

Kent Sewer Commission  
Regular Meeting

April 14, 2015  
4:30 P.M. Town Hall

Present: John Casey, Elissa Potts, Stan Jennings, Susi Williams, Virginia Bush-Suttman and Sal Lilenthal.

Also present: Bart Clark, Jeff Sienkiewicz, Butch Walsh and Jennifer Weigel.

Mr. Casey called the regular meeting of the Kent Sewer Commission to order at 4:31 p.m.

Pledge of Allegiance was recited.

Mr. Casey elevated alternates Sal Lilenthal and Virginia Bush-Suttman to voting status.

**Amend agenda:**

No changes were made to the agenda.

**Approval of Minutes:**

Mr. Casey requested that the minutes of March 10, 2015 read as follows:

Page 3: Mr. Casey reviewed the spreadsheet and noted that the assessed values for the Casey Trust property need to be looked at, as he feels some may be to low.

Mrs. Williams made a motion to approve the minutes of the regular Sewer Commission meeting of March 10, 2015, as amended. Ms. Potts seconded the motion and the motion carried.

**Public Communication:**

Oral: None.

Written: None.

**Report of Chairman:**

Mr. Casey stated that did not have a formal report.

**Report of Superintendent:**

Mr. Walsh provided the following updates for the month of March:

- 2.3 million gallons passed through the plant
- Repaired the sewer cover at South Commons that was moved by a state plow truck during the winter
- Started outside maintenance at the plant
- Completed quarterly reports

**Report of Treasurer:**

Ms. Weigel provided a check detail for March 11 – April 14, 2015. Mrs. Williams made a motion to approve the check detail for March 11 – April 14, 2015, as submitted. Mr. Jennings seconded the motion and the motion carried.

Ms. Weigel also provided a Balance Sheet report as of March 31, 2015 and a Budget vs. Actual report for July 2014 – March 2015.

RECEIVED FOR RECORD  
KENT TOWN CLERK

2015 APR 15 A 8:59

BY *Dan Bradley*  
TOWN CLERK

Ms. Weigel stated that she confirmed that Lyle Sommers would not be increasing his insurance to an employee plus one. She will continue to review the numbers and provide an updated budget at the next meeting.

**Report of Collector:**

Ms. Devaux was not at the meeting and did not provide a report.

**Benefit Assessments:**

Attorney Jeff Sienkiewicz stated that the sub-committee has met several times and created several spreadsheet that outline different scenarios to determine a value for the benefit assessments for the properties on Maple Street Ext. The Sewer Commission needs to answer the following four questions:

1. Implement a one-time single assessment or supplemental assessments
2. Amount to recover \$155,000 or \$223,000
3. Which method:
  - a. Need based
  - b. Land value only
  - c. Land value plus structures
4. Payment terms

The sub-committee provided the six spreadsheets (attached) for the Sewer Commission to review.

1. Original concept. The sub-committee determined it to be complicated.
2. JBS Assessment Spreadsheet #3, based on the following:
  - a. First acre = \$112,000 with a \$50,000 minimum
  - b. Additional acres = \$13,000
  - c. 8% of the land value
  - d. \$155,537.60 total
3. JBS Assessment Spreadsheet #4, based on the following:
  - a. First acre = \$112,000 with a \$50,000 minimum
  - b. Additional acres = \$13,000
  - c. 12% of the land value
  - d. \$233,456.40 total
4. JBS Assessment Spreadsheet #1, based on the following:
  - a. First acre = \$112,000 with a \$50,000 minimum
  - b. Additional acres = \$13,000
  - c. Plus \$6,000 per unit (each structure has a unit value)
  - d. 5% of the land value
  - e. \$97,273.50
5. Need based spreadsheet reflecting \$155,520 to be collected
  - a. First acre = \$112,000 with a \$50,000 minimum
  - b. Additional acres = \$13,000
  - c. A relative need factor
6. Need based spreadsheet reflecting \$223,400 to be collected

*"An equal opportunity employer and service provider."*

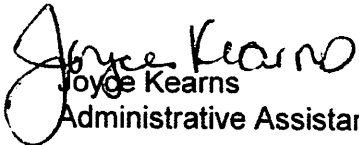
KENT SEWER COMMISSION REGULAR MEETING MINUTES, APRIL 14, 2015

PAGE 2

- a. First acre = \$112,000 with a \$50,000 minimum
- b. Additional acres = \$13,000
- c. A relative need factor

The Sewer Commission agreed to review all the spreadsheets and schedule a special meeting to answer the four questions.

