000 gal \$80 average	

\*Approx: Includes pool or sprinkler use and houses on septic systems. Excludes houses on well water..

# Options for Changes to Rate Structure

Option	Rationale	Considerations
0. Current structure		
1. Lower the assumed single family & minimum com/ind usage	Rates assume 84,000 gal. Average < 59,000	A 5% reduction raises large industrial users by 15%??
2. Bill municipality, Fire Dept. and schools	Currently subsidized by sewer users; spread bill to all taxpayers	About a 2% reduction for everybody else's bill
3. Bill apartments same as condos	Apartments use almost as much water as condos but are billed about 1/3	Apartments and condos use $\frac{1}{2}$ to $\frac{3}{4}$ as much water as 1-family homes. Occupancy issues? (See bedrooms below)
4. Base residential bill on water usage	What goes in must go out	Administrative burden. Many special cases (pools, sprinklers, wells, etc.). Only 24-33% of budget directly related to influent volume.
5. Base residential bill on bathrooms from assessor's office	Proxy for average water usage	How to weight in kitchen, laundry? Data not available for apartments
6. Base residential bill on bedrooms from assessor's office	Proxy for average water usage	Data readily available from assessor's office.

# Effect of changing assumed flows

(Calculation from a previous year's data)

	Minimum and Assumed Residence Gallons			
	84,000	74,000	64,000	54,000
Measured or Assumed Business Flow (gal)	245,047,692	241,767,592	238,618,420	235,633,424
# of Businesses Below Minimum	332	322	308	289
# of Businesses Above Minimum	217	227	241	260
#Homes	8,390	8,390	8,390	8,390
Assumed flow for sub-minimum businesses	27,888,000	23,828,000	19,712,000	15,606,000
Flow for above-minimum businesses	217,159,692	217,939,592	218,906,420	220,027,424
Assumed flow for Homes	704,760,000	620,860,000	536,960,000	453,060,000
Total assumed flow	949,807,692	862,627,592	775,578,420	688,693,424
Minimum and residential fee	\$404.00	\$391.87	\$376.96	\$358.18
Fee per 1000 gal	\$4.8095	\$5.2956	\$5.8900	\$6.6330
Total fees	\$4,568,123	\$4,568,123	\$4,568,123	\$4,568,123
% Savings: below-min businesses & residential	0.00%	3.00%	6.69%	11.34%
% Increase for above-min businesses	0.00%	10.11%	22.46%	37.91%

# Effect of billing municipal and schools

(Calculation from a previous year's data)

	Total Flow	Fees	
Schools	8,123,000	\$39,087	(1 below minimum)
Municipal	11,643,656	\$56,670	(2 below minimum)
Totals	19,766,656	\$95,757	
Percentage reduction in all other fees if Schools and Municipal Charged:			2.05%

## Effect of Billing Apartments at Residential Rate

Total Water Usage	13110 kgal
Current Commercial Fees	\$ 64,770
Units	478
Modified Residential Fees	\$ 198,370
Increase	\$ 133,600
<b>Percentage reduction in all fees</b>	<b>2.86%</b>

# Bedrooms by type

Type \ Bedrooms per unit	0	1	2	3	4	5	6	7	9	Total
1 FAM		17	317	3538	2525	344	47	7	3	6800
1 FAM W-IN-LAW										
2 FAM		10	36	29	4					78
RES APARTMENT		1	13	4						18
3 FAM			5	1						6
4 FAM		2	2							4
CONDOS		430	1159	111	1					1701
APARTMENTS		284	391							681
APARTMENTS – CLUB HOUSES	6									681
MOBILE HOME	1	33	44							78
Total	7	776	1967	3682	2530	344	47	7	3	9366

# Water use vs bedrooms by type

Type \ Gallons per Unit	0	1	2	3	4	5	6	7	9	Total
1 FAM		57.3	48.4	54.6	64.6	68.1	83.5	63.3	44.9	59.1
1 FAM W-IN-LAW			86.8	72.0	71.8	77.5	112.9	60.0		78.4
2 FAM		56.1	35.3	26.9	37.4					32.8
RES APARTMENT		37.5	52.7	101.7						61.9
3 FAM			16.4	27.2						15.3
4 FAM		24.5	31.5	38.5						31.5
CONDOS		40.7	47.4	41.1	61.5					45.3
APARTMENTS		28.8	30.7							29.8
APARTMENTS - CLUBHOUSE	30.2									29.8
MOBILE HOME	16.1	16.1	16.1							16.1
Total	27.8	39.1	46.4	54.0	64.8	69.3	94.6	62.2	44.9	55.3

