

TOWN OF NEW HARTFORD  
BOARD OF FINANCE REGULAR MEETING  
TUESDAY December 8, 2020  
7 PM – virtual meeting via zoom  
HANDOUTS

Minutes of November 10, 2020

New Hartford Sewer Resolutions

2021 Meeting Date Schedule

**Town of New Hartford  
Board of Finance  
Virtual Regular meeting (via ZOOM)  
MINUTES  
November 10, 2020**

**Present (virtually)** Chairman Regina Wexler, Members Dan Charest, Kerry Guilfoyle, Paul LeClair, Steve Tuxbury, Ben Witte, Alternates: Ryan Bingham, Lou Helt, Recording Secretary Penny Miller

**Also, present (virtually)** First Selectman Dan Jerram, Selectmen Alesia Kennerson & David Rosengren, Members of the Public who spoke: Daria Hart, Tom Hart, Mary Beth Greenwood, Greg O'Brien, Joe Toro and other members of the public.

Chairman Wexler opened the meeting at 7:02 pm.

There was no need to seat any alternates

**Adoption / Revision of the Agenda**

Chairman Wexler said to give everyone a chance to participate in the AET discussion she would like to move *'Possible Action on Sale of Water and Sewer Assets'* to after *Public Comment*.

**Motion:** Ms. Guilfoyle made a motion to revise the agenda as recommended. Seconded by Mr. Witte.

*Unanimous*

Chairman Wexler said this is a huge issue that's before our town. This meeting will be run very tightly. She asked that everyone be respectful of each other when speaking. She asked that all comments be directed to the chair and she will then recognize that person.

**Approval of Minutes**

Chairman Wexler asked if there were any corrections to the minutes of the Special Meeting dated October 27, 2020. Hearing none, she deemed the minutes to be approved.

**Communications and Other Items presented to Board**

There were a couple of left-over items from the last time. Your opinions and correspondence are very important to us. In order for it to be posted and in the packets to the board members, it needs to be in the hands of Mrs. Hayward 24 hours before the meeting. The new ones that came in today were not able to be posted on-line. Left from last time were two letters from Mr. Aulay Carlson and Supt. Murphy sent in a breakdown of COVID 19 costs. Chairman Wexler listed the names of those who had submitted letters and that were posted to the website.

Received today and not posted were letters from Robert Krzys, Mary Beth Greenwood and Aulay Carlson. These were sent to board members and are available from the Town Clerk upon request.

**AET – Discussion**

First Selectman Jerram spoke briefly giving the board and the public some background. The Frequently Asked Questions have been published on the town's website. Attorney Roraback had sent a proposed motion and that motion was recommended by the Board of Selectmen earlier tonight. Mr. Jerram said we are here to help people. The water and sewer have been a challenge for us for a long time. He said that sometimes we need to realize as a community that we have made a mistake. He feels the time has come to act. The AET has been in existence for over 4 years. They have met with every state & federal agency that would listen to them. USDA and Atlantic States Rural Water & Waste Water have evaluated our system. The plan being put forward tonight to you and the community he feels is a solid one. A tremendous amount of research has been done. Had the AET been around 12 years ago we would not have gone forward with the waste water treatment plant. If we had dug deeper, we might not be in this position. The plant was rated for 90,000 gallons a day and we are still at 45,000 gallons a day. The plant has had a negative impact on our users. The administrative costs and construction have driven up rates so high that it has caused a negative impact on the families.

Atlantic States when evaluating the system said the typical utility cost for an average homeowner in New Hartford on water & sewer is \$2,241. Compared to neighboring towns with similar wastewater systems of similar size, New Hartford has the highest rates with the lowest customer base. The high rates place a burden on the small population of New Hartford.

The USDA has approved this transaction and given us a deferral not to pay back the grant. In their discussion their goal when giving grants is to create positive environment and this project has created a negative.

The plan that has been put forward is to consummate the sale to Aquarion and bring them in as a professional partner who runs several systems in our area. Extending the sewer, protecting the aquifer, protecting the drinking water supply with a good portion of proceeds of sale. Paying off the debt, lowering the rates through subsidy and helping the neighbors. This recommendation is a solution to a problem and a potential for a check of \$8 million.