Mrs. Williams made a motion to adjourn the meeting at 5:47 p.m. Ms. Potts seconded the motion and the motion carried.

  
Joyce Kearns  
Administrative Assistant

*These are draft minutes and the Kent Sewer Commission at the subsequent regular meeting may make corrections. Please refer to subsequent regular meeting minutes for possible corrections and approval of these minutes.*

## AGENDA

KENT SEWER COMMISSION  
REGULAR MEETING

APRIL 14, 2015  
4:30 P.M. TOWN HALL

### Regular Meeting

1. Call to order and Pledge of Allegiance
2. Elevate alternate
3. Amend agenda
4. Approval of Minutes
  - a March 10, 2015
5. Public Communication
  - a Oral
  - b Written
6. Report of Chairman
7. Report of Superintendent
8. Report of Treasurer
9. Report of Collector
10. New Business
  - a Benefit Assessments – Sub-committee presentation
11. Old Business
12. Adjourn

"An equal opportunity employer and service provider and employer."

RECEIVED FOR RECORD  
KENT TOWN CLERK

2015 APR 13 A 8:47

BY   
TOWN CLERK

04/11/15

**Kent Sewer Commission**  
**Check Detail**  
 March 11 through April 14, 2015

Date	Num	Name	Memo	Account	Paid Amo...
03/11/15	9743	Welsh Sanitation	VOID: Account 729570-000 p...	Union Bank DDA	
TOTAL					0.00
03/11/15	9744	Republican American	VOID: not a sewer commissio...	Union Bank DDA	
TOTAL					0.00
03/11/15	9745	Welsh Sanitation	Account 729570-000	Union Bank DDA	
02/28/15	Febru...		Account 729570-000	Outside Services-Ope...	-63.81
TOTAL					-63.81
03/19/15		QuickBooks Payroll ...	Created by Payroll Service on ...	Union Bank DDA	
			Fee for 3 direct deposit(s) at \$...	Payroll Expenses	-4.80
			Sales Tax for CT	Payroll Expenses	-0.05
		QuickBooks Payroll ...	Created by Payroll Service on ...	Direct Deposit Liabil...	-2,996.02
TOTAL					-3,000.87
03/20/15	DD1063	Kearns, Joyce	Direct Deposit	Union Bank DDA	
			Direct Deposit	Payroll Expenses	-139.08
			Direct Deposit	Payroll taxes	-8.63
			Direct Deposit	Federal Taxes Payable	8.63
			Direct Deposit	Federal Taxes Payable	8.63
			Direct Deposit	Payroll taxes	-2.02
			Direct Deposit	Federal Taxes Payable	2.02
			Direct Deposit	Federal Taxes Payable	2.02
			Direct Deposit	Direct Deposit Liabil...	128.43
TOTAL					0.00
03/20/15	DD1064	Sommers, Lyle R	Direct Deposit	Union Bank DDA	
			Direct Deposit	Payroll Expenses	-1,854.40
			Direct Deposit	Dental Insurance	2.27
			Direct Deposit	Medical	36.04
			Direct Deposit	Federal Taxes Payable	270.00
			Direct Deposit	Payroll taxes	-112.60
			Direct Deposit	Federal Taxes Payable	112.60
			Direct Deposit	Federal Taxes Payable	112.60
			Direct Deposit	Payroll taxes	-26.33
			Direct Deposit	Federal Taxes Payable	26.33
			Direct Deposit	Federal Taxes Payable	26.33
			Direct Deposit	State Taxes Payable	83.11
			Direct Deposit	Direct Deposit Liabil...	1,324.05

