

HANDOUTS: P&Z October 28, 2020

Asset Sale Evaluation and Recommendation dated October 6, 2020

Section 8 Plan of Conservation and Development

Dufour Survey of Black Bridge Well area



Asset Sale Evaluation & Recommendation

Public Information Session
October 6, 2020

New Hartford
WATER
AND
SEWER SYSTEMS
FROM
START TO FINISH



Where do we get
our Water?
The "Pie Masher" Well
The "Black Dog" Well



After processing,
Clean Water empties into
the Farmington River.

This Is
What
We're
Talking
About
Selling

This Is Why We're Talking About Selling Assets



The WPCA Is Insolvent

Can't meet operating Expenses, Nor Debt Payments



Losses FY 18-19-20 In Excess Of (\$372,140)



Rates Have Nowhere Else To GO But – UP (This Hurts Families)

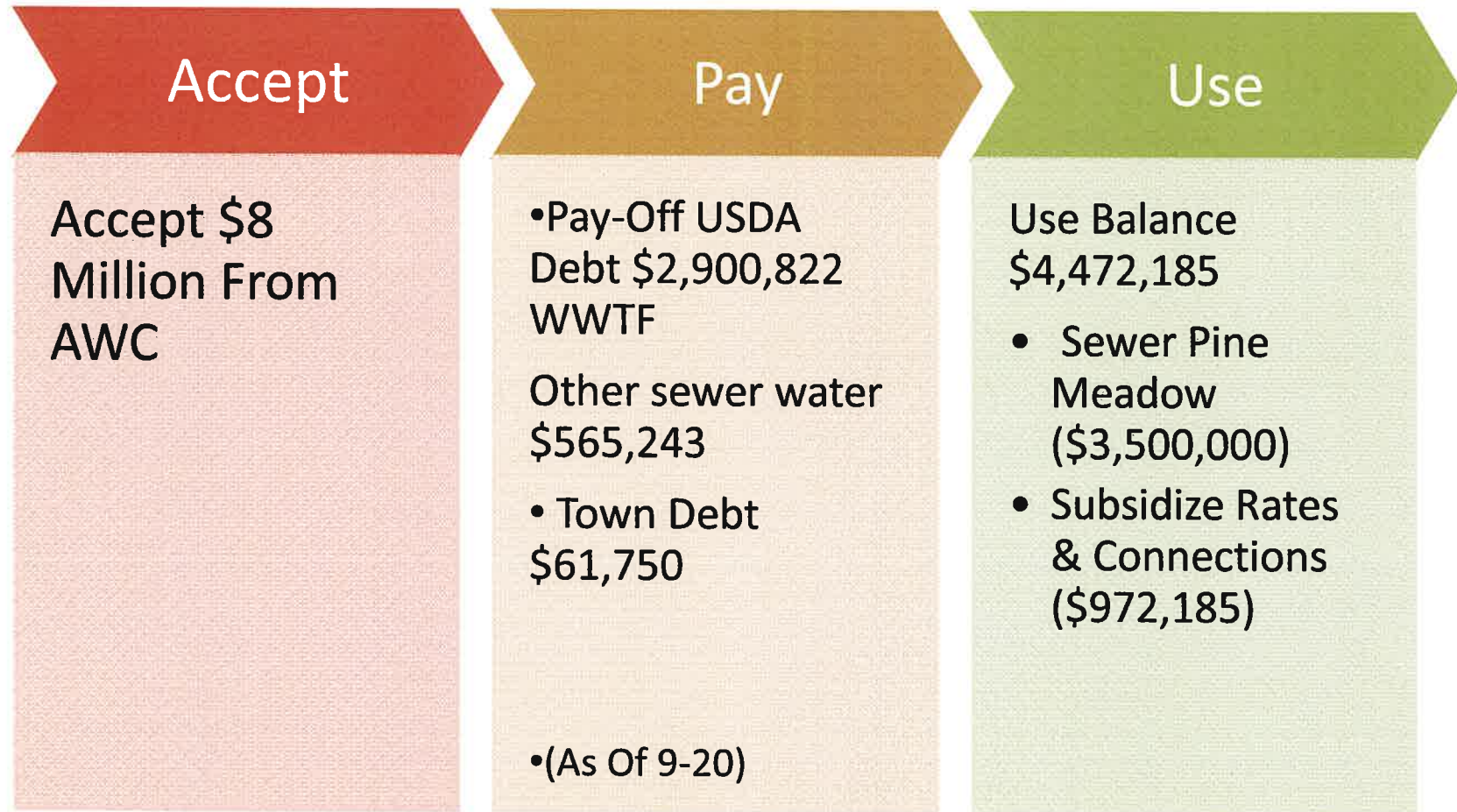


Raised rates 7/14 years. Increase in 2017 = Reduced consumption & no increase in revenues.

What Does Selling Accomplish

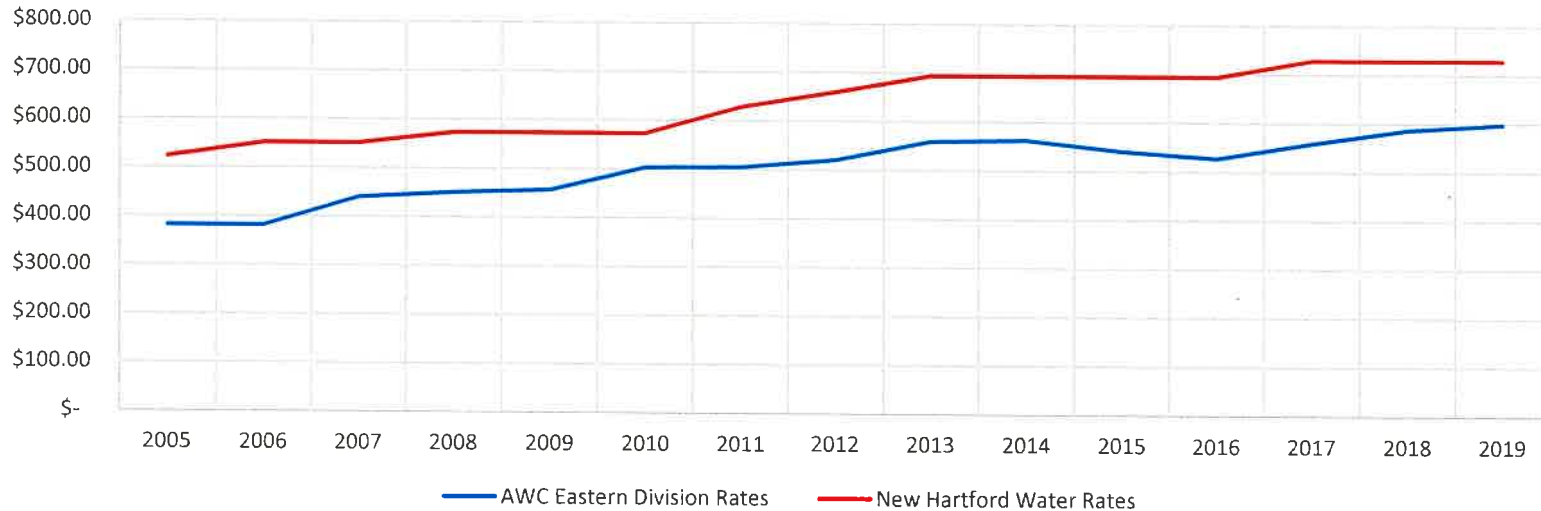
1. Proceeds - A Path Out Of The Maze – Retire Debt; Sewer Pine Meadow; Subsidize/Stabilize Rates
2. Protects The Aquifer – Farmington River
3. Minimizes Financial & Environmental Risks To New Hartford – AWC Permit Holder
4. Leverages Expertise/Resources AWC (\$120M Cap Ex)
5. Provides Means For Rate Stability – Reduce Rates

And ... The Solution Is



Rate Comparison AWC ED New Hartford

New Hartford Water Rate Comparison To
AWC Eastern Division (2005-2019)



Water – Sewer Rates (Assuming Asset Sale)