# Rate Calculator

- To support discussion, we will use a rate calculator spreadsheet
- It allows exploration of following possible changes in rate structure:
  - Changing the 84,000 gal residential flow, business minimum and business divisor
  - Charging municipal and school sewer use
  - Treating apartments like condos rather than businesses
  - Treating mobile homes like condos rather than businesses (not recommended)
  - Having separate rates for 1-2 bedrooms, 3-4 bedrooms and 5-9 bedrooms (perhaps more fair for apartments and condos)
- Note: Modified rates include estimates for new apartments at Evergreen Walk and Berry Patch III
- NOTE: Some inputs are estimates or data from prior years. Good enough for policy discussion but not to set actual rates.
- Several examples follow:

# Rate Calculator

Changing Home  
Flow  
& Business Divisor

Rate Calculator	Current Rates	Current Rates
Single Unit Flow	84,000	80,000
Bus. Min. Flow & Divisor	84,000	80,000
Include Municipal & Schools	FALSE	FALSE
	\$ increase	\$0
Apartments like Condos	FALSE	FALSE
Avg. Fee	\$136	\$140
Apartment % Change		3.5%
Mobile Homes like Condos	FALSE	FALSE
Avg. Fee	-\$80	-\$83
Mobile Home % Change		3.5%
3-4 Bedroom Res. Rate	\$415	\$409
% Change		-1.4%
1-2 Bedroom Discount	0%	0%
Rate	\$415	\$409
% Change		-1.4%
5-9 Bedroom Surcharge	0%	0%
Rate	\$415	\$409
% Change		-1.4%
Business Minimum	\$415	\$409
Bus. Rate/ 84000 gal		80000 gal
=	\$415	\$409
% Change		3.5%

# Rate Calculator

Changing Home Flow  
& Business Divisor  
and

Treating Apartments  
like Condos and

Charging Municipal  
and Schools

Rate Calculator	Current Rates	Current Rates
Single Unit Flow	84,000	80,000
Bus. Min. Flow & Divisor	84,000	80,000
Include Municipal & Schools	FALSE \$ increase	TRUE \$96,717
Apartments like Condos	FALSE	TRUE
Avg. Unit Fee	\$136	\$391
Apartment % Change		188.9%
Mobile Homes like Condos	FALSE	FALSE
Avg. Unit Fee	-\$80	-\$80
Mobile Home % Change		-1.0%
3-4 Bedroom Res. Rate	\$415	\$391
% Change		-5.7%
1-2 Bedroom Discount Rate	0% \$415	0% \$391
% Change		-5.7%
5-9 Bedroom Surcharge Rate	0% \$415	0% \$391
% Change		-5.7%
Business Minimum	\$415	\$391
Bus. Rate/ 84000 gal		80000 gal
=	\$415	\$391
% Change		-1.0%

# Rate Calculator

Changing Home Flow  
& Business Divisor *and*

Treating Apartments like  
Condos *and*

Charging Municipal and  
Schools *and*

Dependency on Number of  
Bedrooms

Rate Calculator		Current Rates	Current Rates
Single Unit Flow		84,000	80,000
Bus. Min. Flow & Divisor		84,000	80,000
Include Municipal & Schools		FALSE	TRUE
		\$ increase	\$97,486
Apartments like Condos		FALSE	TRUE
Avg. Fee		\$136	\$375
Apartment % Change			176.6%
Mobile Homes like Condos		FALSE	FALSE
Avg. Fee		-\$80	-\$80
Mobile Home % Change			-0.2%
3-4 Bedroom Res. Rate		\$415	\$395
% Change			-4.9%
1-2 Bedroom Discount		0%	5%
Rate		\$415	\$375
% Change			-9.7%
5-9 Bedroom Surcharge		0%	5%
Rate		\$415	\$414
% Change			-0.2%
Business Minimum		\$415	\$395
Bus. Rate/84000 gal		80000 gal	
=		\$415	\$395
% Change			-0.2%