04/11/15

# Kent Sewer Commission

## Check Detail

March 11 through April 14, 2015

Date	Num	Name	Memo	Account	Paid Amo...
TOTAL					0.00
03/20/15	DD1065	Walsh, John H.	Direct Deposit	Union Bank DDA	
			Direct Deposit	Payroll Expenses	-2,212.80
			Direct Deposit	Dental Insurance	2.27
			Direct Deposit	Medical	36.04
			Direct Deposit	Federal Taxes Payable	360.00
			Direct Deposit	Payroll taxes	-134.82
			Direct Deposit	Federal Taxes Payable	134.82
			Direct Deposit	Federal Taxes Payable	134.82
			Direct Deposit	Payroll taxes	-31.53
			Direct Deposit	Federal Taxes Payable	31.53
			Direct Deposit	Federal Taxes Payable	31.53
			Direct Deposit	State Taxes Payable	104.60
			Direct Deposit	Direct Deposit Liabil...	1,543.54
TOTAL					0.00
03/20/15	9746	LEA	February	Union Bank DDA	
02/28/15	48KT...		February	Engineering fees	-2,083.00
TOTAL					-2,083.00
03/22/15	9747	FedEx	2432-7273-4	Union Bank DDA	
03/19/15	2-961-...		2-961-34350	Postage	-117.99
TOTAL					-117.99
03/22/15	9748	John Walsh-Reimbur...	Cell phone reimbursement	Union Bank DDA	
03/19/15	March		Cell phone reimbursement	Telephone	-80.00
TOTAL					-80.00
03/30/15		QuickBooks Payroll ...	Created by Payroll Service on ...	Union Bank DDA	
			Fee for 1 direct deposit(s) at \$...	Payroll Expenses	-1.60
			Sales Tax for CT	Payroll Expenses	-0.02
		QuickBooks Payroll ...	Created by Payroll Service on ...	Direct Deposit Liabil...	-452.14
TOTAL					-453.76
03/31/15	DD1066	Devaux, Deborah J.	Direct Deposit	Union Bank DDA	
			Direct Deposit	Payroll Expenses	-525.33
			Direct Deposit	Federal Taxes Payable	33.00
			Direct Deposit	Payroll taxes	-32.57
			Direct Deposit	Federal Taxes Payable	32.57

04/11/15

**Kent Sewer Commission**  
**Check Detail**  
 March 11 through April 14, 2015

Date	Num	Name	Memo	Account	Paid Amo...
			Direct Deposit	Federal Taxes Payable	32.57
			Direct Deposit	Payroll taxes	-7.62
			Direct Deposit	Federal Taxes Payable	7.62
			Direct Deposit	Federal Taxes Payable	7.62
			Direct Deposit	Direct Deposit Liabil...	452.14
TOTAL					0.00
03/31/15	E-pay	CT Commissioner of ...	7268998-000 QB Tracking # 2...	Union Bank DDA	
			7268998-000 QB Tracking # 2...	State Taxes Payable	-375.42
TOTAL					-375.42
03/31/15	E-pay	United States Treasury	06-1354645 QB Tracking # 25...	Union Bank DDA	
			06-1354645 QB Tracking # 25...	Federal Taxes Payable	-1,293.00
			06-1354645 QB Tracking # 25...	Federal Taxes Payable	-544.66
			06-1354645 QB Tracking # 25...	Federal Taxes Payable	-544.66
			06-1354645 QB Tracking # 25...	Federal Taxes Payable	-127.38
			06-1354645 QB Tracking # 25...	Federal Taxes Payable	-127.38
TOTAL					-2,637.08
04/01/15	E-pay	Administrator Unemp...	00-022-82 QB Tracking # 184...	Union Bank DDA	
TOTAL					0.00
04/02/15		QuickBooks Payroll ...	Created by Payroll Service on ...	Union Bank DDA	
			Fee for 3 direct deposit(s) at \$...	Payroll Expenses	-4.80
			Sales Tax for CT	Payroll Expenses	-0.05
		QuickBooks Payroll ...	Created by Payroll Service on ...	Direct Deposit Liabil...	-2,996.04
TOTAL					-3,000.89
04/03/15	DD1067	Kearns, Joyce	Direct Deposit	Union Bank DDA	
			Direct Deposit	Payroll Expenses	-139.08
			Direct Deposit	Payroll taxes	-8.62
			Direct Deposit	Federal Taxes Payable	8.62
			Direct Deposit	Federal Taxes Payable	8.62
			Direct Deposit	Payroll taxes	-2.02
			Direct Deposit	Federal Taxes Payable	2.02
			Direct Deposit	Federal Taxes Payable	2.02
			Direct Deposit	Direct Deposit Liabil...	128.44
TOTAL					0.00
04/03/15	DD1068	Sommers, Lyle R	Direct Deposit	Union Bank DDA	

