

**EAST LYME WATER & SEWER COMMISSION
INFORMATIONAL MEETING
Tuesday, JANUARY 26th, 2016
MINUTES**

The East Lyme Water & Sewer Commission held an Informational Meeting on: Cardinal Road Water Main Extension on Tuesday, January 26, 2016 at Town Hall, 108 Pennsylvania Avenue, Niantic, CT. Chairman Nickerson called this informational meeting to order at 6:32 PM.

PRESENT: Mark Nickerson, Chairman, Dave Bond, Steve DiGiovanna, Dave Murphy, Dave Jacques, Carol Russell, Roger Spencer

ALSO PRESENT: Joe Bragaw, Public Works Director
Brad Kargl, Municipal Utility Engineer
Jim Levandoski, Flanders Fire Chief
Attorney Edward O'Connell, Town Counsel
Anna Johnson, Finance Director

FILED IN EAST LYME
CONNECTICUT
Feb 2 2016 AT 10:00 AM PM
Edith Galt, Jr.
EAST LYME TOWN CLERK

ABSENT: Dave Zoller, Joe Mingo

Chairman Nickerson called the informational meeting to order at 6:32 PM and led the assembly in the Pledge of Allegiance. He said that they would recap the series of events since the last informational session first and then answer questions. He asked Mr. Kargl to recap the events.

Mr. Kargl outlined the events noting the following:

- Cardinal Road is comprised of 39 properties built during the mid 1980's and 1990's located in the north end of Town close to the Montville border.
- Following a house fire on Cardinal Road last July (2015) some property owners from Cardinal Road attended the Water & Sewer meeting and expressed interest in having municipal water extended to that neighborhood to better serve fire protection.
- At the July meeting the Commission authorized staff to conduct some preliminary engineering to evaluate the feasibility of extending water into Cardinal Road. There is a 16-inch water main on Chesterfield Road that allows East Lyme to receive water from New London during the summer months to help with demand. There is also an 8-inch main that was extended to Cardinal Road for potential future use.
- At the August 2015 meeting the findings of the preliminary engineering study were reported. The project was estimated to cost approximately \$809,813 and would result in an assessment cost of \$20,764 per property based on 39 benefitted properties. A survey was sent to better evaluate interest in the neighborhood.
- It was also noted that it was estimated to cost each homeowner another \$3500 to \$4500 to get the water from the curb stops to the home.
- The results were reported at the October 2015 meeting with 26 residents being in favor although some qualified their response, 7 were not in favor and 5 did not reply. It was at this meeting that it was determined that a 2 Hummingbird Lane address did not make the mailing. Staff was authorized to pursue the installation of a fire hydrant at the end of the 8-inch main on Cardinal Road. This would eliminate the need to extend fire hose across busy Chesterfield road to the nearest hydrant and alleviate traffic obstruction during a fire event. Staff was also instructed to do a conceptual design to a 20% completion.
- The hydrant was installed and put into service during the month of December 2015.
- At the December meeting Flanders Fire Chief Levandoski explained the capabilities of the fire department to fight a fire in the neighborhood especially with access to the new hydrant. Sufficient

response times could be achieved with this hydrant and no longer having to cross Chesterfield Road.

- The 20% design was reviewed at the December meeting by the Commission. It included 3,100 feet of 8-inch water main, 4 hydrants in addition to the one already installed, water services for each property terminating at the property lines. (Copies of plan and info packet attached)
- As a result of this design work the preliminary cost estimate was adjusted slightly from the original estimate to \$798,000 – approximately \$12,000 lower.
- The design has been taken as far as we can go without expending additional money that would be required for plans to go for bidding and construction.
- Some of the residents reported the need to install water treatment systems due to water quality concerns that they had. Inquiry to LLHD indicated that their records showed some treatment systems installed primarily due to low pH. Copies of the most recent water quality report for East Lyme were made available. It was noted that when taking water from New London during the summer months that the chlorine levels while compliant with federal standards are higher than East Lyme's levels and some customers find the taste and odor associated with this to be undesirable.
- There was discussion regarding the process for this project. The Town Attorney clarified that approval for an extension and levying of a benefit assessment lies with the Board of Selectman following a recommendation from the Water and Sewer Commission.
- It was noted that all of the properties benefiting from the availability of the water main would be subject to the assessment. The assessment amount would be calculated on a per lot basis and tied to the construction cost. It would be paid under terms that have yet to be determined.