He asked that the board consider the motion as proposed. With \$7 million of the \$8 million there is \$3,500,000 of debt and the construction cost is \$3,500,000. If the estimates are off, they will come back to the Board of Finance. Cost estimates are not available for the lateral connections. The water subsidy is \$190,460, the sewer subsidy \$244,740 and the remainder of the connection assistance funds is \$355,765. This comes at no cost to the taxpayers.

Chairman Wexler asked to add to the Board correspondence the AET Frequently Asked Questions and the BOARD OF FINANCE questions be included with the minutes. They are also available on the town website.

Ms. Guilfoyle asked as this is the first sewerage that Aquarion owns will they submit to PURA? Mr. Jerram said they will submit to PURA. The only other privately held sewer system is owned by Connecticut Water company at Heritage Village in Southbury. The user rates will be similar to what we have now but the subsidy will bring them down. Ms. Guilfoyle also asked how does Aquarion spread the \$8 million dollars across? Do they have the entire consumer base or is it specific to the division we fall in. Mr. Jerram replied within the eastern division rates which are about \$6.00 they have WICA charges which provides for recoup of the capital funds. They have \$126,000,000 in their capital budget and they disburse that

throughout the 200,000-family system they operate. When you are paying your rates at around \$6.00 per 1,000 gallons with that metered charge, they are \$2.00 cheaper than us. Their profit is built in as is the recoup of the Capital.

Mr. Charest asked about the water and sewer rates. He noted that on the current water and sewer bills there is part of the fee that is specific toward payment of the debt service. Will this charge go away once the sale happens because the debt goes away?

Mr. Jerram responded that sadly that allocation was implemented right when he first came into office. He explained that there is a statement on the bills that says that out of the \$8.08 you are paying for the water, some of that goes to pay the debt service. It also says that for the sewer rates. Unfortunately, the WPCA never implemented a policy to separate the money. They were cash strapped and living hand to mouth. They never set aside any sinking fund to pay down the debt. It was a nice idea, but it was never implemented on either the water or the sewer side. It fell flat.

Mr. Bingham said you mentioned discussing this with your regional counterparts in the Northwest Corner. What was their feedback? Did they report any user issues?

Mr. Jerram said there was one sale in Canaan/Falls Village, pre-COVID, where they sold their smaller water system to Aquarion. When he asked what was the driver for them. They said they couldn't afford to maintain their system and capital budget of Aquarion and the rates were just too hard to turn down. They just received PURA approval so they are done. The last time our WPCA increased their rates it didn't generate any additional revenue. Instead the users found ways to avoid using the water by using rain buckets, water saver toilets, changing shower heads, etc. They found ways to use less water.

#### **Public Comment**

Daria Hart, 598 Main Street, past chair of the WPCA had sent in a written statement which is available upon request of the Town Clerk. Ms. Hart said her comments are about moving forward. The people in the water and sewer district don't have the votes to stop this sale. She believes this is a political football and has been for a long time. Her question is moving forward we have a chance to sell the plant for \$8 million dollars. It is said that this great for all taxpayers. But once again a disproportionate amount of the funds is coming from the water and sewer user. Why does this one pocket keep getting dipped into. If Aquarion wants to put in more lines are they coming back to the town for more money or are they coming back to the water and sewer user. She has significant concerns we haven't looked for state or federal loans. If they are available is Aquarion going to come to the town and say we can't get them but can you sign off? She said she hasn't seen this addressed in this proposal.

First Selectman Jerram began to respond to some of Ms. Hart's comments, however, Chairman Wexler requested that Mr. Jerram wait and keep track of questions from all of the public comments and address them all at the end.

Greg O'Brien, Burwell Rd, said this has been a wet blanket on the backs of all the people of New Hartford for many years. With Aquarion's \$126 million-dollar annual capital budget and with our aging infrastructure we can't ever match their budget to get this taken care of. The AET has done a lot of work on this. This is all Aquarion does, this is their business, this is what their expertise is in. He doesn't understand why we would hold back on the idea of moving forward on this and making this for the good of the entire town. He believes we should move forward on this.