04/11/15

Kent Sewer Commission  
Check Detail  
March 11 through April 14, 2015

Date	Num	Name	Memo	Account	Paid Amo...
			Direct Deposit	Payroll Expenses	-1,854.40
			Direct Deposit	Dental Insurance	2.27
			Direct Deposit	Medical	36.04
			Direct Deposit	Federal Taxes Payable	270.00
			Direct Deposit	Payroll taxes	-112.59
			Direct Deposit	Federal Taxes Payable	112.59
			Direct Deposit	Federal Taxes Payable	112.59
			Direct Deposit	Payroll taxes	-26.33
			Direct Deposit	Federal Taxes Payable	26.33
			Direct Deposit	Federal Taxes Payable	26.33
			Direct Deposit	State Taxes Payable	83.11
			Direct Deposit	Direct Deposit Liabil...	1,324.06
TOTAL					0.00
04/03/15	DD1069	Walsh, John H.	Direct Deposit	Union Bank DDA	
			Direct Deposit	Payroll Expenses	-2,212.80
			Direct Deposit	Dental Insurance	2.27
			Direct Deposit	Medical	36.04
			Direct Deposit	Federal Taxes Payable	360.00
			Direct Deposit	Payroll taxes	-134.82
			Direct Deposit	Federal Taxes Payable	134.82
			Direct Deposit	Federal Taxes Payable	134.82
			Direct Deposit	Payroll taxes	-31.53
			Direct Deposit	Federal Taxes Payable	31.53
			Direct Deposit	Federal Taxes Payable	31.53
			Direct Deposit	State Taxes Payable	104.60
			Direct Deposit	Direct Deposit Liabil...	1,543.54
TOTAL					0.00
04/08/15	9749	Eversource	51637296070	Union Bank DDA	
03/16/15	02/13-...		MSE pump	Electricity	-81.26
TOTAL					-81.26
04/08/15	9750	Frontier Communicat...	3/21-4/20	Union Bank DDA	
03/21/15	03/21-...		3/21-4/20	Telephone	-121.11
TOTAL					-121.11
04/08/15	9751	Jennifer Weigel	March	Union Bank DDA	
03/31/15	373		March	Accounting/Bookkee...	-550.00
TOTAL					-550.00
04/08/15	9752	LEA	48KT3.04-20	Union Bank DDA	



04/11/15

Kent Sewer Commission  
Check Detail  
March 11 through April 14, 2015

Date	Num	Name	Memo	Account	Paid Amo...
03/31/15	48KT...		48KT3.04-20	Engineering fees	-828.75
TOTAL					-828.75
04/08/15	9753	Lyle Sommers - Reim...	March reimbursement	Union Bank DDA	
03/15/15			March reimbursement	Telephone	-80.00
TOTAL					-80.00
04/08/15	9754	Santoro's Commercial...	Oder \$243 March Deliveries	Union Bank DDA	
03/31/15	March		Oder \$243 March Deliveries	Uniforms	-100.00
TOTAL					-100.00
04/08/15	9755	Sienkiewicz & McKe...	13082	Union Bank DDA	
04/02/15	13082		Benefit assessments	Legal Expenses	-3,500.00
TOTAL					-3,500.00
04/08/15	9756	Superior Plus Energy	Account 33051	Union Bank DDA	
03/25/15	823234		Account 33051	Fuel	-710.09
TOTAL					-710.09
04/08/15	9757	Tunxis Laboratories, ...		Union Bank DDA	
02/28/15	15282...		1528263.0	Lab exams	-243.10
03/16/15	15283...		1528321.0	Lab exams	-243.10
03/18/15	15282...		1528298.0	Lab exams	-243.10
03/22/15	15283...		1528304.0	Lab exams	-243.10
03/24/15	15283...		1528377.0	Lab exams	-243.10
03/31/15	15284...		1528416.0	Lab exams	-243.10
TOTAL					-1,458.60
04/08/15	9758	US Postal Service	stamps for next bill mailing	Union Bank DDA	
04/07/15	stamps		stamps for next bill mailing	Miscellaneous Admi...	-147.00
TOTAL					-147.00
04/08/15	9759	Eversource	51041723065	Union Bank DDA	
03/17/15	2/17-3...		pump station	Electricity	-313.98

04/11/15

Kent Sewer Commission  
Check Detail  
March 11 through April 14, 2015

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Account</u>	<u>Paid Amo...</u>
TOTAL					-313.98
04/08/15	9760	Town of Kent	2014 Q1 Pension Lyle Sommers	Union Bank DDA	
03/31/15	Pension		2014 Q1 Pension Lyle Sommers	Pension	-556.32
TOTAL					-556.32