Attorney O'Connell said that the assessment system is recommended by the Water & Sewer Commission to the Board of Selectmen who decides whether or not to adopt the recommendation. Interest on this is the amount of money that the Town has to pay on its' bonds.

- Water customers are billed semi-annually in May and November based on meter readings. The average residential water bill is approximately \$180.00 for a six month period.

Mr. Kargl said that they would answer any questions at this time.

Mr. Murphy asked about 2 Hummingbird Lane and if they have them on record.

Mr. Kargl said yes.

Mr. Nickerson noted that Flanders Fire chief Levandoski is present to answer any questions.

Flanders Fire Chief Levandoski said that they have always has fire protection to Cardinal Road and great water pressure. The issue for safety is the traffic on Chesterfield Road and having to cross the road – which they no longer have to do. He said that they can reach the houses on and at the end of Cardinal Road without issue. He added that he had listened to the tape of the 40 Cardinal Road fire and from the time of the call to them putting water on the house it was 16 minutes. Further there were pumper trucks putting water on the house before that. He noted that the Morris Lane house had a hydrant in their front yard and it did not help to save the house.

Rob Liquori, 20 Cardinal Road asked if there were more hydrants if it would help.

Chief Levandoski said that maybe it could.

Govind Menon, 42 Cardinal Road asked about the 16 minutes as he said that he made the call and that it felt like a lot longer to him.

Chief Levandoski said that 16 minutes was the actual time yet there was also a pumper truck with water on the fire before that time. Neighboring fire departments sent their pumper trucks to the scene.

David Godbout, 15 Cardinal Road said that this does not appear to be a proper meeting and that it was not properly noticed and does not involve everyone in the Town and feels that it should as it involves bonding issues.

Attorney O'Connell said that it is his opinion that this meeting has been properly convened and that any action that might be taken is on Item 4 of the regular Meeting Agenda. This complies with the FOI Act.

Joao Dias, 9 Cardinal Road said that he was not informed about this meeting and that maybe not everyone was aware of it. His neighbors told him about it.

Eva Menon, 42 Cardinal Road said that he was new to the neighborhood so he would not be on the list and that Ms. Zupiany who owned the home previously had received the notice. She continued that while they did talk about fire safety as the reason for the extension that there is also an issue of water quality and she thought that they were those two issues.

Mr. Bond asked what shape the road is in as this is all information that is important. He said that if they are going to do this type of project that he thinks that it should be scheduled to that they get more than one thing for the cost as they are trying to keep taxes down and they have to look at the cost/benefit. The property values go up and this is a big number and they have many things to digest.

Joao Dias, 9 Cardinal Road said that he had mentioned that the homes would be more valuable and wanted to know how much more.

Mr. Nickerson said that they do not have real estate information and that is something that the homeowners would need to determine. The Water & Sewer Commission is not in the real estate business and the members are volunteers. He noted that houses within 1000 feet of a hydrant now are benefitting with their home insurance.

Mark Hill, 7 Cardinal Road asked for a way to keep up to date on this and what the issue is as it started as a fire issue and that has been somewhat negated now.

Mr. DiGiovanna said that he noticed that five of the residents did not respond at all to the survey and asked if they needed everyone to reply.

Mr. Nickerson said that he would be in favor of reaching out again to everyone as they will be footing the bill 100%.

Christine Horspool, 46 Cardinal Road said that they live in a very good neighborhood and they do have a representative on the street who sends out emails and Mr. Hill should put himself on that list so that he will be informed. She said that she also feels that it needs to be emphasized that there is no pressure for everyone to join.