David Rosengren, 495 Town Hill Rd, said he had submitted several documents. His background is in water & sewer. He was the general counsel in his private capacity as a lawyer for the City of New Haven Water Pollution Control Authority. He understands the issues. What you have in town is an older sewer system. We are faced with old pipes. We should put aside monies to fix up the sewers and spread it amongst the entire tax base. The borrowing rates are extraordinarily low now. A few months ago, the borrowing rate was 2.3%. If you borrow \$1,000,000 dollars the cost would be \$46,100 a year for 30 years. A million dollars would go a long way to fix up the system. We can take care of this if we spread it over the tax base. It was the Republican administration back on '08 who promised that the current users would only have to pay 19.5%.

Putting that aside we can afford the maintenance of the system if we have the right people doing it. Mr. Butler has wanted to sell this for 12 years. They claim that the WPCA is bankrupt. Not true. What has been done to manipulate that statement is to say they owe the debt service and the capital costs. This isn't true. They pile on these costs. Rosengren presented a budget where if you took away those costs in 2014 the WPCA would have been \$200,000 in the black.

Mary Beth Greenwood, 155 South Road said she is a member of the WPCA and is a business owner in the center of town. As her letter was not included in the handouts, she read it in its entirety. The full letter is available upon request from the Town Clerk.

She said tonight the Board of Finance is considering a motion regarding the proposed sale of water & wastewater assets in New Hartford. From the beginning, she has held the belief that we are being asked to address 2 separate questions – should New Hartford sell the water & wastewater assets, and if so – then what are the terms and who do we sell them to?

The first question goes to the main issue should we sell. Being able to make clear judgement on a question like this requires an examination of all options. The sale is not the only option, but within a vacuum of inaction or even consideration regarding any other path, the sale has become the default option.

Selling to Aquarion Water Company – the first thing is the \$8,000,000. If this a firm price. She said she didn't question this until she read the motion being presented tonight to the Board of Finance. The motion indicates that the contract price may be adjusted at the consummation of the sale.

While she agrees with the need for a line extension in Pine Meadow, the part she struggles with is whether the town should be investing to build out a wastewater distribution system after it is sold.

A critical piece for the water & wastewater customers in New Hartford is the rates. It's been explained the current rates will remain in place until any changes are approved by PURA. The town will use proceeds from the sale to subsidize water and wastewater rates for customers. When Aquarion does go through the rate setting process, the final rates will be set by PURA. PURA has directed Aquarion to bill customers of new acquired systems according to Aquarion's Eastern Division Tariff Rates. She said she has been told at various meetings that the rates cannot be guaranteed.

As far as the rates, she said it is stated that the WPCA will stay in existence and will be implementing the orders to connect to the wastewater lines. How much discretion will the WPCA have in this process?

She does not support the motion put to the Board of Finance tonight. The motion seems to give discretion to the Board of Selectmen on all points.

Tom Hart, 598 Main St, said he has been a water and sewer user since 1984. He has served various groups in town as well as being the Chairman of the Sewer Commission before the consolidation. The first point

he would like to make is there are a lot of questions at the meetings about the value of the property. People wanted to know if \$8,000,000 is a reasonable price. But it also goes to the tax liability that Aquarion will have. The selling price is not necessarily the appraised value the property would have for tax purposes. When the question was raised at the AET meetings it was explained, according to Mr. Hart, that taxes that Aquarion pays and the hydrant fees are going to be a wash. How can we say they will be a wash when we don't know the appraised value for tax purposes for personal and real property that Aquarion is buying? The whole idea that they are a wash lacks some detail, he said.