04/11/15

**Kent Sewer Commission**  
**Balance Sheet**  
 As of March 31, 2015

	<u>Mar 31, 15</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Union Bank Capital MMA	448,327.18
Union Bank DDA	59,743.08
Union Bank Septage MMA	86,178.01
USB Grant/Loan Construction Acc	2,473.00
Total Checking/Savings	<u>596,721.27</u>
Accounts Receivable	
Septage Accounts Receivable	2,160.00
Total Accounts Receivable	<u>2,160.00</u>
Other Current Assets	
Accounts Receivable	9,110.41
Undeposited Funds	1,650.00
Total Other Current Assets	<u>10,760.41</u>
Total Current Assets	609,641.68
Fixed Assets	
Accumulated Depreciation	-1,040,088.41
Construction in Progress	1,223,925.86
Property and equipment	3,252,954.04
Total Fixed Assets	<u>3,436,791.49</u>
<b>TOTAL ASSETS</b>	<u><u>4,046,433.17</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	4,800.11
Other Current Liabilities	-0.07
Total Current Liabilities	<u>4,800.04</u>
Long Term Liabilities	
USDA Loan 92-04	500,895.32
USDA Loan 92-06	864,000.00
USDA Loan 92-08	82,659.09
Total Long Term Liabilities	<u>1,447,554.41</u>
Total Liabilities	1,452,354.45
Equity	<u>2,594,078.72</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>4,046,433.17</u></u>

# Kent Sewer Commission

## Profit & Loss Budget vs. Actual

July 2014 through March 2015

	<u>Jul '14 - Mar 15</u>	<u>Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense			
Income			
Investment income	234.21	300.00	78.07%
Septage Fees	52,615.47	74,000.00	71.1%
Sewer User Charges			
Connection Fees	0.00		
User Charges	214,211.67	298,000.00	71.88%
Sewer User Charges - Other	0.00	0.00	0.0%
Total Sewer User Charges	<u>214,211.67</u>	<u>298,000.00</u>	<u>71.88%</u>
Total Income	<u>267,061.35</u>	<u>372,300.00</u>	<u>71.73%</u>
Expense			
General & Admin Expenses			
Accounting/Bookkeeping Services	4,950.00	7,000.00	70.71%
Audit	3,169.00	3,500.00	90.54%
Miscellaneous Admin Expense	379.75	500.00	75.95%
Office Supplies	200.00	500.00	40.0%
Outside services-Admin	441.33	750.00	58.84%
Printing & Advertising	0.00	500.00	0.0%
Software/Licensing Fees	1,096.00	1,450.00	75.59%
Total General & Admin Expenses	<u>10,236.08</u>	<u>14,200.00</u>	<u>72.09%</u>
Operating Expenses			
Electricity	22,670.66	35,000.00	64.77%
Fuel	4,554.51	7,000.00	65.06%
Insurance			
Dental Insurance	739.50		
Liab Auto Prop Insura	0.00	7,250.00	0.0%
Life Insurance	87.20	150.00	58.13%
Medical	14,123.28	20,000.00	70.62%
Total Insurance	<u>14,949.98</u>	<u>27,400.00</u>	<u>54.56%</u>
Lab exams	9,729.05	13,500.00	72.07%
Materials and supplies			
New Equipment	7,024.99	1,500.00	468.33%
Purchases & supplies	3,631.61	6,000.00	60.53%
Total Materials and supplies	<u>10,656.60</u>	<u>7,500.00</u>	<u>142.09%</u>
Miscellaneous	188.05	500.00	37.61%
Outside Services-Operating	2,233.48	5,000.00	44.67%
Parts & Repairs	7,202.38	10,000.00	72.02%
Payroll Expenses	82,402.29	117,000.00	70.43%
Payroll taxes	6,269.94	8,900.00	70.45%
Pension	1,576.24		
Permit fees	2,011.25	2,200.00	91.42%
Postage	1,083.11	1,700.00	63.71%
Professional fees			
Engineering fees	42,240.66	36,000.00	117.34%