Mr. Nickerson said that the \$20,000 assessment would go to each house on the street.

Christine Horspool, 46 Cardinal Road said that if she lived near a hydrant that she might want to think that it is not necessary, she asked that they think of the whole street.

Mike Fekete, 17 Cardinal Road asked if the fire hydrant line is different than the water line and if the Town would contribute to the cost.

Mr. Nickerson said that while it might be nice to think that the Town would contribute there just isn't the money there to do it for everyone. There are many other streets in Town in this same position.

Jim Jones, 18 Cardinal Road asked about paying the assessment with interest.

Mr. Nickerson said that they had mentioned that it would be whatever the bonding rate is that the Town was able to get.

Catherine Vincent, 2 Hummingbird Lane supported what Ms. Horspool had said about people supporting the entire road.

Mr. Nickerson reiterated what Chief Levandoski had said – once they roll out the hose – they roll it very quickly and they have good water pressure. He said that he knows that there was a lot going on with 40 Cardinal Road with it smoldering for quite awhile and there was no one living there. Had there been someone there it would have been called in a lot sooner. He noted that they live in one of the best neighborhoods in the Town and that this should not create issues amongst them. Chief Levandoski has said that with the hydrant on Cardinal Road that they can run hose quickly and get to the entire road.

Jim Jones, 18 Cardinal Road asked if majority would rule with the surveys.

Mr. Nickerson said that they would discuss that on their regular agenda. He asked that they wrap this session up if there were no more questions.

Jim Jones, 18 Cardinal Road said that he would suggest a survey with the new costs and new information on it be sent.

Mark Hill, 7 Cardinal Road asked about the life span that the assessment might be paid over.

Carolyn Groves, 4 Cardinal Road said that she thought that they would want water as it seems that fire safety is not that huge of an impact now.

Chief Levandoski explained that he does two jobs – he is a Police Officer and the Flanders Fire Chief. Moving the hydrant to Cardinal Road alleviated traffic issues and accidents and also the potential for pressure being cut off if the hose was driven over. The issue was not the water – there were huge amounts of water available with more pressure than they would need. As far as having water run up the road and more hydrants, the real issue depends on the timing and the equipment and people. He said that they believe that the fire on Cardinal Road had an hour and a half head start on it by the time it was noticed and someone called the department. It is not where the hydrants are as they have the hose to lay to get to the fire and it can be put down in minutes, 500 feet, 1000 feet, they have the hose.

Mark Hill, 7 Cardinal Road said that he thinks that the Town should pay for some of this.

Attorney O'Connell said that in the 1970's that the Town received a substantial grant from a Federal Agency to jump start the water system. It was not Town money that they had to go out to bond for as it would be in this case.

Mr. Bond explained to Mr. Hill that Cardinal Road is not on any capital plan. They came here and approached the Commission for this.

Eva Menon, 42 Cardinal Road said that it was their neighborhood that pushed for this – that is correct. She thanked them for all of their work on this.

Mike Fekete, 17 Cardinal Road asked if this would be a project done right away or in five years.

Mr. Kargl said that if it were undertaken that it would probably be a few years before any completion.

It was asked if a new buyer would assume the balance of the assessment.

Attorney O'Connell said that with some assessments they do and with others there is a 'due on sale' clause. Those items, if it gets that far would be determined at a later time.

Mr. Nickerson said that if they have any other questions that they direct them to him. Call the office, email him and he will be happy to discuss it with them.

Mr. Nickerson thanked everyone for coming and closed the information meeting at 7:42 PM.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary

Town of

Mark C. Nickerson
First Selectman

MNickerson@eltownhall.com



East Lyme

108 Pennsylvania Ave.
P.O. Box 519

Niantic, Connecticut 06357
Phone (860) 691-4110
Fax (860) 739-2851

January 22, 2016

Re: **Informational Meeting Notice - Cardinal Road Water Main Extension**

Dear Resident:

This is to notify you of an informational meeting to be held Tuesday night, January 26, 2016, 6:30 p.m. at the East Lyme Town Hall, upstairs meeting room, to continue discussion on the Cardinal Road Water Main Extension. The Water and Sewer Commission will further review the information obtained to date in regard to the proposed extension and answer questions from the public.