Backup slides

# Budget items dependent on influent

Expense	Cost	
360.1 Electrical Use – Treatment Plant	\$370,000	
360.1 Electrical Use – Pump Stations	108,000	
360.2 Heating fuel	41,250	
360.4 Water Service	5,600	
371.3 Sludge Transport and Disposal	347,000	
371.4 Grit Transport and Disposal	24,000	
<b>Total costs directly dependent on influent</b>	<b>\$895,850</b>	<b>24% of \$3,735,335 budget</b>
390 Vernon, Manchester, MDC Purchased Services	326,000	
<b>Total costs directly dependent on influent with purchased services</b>	<b>\$1,221,850</b>	<b>33% of \$3,735,335 budget</b>

# Rate calculator detail

Rate Calculator	Current Rates	Current Rates
Single Unit Flow	84,000	80,000
Bus. Min. Flow & Divisor	84,000	80,000
Include Munisipal & Schools	FALSE \$ increase	TRUE \$97,486
Apartments like Condos	FALSE	TRUE
Avg. Fee	\$136	\$375
Apartment % Change		176.6%
Mobile Homes like Condos	FALSE	FALSE
Avg. Fee	-\$80	-\$80
Mobile Home % Change		-0.2%
3-4 Bedroom Res. Rate	\$415	\$395
% Change		-4.9%
1-2 Bedroom Discount	0%	5%
Rate	\$415	\$375
% Change		-9.7%
5-9 Bedroom Surcharge	0%	5%
Rate	\$415	\$414
% Change		-0.2%
Business Minimum	\$415	\$395
Bus. Rate/ 84000 gal		80000 gal
=	\$415	\$395
% Change		-0.2%
Assumed & Measured kgal	1,037,944	1,039,764
Fee per 1000 gal	\$4.9405	\$4.9318
Collection	5,127,936	5,127,936
Need to Collect	\$5,127,936	

# Rate calculator detail

Customer	Size	Unit Count	Current Rates			Modified Rates			% Change
			Total Flow kgal	Rate per Unit	Collection	Total Flow kgal	Rate per Unit	Collection	
ALL HOUSES	Small	334	33,684	\$415	\$166,415	30,476	\$375	\$150,302	-9.7%
	Medium	6063	512,568	\$415	\$2,532,330	488,160	\$395	\$2,407,520	-4.9%
	Large	401	33,684	\$415	\$166,415	33,684	\$414	\$166,124	-0.2%
1 FAM & 1 FAM W-IN-LAW	Small	334	28,056	\$415	\$138,610	25,384	\$375	\$125,189	-9.7%
	Medium	6063	509,292	\$415	\$2,516,145	485,040	\$395	\$2,392,133	-4.9%
	Large	401	33,684	\$415	\$166,415	33,684	\$414	\$166,124	-0.2%
2 FAM	Small	46	3,864	\$415	\$19,090	3,496	\$375	\$17,242	-9.7%
	Medium	32	2,688	\$415	\$13,280	2,560	\$395	\$12,625	-4.9%
RES APARTMENT	Small	14	1,176	\$415	\$5,810	1,064	\$375	\$5,247	-9.7%
	Medium	4	336	\$415	\$1,660	320	\$395	\$1,578	-4.9%
3 FAM	Small	5	420	\$415	\$2,075	380	\$375	\$1,874	-9.7%
	Medium	1	84	\$415	\$415	80	\$395	\$395	-4.9%
4 FAM	Small	2	168	\$415	\$830	152	\$375	\$750	-9.7%
	Medium	2	168	\$415	\$830	160	\$395	\$789	-4.9%
CONDOS	Small	1589	133,476	\$415	\$659,435	120,764	\$375	\$595,587	-9.7%
	Medium	112	9,408	\$415	\$46,480	8,960	\$395	\$44,189	-4.9%
APARTMENTS as BUSINESS	Lg. Bus.	478 675	13,110	\$136	\$64,770				
APARTMENTS as CONDOS	Small	478 675				36,328	\$375	\$179,163	176.6%
APARTMENTS - CLUBHOUSE	Sm. Bus.	6				480	\$395	\$2,367	
MOBILE HOMES as BUSINESS	Lg. Bus.	77	1,252	\$80	\$6,185	1,252	\$80	\$6,175	-0.2%
MOBILE HOMES as CONDOS	Small	77							
BUSINESS	Sm. Bus.	217	18,228	\$415	\$90,055	17,360	\$395	\$85,616	-4.9%
	Lg. Bus.	455	282,534	N/A	\$1,395,851	282,534	N/A	\$1,393,406	-0.2%
GOVERNMENT	Lg. Bus. Schools					8,123	N/A	\$40,061	
	Lg. Bus. Muni					11,644	N/A	\$57,424	