04/11/15

# Kent Sewer Commission

## Profit & Loss Budget vs. Actual

July 2014 through March 2015

	<u>Jul '14 - Mar 15</u>	<u>Budget</u>	<u>% of Budget</u>
Legal fees	0.00	10,000.00	0.0%
Total Professional fees	42,240.66	46,000.00	91.83%
Telephone	2,211.64	3,000.00	73.72%
Uniforms	1,495.50	1,300.00	115.04%
Total Operating Expenses	211,475.34	286,000.00	73.94%
Short-Lived Asset Reserve		7,000.00	
Capital Reserve	20,000.00	40,000.00	
Debt Service Sewer Rehab		25,000.00	
Total Expense	241,711.42	372,200.00	
Net Ordinary Income	25,349.93	100.00	
Net Income	25,349.93	100.00	
Maple Street Extension Expenses	-276,992.00		
Net Income after MSE expenses	-251,642.07		

Jan-11 18% of loan \$862500. Target \$155,250

Property	Name	Acres	Street #	Address	USE	Vision ID	Map ID	Appraised Value	Assessed Parcel Value	Appraised %	Assessed %	Benefit Assessment Appraised	Benefit Assessment Assessed	Average Benefit Assessment
1	Casey Trust	8.64		Maple St Ext	Farm Land	286	4/42/1	\$ 177,600	\$ 2,500	0.04438	0.000939863	\$ 6,890	\$ 146	3,518
2	Braden Family	3.6						\$ 35,872	\$ 5,062	0.00896	0.001902952	\$ 1,392	\$ 295	843
3	Gatto	2	9	Maple St Ext	Single Family	287	4/42/2	\$ 235,400	\$ 164,800	0.05882	0.061955777	\$ 9,132	\$ 9,619	9,375
4	Duchacek	5.38	13	Maple St Ext	3 Family	1124	10/42/3	\$ 323,600	\$ 226,600	0.08086	0.085189194	\$ 12,553	\$ 13,226	12,889
5	Kent Affordable Housing	2.02	15	Maple St Ext	Multi Family	289	4/42/4	\$ 452,100	\$ 316,400	0.11297	0.118949078	\$ 17,538	\$ 18,467	18,002
6	Aurora (Crew)	1.93	16	Maple St Ext	Commu/Res	291	4/44/1	\$ 599,200	\$ 419,500	0.14972	0.157709033	\$ 23,244	\$ 24,484	23,864
7	Bank of NY (Alderman)	1	19	Maple St Ext	Single Family	290	4/42/5	\$ 194,900	\$ 136,500	0.04870	0.051316527	\$ 7,561	\$ 7,967	7,764
8	Kent Mews ( Frank)	1	20	Maple St Ext	Commu/Res	292	4/44/2	\$ 296,300	\$ 207,400	0.07404	0.077971045	\$ 11,494	\$ 12,105	11,800
9	Nelson	1		Maple St Ext	Ind Vacant Land	294	4/44/4	\$ 80,600	\$ 56,400	0.02014	0.021203312	\$ 3,127	\$ 3,292	3,209
10	Kent Craft (Justin)	1		Maple St Ext	Ind Vacant Land	293	4/44/3	\$ 80,600	\$ 56,400	0.02014	0.021203312	\$ 3,127	\$ 3,292	3,209
11	Weeks	0.3	39	Maple St Ext	Single Family	1128	10/42/7	\$ 118,600	\$ 83,100	0.02963	0.03124105	\$ 4,601	\$ 4,850	4,725
12	Altwater	0.21	43	Maple St Ext	Single Family	1129	10/42/8	\$ 132,700	\$ 92,900	0.03316	0.034925314	\$ 5,148	\$ 5,422	5,285
13	Altwater	0.63	45	Maple St Ext	Single Family	1130	10/42/9	\$ 189,100	\$ 132,400	0.04725	0.049775151	\$ 7,336	\$ 7,728	7,532
14	Altwater	0.77	47	Maple St Ext	3 Family	1132	10/42/11	\$ 292,100	\$ 204,600	0.07299	0.076918398	\$ 11,331	\$ 11,942	11,636
15	Dillio	0.66	49	Maple St Ext	Single Family	1133	10/42/12	\$ 183,200	\$ 128,300	0.04578	0.048233776	\$ 7,107	\$ 7,468	7,298
16	Dalla Riva	0.3	51	Maple St Ext	Single Family	1134	10/42/13	\$ 216,100	\$ 151,300	0.05400	0.056880517	\$ 8,383	\$ 8,831	8,607
17	PE Corp	5.12	3	Segar Mt	Industrial	295	4/44/5	\$ 238,700	\$ 167,000	0.05964	0.062782857	\$ 9,260	\$ 9,747	9,503
18	Carr / Sohl	0.3	9	Segar Mt	Single Family	1136	10/42/15	\$ 155,400	\$ 108,800	0.03883	0.040902843	\$ 6,028	\$ 6,350	6,189
19	KLT													
								\$ 4,002,072	\$ 2,659,962			\$ 155,250	\$ 155,250	155,250