Mr. Hart continued by saying he had a couple of points about the proposed motion. The motion begins by referring to the "sale of the assets to Aquarion or any parent, subsidiary or affiliate of Aquarion". The parent company is Eversource. "I don't know who their subsidiaries or affiliates are". Who actually will be buying this? A lawyer may say this is boiler plate language that needs to be in there. But I would like some more specific language that allows us to sell to the parent or some other organization. He said he was under the impression that the approval of the Board of Finance was a prerequisite to going to referendum. That is the way it was presented in the AET meetings. He feels it needs more than the Board of Finance recommendation. He is concerned about cost of the Pine Meadow extension going over the \$3.5 million dollars. Where does that money come from? If we don't go forward with that where does the \$3.5 million dollars go. Does it go back to the sewer users, does it get spread across town, he feels that needs to be made clear. Finally, he feels it isn't wise to leave any Board of Selectmen with the absolute power to determine what the subsidies are going to be. If they are the ones that can determine the amount, they could determine the amount to be zero.

First Selectman Jerram said Mrs. Hart made the comment "why is the money coming from one pocket of the town", referring to her thoughts that the money is coming from the taxpayers in the sewer district. He said the money isn't coming from town but from Aquarion as part of the proceeds of the sale and being reinvested into this area. This is the compelling reason why the USDA approved our request. We want to reinvest for the betterment to fix a problem. This will get Pine Meadow done. He said looking at the financials in 2009 the WPCA's plan for expansion was to hammer the residents in that neighborhood with the administrative cost that came with the cost of the sewer implementation. For instance, in 2012-2013, they wanted to hit the new users with the surcharge revenues in between \$95,000 - \$125,000, assessment charges between \$115,000 - \$140,000 and connection fees. They were making some vast assumptions about approval of referendums. The board was going to be willing to enter into these agreements. They were going to hit the families with huge charges to get on-line. Only half of the equation worked out when we got the plant. We built 400,000 gallons under the premise that we needed it. The documents are clear. They show the projections and how the families would have been hit hard with thousands of dollars to connect and benefit assessments for pipes.

One of the attractive parts of this current plan is it invites people to be part of the system with the proceeds of the sale. Mrs. Hart did ask what happens next. The AET and the Board of Selectmen have been very transparent. They choose to select Aquarion as the owner of the system, but that does not prohibit the town in the future if we want to expand into other places. Aquarion does not do extensions. Ultimately the people would have to decide for an expansion after approval from the Board of Selectmen and Board of Finance.

Mr. Jerram in responding to Ms. Greenwood said the price is firm at \$8,000,000 and the buyer is Aquarion. He said during the recent tropical storm not one of our customers lost service and not one of Aquarion's

many customers throughout the state lost service. Subterranean water and sewer pipes are different than transmission poles. We don't get our electric from Eversource, we get it from Constellation Energy.

Mr. Jerram said one of Mr. Hart's points had to do with appraisal. There is a state requirement that says only parcels with assessed values over \$250,000 have to be appraised. We only have one parcel that meets the criteria and that is the sewer plant. If you want to have the entire system appraised the estimate for that appraisal, is \$30,000 - \$50,000. We didn't enter in agreement to sell to Aquarion or any other company that answered the RFP based on appraised value. We said evaluate the system and make us your best offer on price. Aquarion's offer of \$8 million was \$1.5 million over the bid of Connecticut Water at \$6.5 million. The second criteria the AET evaluated was the strength of Aquarion's capital budget of \$126 million. This is more than double of Connecticut Water.

You have assessments in place on of all parcels except for the well pump at New Hartford Elementary, which could be proposed for subdivision, which does not have a separate assessment. The Pine Meadow well on Church Street does.

He would say this plan provides a path forward. The motion that has been made is the recommendation by our counsel. It locks up the \$7 million of the \$8 million dollars. We want to find a solution to this problem with the Board of Finance. That's why we asked them to put the \$3.5 million in. The people will know if the estimates don't work out, we will have to come back to the Board of Finance. We don't have a good handle on the lateral connections. Eighty-eight percent of the \$7 million is tied down with your purview and the Selectmen may need your approval to adjust for a little bit more. We are trying to be transparent. We are trying to work with you for the benefit of these people.