- Current Rate
\$8.08 (Water) Current Rate
\$20.89 (Sewer)
- With All Approvals - Rates Are Frozen (Eastern Division + Surcharge)
\$8.08 (Water) \$20.89 (Sewer)
- Subsidy From Sale Proceeds (Example For Five Years)

\$8.08 - (\$1.58) - Proposed \$20.89 - (\$3.89) - Proposed
You Pay You Pay
\$6.50 – 20% Savings \$17.00 - 19% Savings

(Rates shown are per thousand gallons)

What If We Don't Sell



Capital Needs- Expand To Pine Meadow - CapEx Repairs
\$5,000,000 + Rate Subsidies



Annualized Bond Expense of
\$579,050 Doesn't Go Away



Take Rates To Range
\$14.30-\$21.65 for Water
\$37.00-\$59.70 For Sewer



Current Tax Burden (Avg. Assess) May Go From Current
\$75.00 + \$125-500 (Year #1)

What's Next & When



Formal Approvals BOS, BOF, P&Z



Town-wide Referendum



Town & AWC
Formal Application TO PURA



PURA, DEEP, DPH
Rule On Application



Timeline – Six To Twelve Months

System Statistics, Historical Data, Evaluation Criteria



PLEASE REFER TO THE TOWN WEBSITE:

[HTTPS://WWW.NEWHARTFORDCT.GOV](https://www.newhartfordct.gov)

PROVIDE FACILITIES AND SERVICES

8

Address Identified Facility Needs

Action Steps	Leader	Partners	Priority	Status
1. Consider relocating the public works garage to a more suitable location	BOS	PW Staff	A	
2. Consider starting a study group to look into the options for a new senior center facility.	BOS	COA Staff	B	

See inside back cover for a listing of "Leaders" and "Partners"

Maintain a High Quality School System

Action Steps	Leader	Partners	Priority	Status
1. Monitor the number of students to determine if any school consolidations are appropriate	BOE		O	
2. Continue to seek savings within the budget to ensure excellent education opportunities despite the budget constraints	BOE	BOS	O	
3. Continue to seek legislation to provide additional funding opportunities for rising costs, especially in the area of special education	BOS	BOE	O	

Address Transportation Issues

Action Steps	Leader	Partners	Priority	Status
1. Continue to address locations where unsafe or hazardous conditions may arise.	PW CTDOT	Staff	O	
2. Utilize "access management" strategies in commercial areas to minimize curb cuts and maximize interconnections between properties.	PZC	Staff	O	
3. Maintain existing Town roads in terms of pavement quality.	PW	Staff	O	
4. Continue to encourage and support provision for walking and bicycles.	OSPC	PW CTDOT Staff	O	

See inside back cover for a listing of "Leaders" and "Partners"

Improve the Sewer System

Action Steps	Leader	Partners	Priority	Status
1. Develop rules and procedures to support sewer system expansion.	WPCA	Staff	A	
2. Inventory the condition of the existing sewer collection infrastructure and develop an appropriate action plan to address current and anticipated future needs.	WPCA	Staff	A	
3. Look at strategies to require connection of existing developed properties that abut sewer lines.	WPCA	PZC Staff	A	
4. Require new development in the sewer service area to connect to public sewers.	PZC	Staff	O	
5. Modify the zoning and/or subdivision regulations to require sewer extensions and connections for new development in the sewer service area.	PZC	Staff	A	
6. Evaluate, prioritize, and pursue sewer line expansion to meet community objectives.	WPCA	Staff	A	

See inside back cover for a listing of "Leaders" and "Partners"

Improve the Water System

Action Steps	Leader	Partners	Priority	Status
1. Continue to investigate the potential sale of water system assets.	WPCA	BOS Staff	A	
2. If sale of the water system does not occur, inventory the condition of the existing water infrastructure and develop an appropriate action plan to address current and anticipated future needs.	WPCA	Staff	A	
3. If sale of the water system does not occur, update the Water Supply Plan.	WPCA	Staff	A	
4. If sale of the water system does not occur, investigate potential water distribution system expansion.	WPCA	Staff	A	