**JBS Assessment Spreadsheet #3**

land area valued \$112,00 per first acre, \$13,000 per excess acre, minimum of \$50,000 - Assessment = 8% of calculated area value

ADDRESS	OWNER	TOTAL ACREAGE	Assessor's land Value	EXCESS AGREAGE	EXCESS AT \$13,000 PER ACRE	B.A. TOTAL LAND VALUE	Colu mn4	8% LAND VALUE2	Colu mn2	3.25% annual payment 20 years	3.25% annual payment 30 years	3.25% annual payment 40 years	notes
DEFERRED	Casey	8.64	\$177,600.00	7.64	\$99,320.00	\$211,320.00		\$16,905.60		-\$1,162.75	-\$890.62	-\$761.22	Deferred
? Acreage	Branden	3.66	\$143,600.00	2.66	\$34,580.00	\$146,580.00		\$11,726.40		-\$806.53	-\$617.77	-\$528.02	only non-forest fronting on Maple
9 Maple	Gatto	2.00	\$127,800.00	1.00	\$13,000.00	\$125,000.00		\$10,000.00		-\$687.79	-\$526.82	-\$450.28	
13 Maple	Duchacek	5.38	\$166,600.00	4.38	\$56,940.00	\$168,940.00		\$13,515.20		-\$929.56	-\$712.00	-\$608.56	
15 Maple	Kent Affordable	2.02	\$128,000.00	1.02	\$13,260.00	\$125,260.00		\$10,020.80		-\$689.22	-\$527.91	-\$451.22	
16 Maple	Aurora	1.93	\$138,500.00	0.93	\$12,090.00	\$124,090.00		\$9,927.20		-\$682.78	-\$522.98	-\$447.00	
19 Maple	Bank of NY	1.00	\$100,800.00	0.00	\$0.00	\$112,000.00		\$8,960.00		-\$616.26	-\$472.03	-\$403.45	
20 Maple	Kent Mews	1.00	\$110,900.00	0.00	\$0.00	\$112,000.00		\$8,960.00		-\$616.26	-\$472.03	-\$403.45	
	Nelson	1.00	\$80,600.00	0.00	\$0.00	\$112,000.00		\$8,960.00		-\$616.26	-\$472.03	-\$403.45	
	Kent Craft	1.00	\$80,600.00	0.00	\$0.00	\$112,000.00		\$8,960.00		-\$616.26	-\$472.03	-\$403.45	
39 Maple	Weeks	0.30	\$55,800.00	0.00	\$0.00	\$50,000.00		\$4,000.00		-\$275.12	-\$210.73	-\$180.11	
43 Maple	Altwater	0.21	\$52,600.00	0.00	\$0.00	\$50,000.00		\$4,000.00		-\$275.12	-\$210.73	-\$180.11	
45 Maple	Altwater	0.63	\$76,300.00	0.00	\$0.00	\$70,560.00		\$5,644.80		-\$388.24	-\$297.38	-\$254.17	
47 Maple	Altwater	0.77	\$86,000.00	0.00	\$0.00	\$86,240.00		\$6,899.20		-\$474.52	-\$363.46	-\$310.66	
49 Maple	Dililo	0.66	\$78,300.00	0.00	\$0.00	\$73,920.00		\$5,913.60		-\$406.73	-\$311.54	-\$266.28	
51 Maple	Dalla Riva	0.30	\$55,800.00	0.00	\$0.00	\$50,000.00		\$4,000.00		-\$275.12	-\$210.73	-\$180.11	
3 Segar Mt	PE Corp	5.12	\$90,900.00	4.12	\$53,560.00	\$165,560.00		\$13,244.80		-\$910.96	-\$697.76	-\$596.39	
Segar Mtn	Carr/Sohl	0.30	\$62,000.00	0.00	\$0.00	\$50,000.00		\$4,000.00		-\$275.12	-\$210.73	-\$180.11	