Joe Toro, 565 Main St, resident since 2003. He is on the WPCA and AET. Regarding the rates he would ask people to look at the presentation where there is a 15-year average of our rates compared to Aquarion's rates. Their rates are much lower than ours. The users were supposed to be at 19% and they are at 61%. Since 2017 all taxpayers have been paying all of the debt. He strongly supports this.

**Possible Action –**

**MOTION** by Witte to recommend to the Town Meeting (i) the sale of all the assets of the Town of New Hartford public water supply system and sanitary sewer system (the "Assets") to Aquarion Water Company of Connecticut or any parent, subsidiary or affiliate of Aquarion Water Company of Connecticut (together, "Aquarion") for the contract price of \$8,000,000.00, as the same may be adjusted at the consummation of said sale; (ii) the appropriation of so much of the sale proceeds as is necessary to repay in full all indebtedness pertaining to the Assets owed to the United States Department of Agriculture, Rural Development, and to the Town of New Hartford; (iii) the appropriation of an amount not to exceed \$3,500,000.00 for the design and construction of extensions and improvements to the sanitary sewer system in the Pine Meadow area of the Town of New Hartford as shown on a schematic map entitled "New Hartford, CT Pine Meadow Residential Area Option P-2 Gravity Sewers with Pump Station, Portion of Easement 1 inch= 300 feet DRAFT May 2016" prepared by CDM Smith, a copy of which map is available for inspection in the office of the New Hartford Town Clerk; (iv) the appropriation of such amount of the balance of the sale proceeds available after the appropriations set forth in subsections (ii) and (iii) above as determined appropriate by the Board of Selectmen to fund the subsidization of public water and public sewer use fees; and (v) the appropriation of the balance of the sale proceeds available after the appropriations set forth in subsections (ii), (iii) and (iv) above to subsidize sewer lateral connection fees

and costs for new sanitary sewer system users as allocated by the Board of Selectmen. Seconded by Tuxbury.

Discussion followed. Mr. Witte said in the motion it talks about repaying all indebtedness pertaining to the asset owned by the Department of Agriculture Rural Development and the Town of New Hartford. What debts would they be paying back to the Town of New Hartford. Mr. Jerram said the debts being paid off are: \$2.9 million to the USDA for the sewer plant, several smaller loans totaling \$565,243 (as of Sept. 20) and the remainder of the town debt done at the town meeting of \$130,000 loan which has a balance of \$61,750.

Mr. Charest asked if PURA is obligated to maintain the eastern rates. Mr. Jerram said PURA wants Aquarion to put all new users into the eastern division rates. They evaluate the transaction and ultimately value the system. They will say "is Aquarion paying a premium for New Hartford?" And if they deem it to be a premium, they will put us into a time period where the rates will stay in place until we can merge. They will estimate our cash flow projections at 5 years. They can't allow other communities to subsidize New Hartford. PURA will be the arbiter. Our goal is to have eastern division rates immediately. Aquarion will say you can't have that. It might be a little longer or shorter. We can apply the subsidy for 6 or 7 years.

Ms. Helt said she doesn't have any questions except to say it is important that it goes to referendum. We have done our best with the WPCA and the AET for many years trying to take care of this problem. It could be a huge liability for the taxpayers of our town. It is fair for our users and that's why I think it is important to pass this tonight.

Mr. Witte said there has been a lot of angst and discussion in prior years. Half of the members of the Board of Finance haven't heard first-hand of the trials and tribulations of the WPCA to cover monthly bills and payroll. It's been a problem for some time. It seems to him we either have to do this now or come up with another alternative. The only other alternative is to have the whole town pick up all the indebtedness and probably capital to make major repairs. This would be a tough sell. We haven't spent much time talking about the alternative but the alternative will be a difficult sell. This plan as it's laid out leaves some discretion for the Board of Selectmen. He would encourage us to move forward with it now while we have a Board of Selectmen and WPCA chairman that are very engaged with it. Now is the time to move forward with this.