See inside back cover for a listing of "Leaders" and "Partners"



LINE AND CURVE DATA

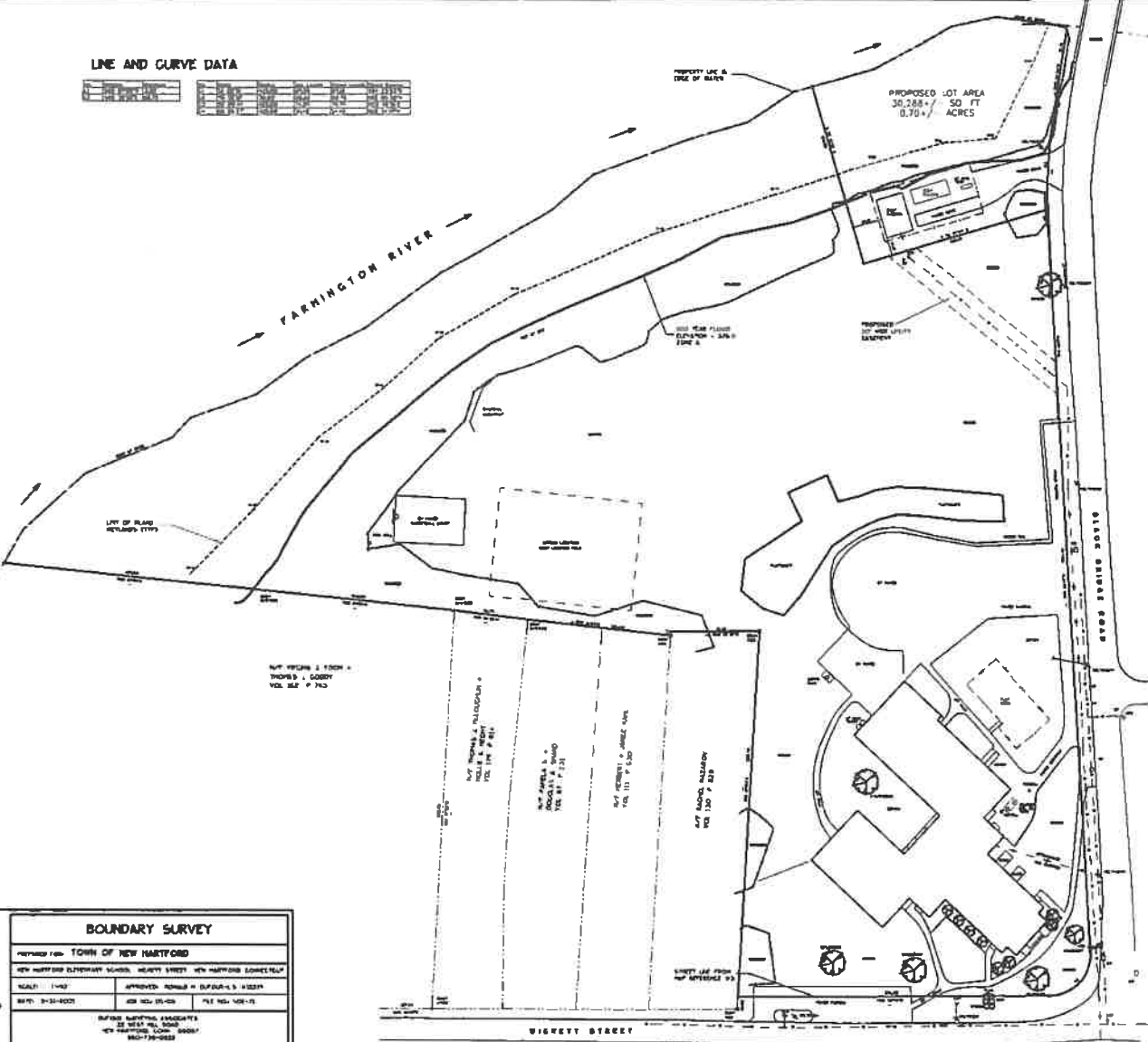
LINE NO.	BEARING	DISTANCE	CURVE DATA
1	N 89° 15' 00" E	100.00	
2	S 89° 15' 00" E	100.00	
3	S 00° 00' 00" E	100.00	
4	N 89° 15' 00" W	100.00	
5	N 89° 15' 00" W	100.00	
6	S 89° 15' 00" W	100.00	
7	S 89° 15' 00" W	100.00	
8	N 89° 15' 00" E	100.00	
9	N 89° 15' 00" E	100.00	
10	S 89° 15' 00" E	100.00	
11	S 89° 15' 00" E	100.00	
12	N 89° 15' 00" E	100.00	
13	N 89° 15' 00" E	100.00	
14	S 89° 15' 00" E	100.00	
15	S 89° 15' 00" E	100.00	
16	N 89° 15' 00" E	100.00	
17	N 89° 15' 00" E	100.00	
18	S 89° 15' 00" E	100.00	
19	S 89° 15' 00" E	100.00	
20	N 89° 15' 00" E	100.00	
21	N 89° 15' 00" E	100.00	
22	S 89° 15' 00" E	100.00	
23	S 89° 15' 00" E	100.00	
24	N 89° 15' 00" E	100.00	
25	N 89° 15' 00" E	100.00	
26	S 89° 15' 00" E	100.00	
27	S 89° 15' 00" E	100.00	
28	N 89° 15' 00" E	100.00	
29	N 89° 15' 00" E	100.00	
30	S 89° 15' 00" E	100.00	
31	S 89° 15' 00" E	100.00	
32	N 89° 15' 00" E	100.00	
33	N 89° 15' 00" E	100.00	
34	S 89° 15' 00" E	100.00	
35	S 89° 15' 00" E	100.00	
36	N 89° 15' 00" E	100.00	
37	N 89° 15' 00" E	100.00	
38	S 89° 15' 00" E	100.00	
39	S 89° 15' 00" E	100.00	
40	N 89° 15' 00" E	100.00	
41	N 89° 15' 00" E	100.00	
42	S 89° 15' 00" E	100.00	
43	S 89° 15' 00" E	100.00	
44	N 89° 15' 00" E	100.00	
45	N 89° 15' 00" E	100.00	
46	S 89° 15' 00" E	100.00	
47	S 89° 15' 00" E	100.00	