Sincerely yours,

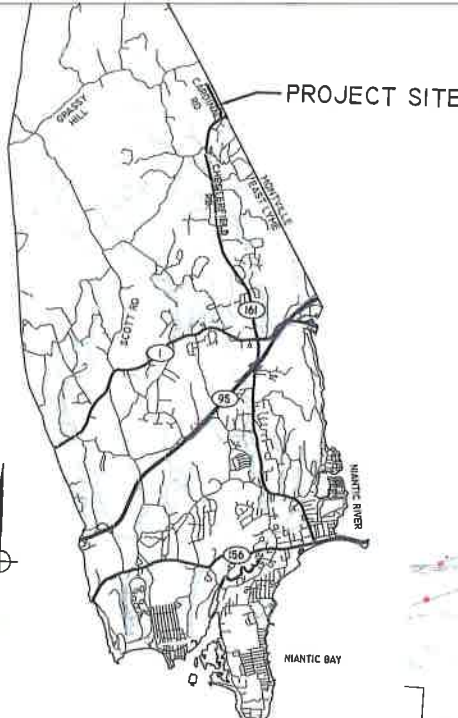
Mark C. Nickerson, Chairman
Water and Sewer Commission

MCN:mw

→ Sent to residents
Cardinal Rd.

Attachment

W&S Informational Mtg. 1/26/16



PROJECT SITE

LEGEND	
SYMBOL	DESCRIPTION
---	PROPERTY LINE
— W —	EXISTING WATER LINE
— (blue) —	PROPOSED WATER LINE
HYD.	EXIST. & PROPOSED HYDRANT
CV	PROPOSED WATER VALVE
CB	CATCH BASIN
---	STORM DRAINAGE PIPE
1.32	APPROX. GROUND ELEVATION AT HOUSE
#1	ADDRESS NUMBER
1	PROPERTY SERVED NUMBER

NOTE:
 1. WATER SERVICE LOCATIONS ARE PRELIMINARY. FINAL LOCATIONS WILL BE DETERMINED BASED ON SEPTIC LOCATION, INDOOR PLUMBING AND OTHER PHYSICAL FIXTURES AND UTILITIES.



PRUETT PLACE

PRUETT PLACE

LOCATION MAP

MONTVILLE
EAST LYME

HUMMINGBIRD LANE

PROPOSED 8" DUCTILE IRON
WATER MAIN STUB

CARDINAL RD.
HYD.

CARDINAL RD.
HYD.

EXISTING 8" DUCTILE
IRON PIPE WATER MAIN

PROPOSED 3,150 LF OF 8" DUCTILE IRON PIPE
WATER MAIN

PROPOSED WATER SERVICE LATERAL (TYP.)

NEW FIRE HYDRANT
PLACED INTO SERVICE DEC. 2015

EXISTING 16" DUCTILE
IRON PIPE WATER MAIN

CHESTERFIELD RD.

SILVER FALLS RD.

WINTHROP DR.



No.	DATE	REVISIONS
1	1/22/16	ADDED NEW FIRE HYDRANT

**WATER MAIN EXTENSION
CARDINAL ROAD
EAST LYME, CONNECTICUT**

PREPARED BY
THE EAST LYME
ENGINEERING DEPARTMENT

Date: DECEMBER, 2015
 Drawn By: P.J.G.
 Checked By: BAS
 Dwg. No.: CP-1
 Sheet No.: -