Ms. Guilfoyle said we are selling our water & sewer rights and an asset forever. Generations will look back on this decision and hopefully it is a good one. When it goes to the town meeting, she would like the town to know what the option is. She would like the town to see so they can weigh the decision. It's not closing a building it is losing our water rights. What is that cost to the town if we were to absorb it as a town. Can we throw that out to the town as a possibility so we can make an educated vote as a town? It will be a hard sell and most of the town would say absolutely no. It's a huge decision to not to have what my tax increase would be if we took this on. Ms. Helt pointed out that Mrs. Hart said this would never pass at referendum. Having all the townspeople absorb the cost for anything that could happen to the sewer & water pipes" we are looking at millions of dollars".



Mr. Jerram said in the abundance of information in the RFP, each of the vendors was asked to submit a capital plan. There are repairs that cost in excess of \$1 million dollars' in the first 5 years of capital expenses. This does not include the cost of extending the sewer lines which is \$3.5 million. If you choose to do the repairs; recognizing that you have 6 miles of pipes in the ground that is over 125 years old with a large part of it in state highways; the wet well at the corner of Routes 202 & 219,(the Army Corps will have something to say about that) will be a massive undertaking if it needs to be rebuilt or even if it can be rebuilt where it is. Even if we could pay these expenses there is still one problem, it won't lower their rates. They will still pay the highest rates in the state. The administrative cost to run it is \$8.08 for water and \$20.89 for sewer. There are million and millions of dollars of costs that are hanging out there. Mr. Bingham wanted to thank the AET for all the work they have done. The Board of Finance is recommending it go to a referendum. It is a large decision. Are we the last town board to weigh in prior to it going to the residents to make the final determination? Mr. Jerram said there are a couple more hurdles. We need to hold a public hearing and then we will go to a town meeting. From there we would adjourn to a referendum.

Ms. Wexler said she has had some concerns with the process from the start. She acknowledged the hard work the AET has done over the years. Never once was a member of the Board of Finance asked to join the AET. In a memo to the Board of Selectmen from the WPCA dated December 2015 the committee that was contemplated was certainly to include a member of the Board of Finance. This is the biggest capital issue that has faced the town and no Board of Finance member was ever involved. Had a member of the Board of Finance been on the AET it would be easier to be informed and updated as to what was going on. She said she sat through 2 of the public information sessions. She heard a lot of feedback from constituents that were disappointed in those sessions as there were lots of questions asked but no answers. We as a Board of Finance met with the AET in February. The board had some questions, the public had asked questions at the many information sessions but the answers were not forthcoming to any of these questions until recently. She said she would characterize it as a lack of public participation. Now we want to put it to referendum quickly. The town needs to decide. We have never had at this point the opportunity for an interactive public debate on this. She hoped that we had learned our lesson with the Bakerville School issue. The interactive sessions then gave both sides a chance to provide their points of view. These points of view were vetted and the questions were answered in real time. She said she has some concerns with the proposed motion. It would have been helpful if we had this proposed motion in front of us from last February when it first came to us. What are you asking the Board of Finance to do? It was not apparent to me until we received this motion 2 business days ago. This motion is asking for a recommendation only. To recommend that this be passed prior to a town meeting. It's not a prerequisite for this to go to referendum. What are we really doing here? We are being asked to recommend something without a concrete request for funding. If this is a concrete request for funding, she doesn't see it here. She has concerns about selling to Aquarion and its parent company. Problems with Eversource became apparent this past July. Even though we are giving up public control over our utilities. We are giving up local control but PURA exists to protect us. One thing she feels uncomfortable with is we are giving the Board of Selectmen authority; we are abrogating our authority to the Board of Selectmen to determine to what extent the rates are subsidized and to what extent and how the hook-up fees will be paid. She is concerned about the past and current user as well as future users. This plan doesn't take into consideration that person that just paid for a hook-up fee where a new user will not. We are abrogating our authority to let the Board of Selectmen to make a decision about the allocation of funds. We spoke at some point about a memorandum of decision that would be reached regarding the

value of these assets and she hasn't seen that. This was subject to negotiation. The WPCA will be acting as ombudsmen to advocate for the users. Down the road it's clear the WPCA will be giving up its authority to control the regulations and to make new regulations as that will be in the hands of Aquarion or its parent company or its assignees.