48	N 89° 15' 00" E	100.00	
49	N 89° 15' 00" E	100.00	
50	S 89° 15' 00" E	100.00	
51	S 89° 15' 00" E	100.00	
52	N 89° 15' 00" E	100.00	
53	N 89° 15' 00" E	100.00	
54	S 89° 15' 00" E	100.00	
55	S 89° 15' 00" E	100.00	
56	N 89° 15' 00" E	100.00	
57	N 89° 15' 00" E	100.00	
58	S 89° 15' 00" E	100.00	
59	S 89° 15' 00" E	100.00	
60	N 89° 15' 00" E	100.00	
61	N 89° 15' 00" E	100.00	
62	S 89° 15' 00" E	100.00	
63	S 89° 15' 00" E	100.00	
64	N 89° 15' 00" E	100.00	
65	N 89° 15' 00" E	100.00	
66	S 89° 15' 00" E	100.00	
67	S 89° 15' 00" E	100.00	
68	N 89° 15' 00" E	100.00	
69	N 89° 15' 00" E	100.00	
70	S 89° 15' 00" E	100.00	
71	S 89° 15' 00" E	100.00	
72	N 89° 15' 00" E	100.00	
73	N 89° 15' 00" E	100.00	
74	S 89° 15' 00" E	100.00	
75	S 89° 15' 00" E	100.00	
76	N 89° 15' 00" E	100.00	
77	N 89° 15' 00" E	100.00	
78	S 89° 15' 00" E	100.00	
79	S 89° 15' 00" E	100.00	
80	N 89° 15' 00" E	100.00	
81	N 89° 15' 00" E	100.00	
82	S 89° 15' 00" E	100.00	
83	S 89° 15' 00" E	100.00	
84	N 89° 15' 00" E	100.00	
85	N 89° 15' 00" E	100.00	
86	S 89° 15' 00" E	100.00	
87	S 89° 15' 00" E	100.00	
88	N 89° 15' 00" E	100.00	
89	N 89° 15' 00" E	100.00	
90	S 89° 15' 00" E	100.00	
91	S 89° 15' 00" E	100.00	
92	N 89° 15' 00" E	100.00	
93	N 89° 15' 00" E	100.00	
94	S 89° 15' 00" E	100.00	
95	S 89° 15' 00" E	100.00	
96	N 89° 15' 00" E	100.00	
97	N 89° 15' 00" E	100.00	
98	S 89° 15' 00" E	100.00	
99	S 89° 15' 00" E	100.00	
100	N 89° 15' 00" E	100.00	