**UNBILLED RESIDENTIAL CONNECTIONS - 2019 AUDIT**

ADDRESS	CONNECTION DATE	# OF YEARS	AMOUNT OWED	
17 Arrowwood Circle	9/23/1987	31	\$	1,163.00
15 Arrowwood Circle	9/23/1987	31	\$	1,163.00
315 Clark Street	7/10/2002	17	\$	1,163.00
22 Franks Way	8/4/2015	4	\$	1,163.00
46 Franks Way	12/30/2015	3	\$	1,163.00
60 Woodside Drive	8/2/2007	12	\$	1,163.00
32 Grant Road	2/19/1988	31	\$	1,163.00
			<b>\$</b>	<b>8,141.00</b>

YEAR	USER FEE	
2019	\$	404.00
2018	\$	385.00
2017	\$	374.00
<b>TOTAL</b>	<b>\$</b>	<b>1,163.00</b>

### Connecticut General Statutes Chapter 103 – Municipal Sewerage Systems

**Sec. 7-258. Delinquent charge for connection or use. Lien. Assignment of liens.** (a) Any charge for connection with or for the use of a sewerage system, not paid within thirty days of the due date, shall thereupon be delinquent and shall bear interest from the due date at the rate and in the manner provided by the general statutes for delinquent property taxes. Each addition of interest shall be collectible as a part of such connection or use charge. Any such unpaid connection or use charge shall constitute a lien upon the real estate against which such charge was levied from the date it became delinquent. Each such lien may be continued, recorded and released in the manner provided by the general statutes for continuing, recording and releasing property tax liens. Each such lien shall take precedence over all other liens and encumbrances except taxes and may be foreclosed in the same manner as a lien for property taxes. **The municipality may by ordinance designate the tax collector or any other person as collector of sewerage system connection and use charges and such collector of sewerage system connection and use charges may collect such charges in accordance with the provisions of the general statutes for the collection of property taxes. The municipality may recover any such charges in a civil action against any person liable therefor.** For the purpose of establishing or revising such connection or use charges and for the purpose of collecting such charges any municipality may enter into agreements with any water company or municipal water department furnishing water in such municipality for the purchase from such water company or municipal water department of information or services and such agreement may designate such water company or municipal water department as a billing or collecting agent of the collector of sewerage system connection and use charges in the municipality. Any water company or municipal water department may enter into and fulfill any such agreements and may utilize for the collection of such charges any of the methods utilized by it for the collection of its water charges.

### Connecticut General Statutes Chapter 203 – Property Tax Assessment

**Sec. 12-60. Correction of clerical error in assessment.** **Any clerical omission or mistake in the assessment of taxes may be corrected according to the fact by the assessors or board of assessment appeals, not later than three years following the tax due date relative to which such omission or mistake occurred, and the tax shall be levied and collected according to such corrected assessment.** In the event that the issuance of a certificate of correction results in an increase to the assessment list of any person, written notice of such increase shall be sent to such person's last-known address by the assessor or board of assessment appeals within ten days immediately following the date such correction is made. Such notice shall include, with respect to each assessment list corrected, the assessment prior to and after such increase and the reason for such increase. Any person claiming to be aggrieved by the action of the assessor under this section may appeal the doings of the assessor to the board of assessment appeals as otherwise provided in this chapter, provided such appeal shall be extended in time to the next succeeding board of assessment appeals if the meetings of such board for the grand list have passed. Any person intending to so appeal to the board of assessment appeals may indicate that taxes paid by him for any additional assessment added in accordance with this section, during the pendency of such appeal, are paid "under protest" and thereupon such person shall not be liable for any interest on the taxes based upon such additional assessment, provided (1) such person shall have paid not less than seventy-five per cent of the amount of such taxes within the time specified or (2) the board of assessment appeals reduces valuation or removes items of property from the list of such person so that there is no tax liability related to additional assessment.