She believes 100% this issue is something that needs to be addressed at referendum. She is not personally comfortable in recommending this to the town. These are her comments. It's up to the townspeople to decide. As Ms. Guilfoyle mentioned this is a permanent decision there is no do-over. She hopes she is wrong and if it passes at referendum, she hopes it all works out for the users and the town as a whole. When requests for allocation of these funds come to her she will take each one and look at the details and vote fairly. She will not vote to recommend this motion.

Mr. Charest said the history of this is we haven't had the support of the town to fund any other way. Other options have been looked at. Specific to the motion he has some comments. The first would be to recommend. He's not too sure that the Board of Finance needs to recommend. They just need to move to a town meeting and to a referendum. The contract price of \$8 million dollars should be not less than \$8 million. With regard to indebtedness it is pretty broad. Maybe they should list what that debt is so the townspeople know exactly what that is. We are granting a lot of oversight to the Board of Selectmen. We should have some oversight to the Board of Selectmen. He would like to see some better oversight on this.

*Aye: LeClair, Tuxbury, Witte    Nay: Charest, Guilfoyle, Wexler*

*Motion Fails*

Mr. Charest would like to come back with a better motion. If this is the path, we are supposed to be on he doesn't want to delay it. He would like see the loose ends tied up.

Ms. Guilfoyle said she think this should go to town meeting for a vote. Some of the wording needs to be cleaned up.

Mr. Witte asked Ms. Guilfoyle if her issue with the motion is with the language and Ms. Guilfoyle replied yes. She supports it going to the town for a vote. Mr. Charest was specific what he thought needed to be tweaked in the motion. Did she feel there were other things? Ms. Guilfoyle agrees with Mr. Charest as to what needs to be tweaked. Mr. Witte asked If the town attorney could draft a new motion at the next Board of Finance meeting with an appropriate 10-day period to review the motion.

Mr. Jerram said conceptually we are on agreement. He will get something from the town attorney for your next meeting. He appreciates everyone's willingness to listen. He hopes to come up with some common language. The Board of Selectmen is the administrative arm and we are here every day. We administer the funds.

Mr. Witte recommended that Mr. Charest work with Mr. Jerram on the language in the motion. This will help get some of the basic things tied down. It might save some time.

Mr. Bingham asked if we are working toward the December meeting does that pose any issues with this going forward. Can changes be made with amendments today to this motion? Ms. Wexler feels this is to important and needs to go to town counsel.

Mr. Jerram asked if he and Mr. Charest have success with the changes and Attorney Roraback put forth an alternative would the membership call a special meeting where this is the one item? Ms. Wexler said that can be done subject to our schedules.

Mr. Jerram will ask Aquarion to be patient a little more and he will work with Mr. Charest to make a new motion.

Chairman Wexler deemed the meeting closed at 9:15 pm

*Respectfully submitted,*

*Penny Miller, Recording Secretary*

**Communications sent to the Board:** Available at the Town Clerk's Office.

Email from Selectmen Rosengren dated November 9, 2020 to "Regina and Christine" (2 pages)

"Our River –We All Need to Protect It – 2 pages"

1986-1 An Ordinance Creating A Water and Sewer Commission

Correspondence from Roraback & Roraback to Earl MacInnes dated August 28, 2008 re: Wastewater Treatment Bonding (2 pages)

Revenue and Expenditures Budget FY 2014/ New Hartford Water Pollution Control Authority Sept 2013

Correspondence from Laura Bedford – "As a resident of our town who, by sheer luck....." (2 pages)

Correspondence from Donna Berman – "I hope this finds you and your families well...."

Correspondence from Chris Brooks – "I hope this email finds you and your family faring well during ...."

Correspondence from Frances Herman – "Greetings Christine, Could you please distribute...."

Correspondence from Alison Murdock – "Dear New Hartford Officials, As a long-time resident and...."

Correspondence from Caren – "Hello Dan, I was glad to have the opportunity the other night..."