CONCEPTUAL PLAN

**Preliminary Engineer's Estimate
Cardinal Road Water Main Extension
East Lyme, Connecticut**

December, 2015

Item No.	ITEM DESCRIPTION	Unit	Approx. Quantity	AMOUNT	
				Unit Price	Extended
1	Mobilization	L.S.	1	\$15,000	\$15,000
2	Maintenance and Protection of Traffic	L.S.	1	\$15,000	\$15,000
3	8" D.I. Watermain (includes fittings)	L.F.	3,150	\$100	\$315,000
4	8" Gate Valve	Ea.	4	\$2,000	\$8,000
5	Water Service	Ea.	39	\$2,000	\$78,000
6	Hydrant Assembly	Ea.	4	\$5,000	\$20,000
7	Combination Air Valve Manhole	Ea.	1	\$6,000	\$6,000
8	Ledge Removal & Disposal	C.Y.	400	\$100	\$40,000
9	Sawcut Pavement	L.F.	7,000	\$3	\$21,000
10	Temporary Patch Pavement	S.Y.	1,500	\$20	\$30,000
11	Pavement Restoration	LS	1	\$60,000	\$60,000
	Construction Sub-total				\$608,000
	Engineering and Construction Admin 15%				\$91,200
	Contingency 10%				\$60,800
	Project Sub-total				\$760,000
	Bonding (interest and fees in bonding cycle July 1st 2016 - estimate 5%)				\$38,000
Project Total Cost				TOTAL	\$798,000

\$798,000 / 39 services = \$20,461.54

**TOWN OF EAST LYME
WATER AND SEWER COMMISSION
NOTICE OF ADOPTION OF WATER RATES AND CHARGES**

NOTICE IS HEREBY GIVEN that on October 27, 2015, the East Lyme Water and Sewer Commission approved the following revised schedule of rates and charges for connection to and use of the East Lyme water system. The revised water rates and charges are as follows:

SCHEDULE I – RATES FOR USAGE based on meter readings at six month intervals.

	<u>Rate</u>
<u>Minimum charge</u> per six month period, for usage up to a maximum of 3,500 gallons per six month period	\$50.33
<u>3,501 gallons</u> , to 50,000 gallons per six month period	\$4.06/1,000 gallons
<u>3,501 gallons</u> , to 675,000 gallons per six month period	\$4.48/1,000 gallons
<u>3,501 gallons</u> to over 675,000 gallons per six month period	\$4.89/1,000 gallons

SCHEDULE II – MISCELLANEOUS WATER CHARGES

Application for Connection Permit

Class 'A'- Residential	\$100.00
Class 'B'- Multi Family and Commercial	\$200.00
Class 'C'- Industrial	\$500.00
Demolition/Disconnect-Any Class	\$50.00

ANNUAL PRIVATE HYDRANT CHARGE \$200.00

ANNUAL FIRE SPRINKLER CHARGE \$200.00

METER CHARGES (FLAT RATE)

Meter Deposits

5/8-3/4"	\$70.00
1"	\$93.00
1 1/2"	\$140.00
2"	\$187.00
3"	\$280.00

Frozen Meter Repair (normal working hours)	\$75.00
Frozen Meter Repair (after normal working hours)	\$120.00
Install/Disconnect Meter (normal working hours)	No Charge
Install/Disconnect Meter (after normal working hours)	\$120.00
Meter Test (accurate within 2%)	\$75.00
Meter Test (meter error > 2%)	No Charge
SALE OF WATER DEPT. STOCKED MATERIALS	Cost, incl.

shipping, plus
12% admin. fee

INSPECTION SERVICES

During Normal Working Hours	\$65.00/hour
After Normal Working Hours	\$97.50/hour

TURN ON/SHUT OFF (FLAT RATE)

During Normal Dept. Working Hours	No Charge
After Normal Dept. Working Hours	\$120.00
Seasonal Customer Turn On/Off > 1 per year	\$100.00
Turn On (after shut off for nonpayment of water bill, during normal working hours)	\$75.00

CONNECTION CHARGES

All services	\$2,500.00 min (actual cost)
--------------	---------------------------------

The revised rates and charges shall be effective on November 1, 2015. Rates for usage shall be payable at six months intervals. All other rates shall be payable at the time services are rendered.

Dated at East Lyme, Connecticut on this 27th day of October, 2015

EAST LYME WATER AND SEWER COMMISSION

By 
Mark Nickerson, W&S Commission Chair