GENERAL NOTES :

1. LOT AREA = 30,288 SQ. FT. OR 0.70 ACRES TO EDGE OF WATER
2. SITE REFERENCE = VOL. 35, P. 400
3. ASSESSORS REFERENCE = MAP 144, BLOCK 704, LOT 1
4. FLOOR ELEVATION TAKEN FROM FLOOD INSURANCE RATE MAP TOWN OF NEW HARTFORD, UNFLOODED SQUARE FEET 4 OF 38 FROM 1970-1980-1981, P. 3, 1981
5. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONSTRUCTION STATE AGENCIES SECTION 10-200-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONSTRUCTION ASSOCIATION OF LAND SURVEYORS REGISTERED ON SEPTEMBER 25, 1980.
6. TYPE OF SURVEY = PROPERTY SURVEY
7. BOUNDARY DETERMINATION CATEGORY = FIRST SURVEY
8. UNDERGROUND SURVEY INSTRUMENT AND FACILITY LOCATIONS, EXISTING AND PROPOSED, WERE NOT DETECTED BY THIS SURVEY. ANY SUCH INSTRUMENTS, FACILITIES OR STRUCTURES, WHETHER OR NOT THEY ARE SHOWN ON RECORDS, ARE NOT SHOWN ON THIS SURVEY. THE USER OF THIS SURVEY SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL SUCH FACILITIES THAT ARE NOT SHOWN AND NOTED BY THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION. CALL OFFICE FOR MORE INFORMATION.

MAP REFERENCES :

1. TOWNSHIP SURVEY REFERENCE FOR THIS SURVEY: SURVEY 1, 1800, NEW HARTFORD, CONNECTICUT. SCALE = 1" = 40' HARTFORD 11, VOL. 10-100-100, 1800. MONROE & BURLINGAME, U.S. 1823-24.
2. FLOOR ELEVATION MAP REFERENCE FOR TOWN OF NEW HARTFORD: NEW HARTFORD ELEVATION SURVEY, PROPERTY SURVEY. NEW HARTFORD CONSTRUCTION, SCALE = 1" = 40' HARTFORD 11, 1800. MONROE & BURLINGAME, U.S. 1823-24.
3. ENGINEERING, GEODESIC, LEVELING PLAN SITE REPRESENTATION: NEW HARTFORD CONSTRUCTION, NEW HARTFORD CONSTRUCTION, SCALE = 1" = 40' HARTFORD 11, 1800. MONROE & BURLINGAME, U.S. 1823-24.



For an explanation of this symbol, see the accompanying section on the reverse side of this map. This symbol is intended to be used in the same manner as the symbol of a similar nature on the reverse side of this map. This symbol is intended to be used in the same manner as the symbol of a similar nature on the reverse side of this map.



BOUNDARY SURVEY	
PREPARED FOR: TOWN OF NEW HARTFORD	
NEW HARTFORD ELEMENTARY SCHOOL, HEAVY STREET, NEW HARTFORD, CONNECTICUT	
SCALE: 1" = 40'	APPROVED: MONROE & BURLINGAME, U.S. 1823-24
DATE: 11-11-2003	JOB NO: 03-03 FILE NO: 100-11
SURVEYED BY: MONROE & BURLINGAME, U.S. 1823-24	
NEW HARTFORD, CONNECTICUT	

MONROE & BURLINGAME, U.S. 1823-24
100-11-100-11