Correspondence from Frances Stoffer – "Dear Dan, Thank you for your service to the town....."

Correspondence from David Rosengren "An Open Letter To New Hartford's Elected officials and Appointed Committee Members; Dear Honorable elected officials and appointed...." (4 pages)

Correspondence from Daria Hart "To the Board of Finance.... As a past chairman of the WPCA..."

Correspondence from TJ Stoutenberg, Chairman Town of New Hartford Planning and Zoning Commission and Aquifer Protection Agency

State of Connecticut Office of Policy and Management Award of STEAP funding dated 11/9/20

AET - Frequently Asked Questions

AET Board of Finance Questions

Correspondence from Robert Krzys – "I write to convince the Board to reject the proposed ...." (2 pages)

Correspondence from Mary Beth Greenwood – "The following is submitted for consideration ..." (5 pages)

Correspondence from Aulay Carlson – "Tonight the BoF will be asked to consider the sale..."

Correspondence from Aulay Carlson – "In a letter to the BoF, Mr. Goff took exception to..."

Correspondence from Aulay Carlson – "The Board of Education plans to come to the BoF..."

To recommend to the Town Meeting, to be adjourned to referendum (i) the sale of all the assets, including without limitation those assets listed on Exhibit A hereto, of the Town of New Hartford public water supply system and sanitary sewer system (the "Assets") to Aquarion Water Company of Connecticut or any parent, subsidiary or affiliate of Aquarion Water Company of Connecticut (together, "Aquarion") for the contract price of not less than \$8,000,000, subject to usual and customary closing adjustments and costs of sale; (ii) the appropriation of so much of the sale proceeds as is necessary to repay in full the outstanding balance as of the date of sale of the Assets of all indebtedness pertaining to the Assets owed to the United States Department of Agriculture, Rural Development, and to the Town of New Hartford as shown on Exhibit B hereto; (iii) the appropriation of an amount not to exceed \$3,600,000.000 for the design and construction of extensions and improvements to the sanitary sewer system in the Pine Meadow area of the Town of New Hartford as shown on the schematic map attached hereto as Exhibit C entitled "New Hartford, CT Pine Meadow Residential Area Option P-2 Gravity Sewers with Pump Station, Portion of Easement 1 inch = 300 feet DRAFT May 2016" prepared by CDM Smith, a copy of which map is attached hereto as Exhibit C and available for inspection in the office of the New Hartford First Selectman, or so much of said sanitary system extensions and improvements as can be designed and constructed for the sum of \$3,600,000.00; (iv) the appropriation of an amount not less than \$435,000 and not to exceed \$500,000.00 of the balance of the sale proceeds available after the appropriations set forth in subsections (ii) and (iii) above as determined appropriate by the Board of Selectmen to fund the subsidization of public water and public sewer use fees; (v) the appropriation of the balance of the sale proceeds not to exceed \$355,000 available after the appropriations set forth in subsections (ii), (iii) and (iv) above to subsidize sewer lateral connection fees and costs for new sanitary sewer system users as allocated by the Board of Selectmen; and (vi) the appropriation of any balance of the proceeds of sale remaining after the expenditures set forth in subsections (ii)-(v) above as may be recommended by the Board of Selectmen for uses consistent with subsections (iii), (iv) and/ or (v) above upon the approval of the Board of Finance and Town Meeting.

TOWN OF NEW HARTFORD

BOARD OF FINANCE

2021 Meeting Dates

Meetings start at 7:00 pm, unless otherwise posted. Location in Town Hall TBD and posted at location.

Meetings are 2<sup>nd</sup> Tuesday of every month, unless otherwise noted.

JANUARY 12, 2021

FEBRUARY 9, 2021

MARCH 9, 2021

APRIL 13, 2021

MAY 11, 2021

JUNE 8, 2021

JULY 13, 2021

AUGUST 10, 2021

SEPTEMBER 14 2021

OCTOBER 12, 2021

NOVEMBER 9, 2021

DECEMBER 14, 2021

JANUARY 11, 2022

Respectfully Submitted,

Regina M. Wexler, Chair