\$1,812,700.00

\$1,945,470.00

TOTAL	\$155,637.60	-\$10,704.58	-\$8,199.26	-\$7,008.04
Less Deferral	\$16,905.60	-\$1,162.75	-\$890.62	-\$761.22
<b>TOTALS</b>	<b>\$138,732.00</b>	<b>-\$9,541.83</b>	<b>-\$7,308.64</b>	<b>-\$6,246.82</b>

Stated differently: \$8,960 for first acre adjusted for size, minimum of \$4,000; \$1,040 for each additional acre adjusted for size.

JBS Assessment Spreadsheet #4

land area valued \$112,00 per first acre, \$13,000 per excess acre, minimum of \$50,000 - Assessment = 12% of calculated area value

ADDRESS	OWNER	TOTAL ACREAGE	Assessor's land Value	EXCESS ACREAGE	EXCESS AT \$13,000 PER ACRE	B.A. TOTAL LAND VALUE	Colu mn4	12% LAND VALUE2	Colu mn2	3.25% annual payment 20 years	3.25% annual payment 30 years	3.25% annual payment 40 years	notes
DEFERRED	Casey	8.64	\$177,600.00	7.64	\$99,320.00	\$211,320.00		\$25,358.40		-\$1,744.12	-\$1,335.92	-\$1,141.84	Deferred
? Acreage	Branden	3.66	\$143,600.00	2.66	\$34,580.00	\$146,580.00		\$17,589.60		-\$1,209.79	-\$926.65	-\$792.02	only non-forest fronting on Maple
9 Maple	Gatto	2.00	\$127,800.00	1.00	\$13,000.00	\$125,000.00		\$15,000.00		-\$1,031.68	-\$790.23	-\$675.42	
13 Maple	Duchacek	5.38	\$166,600.00	4.38	\$56,940.00	\$168,940.00		\$20,272.80		-\$1,394.34	-\$1,068.01	-\$912.84	
15 Maple	Kent Affordable	2.02	\$128,000.00	1.02	\$13,260.00	\$125,260.00		\$15,031.20		-\$1,033.83	-\$791.87	-\$676.82	
16 Maple	Aurora	1.93	\$138,500.00	0.93	\$12,090.00	\$124,090.00		\$14,890.80		-\$1,024.17	-\$784.47	-\$670.50	
19 Maple	Bank of NY	1.00	\$100,800.00	0.00	\$0.00	\$112,000.00		\$13,440.00		-\$924.39	-\$708.04	-\$605.18	
20 Maple	Kent Mews	1.00	\$110,900.00	0.00	\$0.00	\$112,000.00		\$13,440.00		-\$924.39	-\$708.04	-\$605.18	
	Nelson	1.00	\$80,600.00	0.00	\$0.00	\$112,000.00		\$13,440.00		-\$924.39	-\$708.04	-\$605.18	
	Kent Craft	1.00	\$80,600.00	0.00	\$0.00	\$112,000.00		\$13,440.00		-\$924.39	-\$708.04	-\$605.18	
39 Maple	Weeks	0.30	\$55,800.00	0.00	\$0.00	\$50,000.00		\$6,000.00		-\$412.67	-\$316.09	-\$270.17	
43 Maple	Altwater	0.21	\$52,600.00	0.00	\$0.00	\$50,000.00		\$6,000.00		-\$412.67	-\$316.09	-\$270.17	
45 Maple	Altwater	0.63	\$76,300.00	0.00	\$0.00	\$70,560.00		\$8,467.20		-\$582.36	-\$446.07	-\$381.26	
47 Maple	Altwater	0.77	\$86,000.00	0.00	\$0.00	\$86,240.00		\$10,348.80		-\$711.78	-\$545.19	-\$465.99	
49 Maple	Dililo	0.66	\$78,300.00	0.00	\$0.00	\$73,920.00		\$8,870.40		-\$610.10	-\$467.31	-\$399.42	
51 Maple	Dalla Riva	0.30	\$55,800.00	0.00	\$0.00	\$50,000.00		\$6,000.00		-\$412.67	-\$316.09	-\$270.17	
3 Segar Mt	PE Corp	5.12	\$90,900.00	4.12	\$53,560.00	\$165,560.00		\$19,867.20		-\$1,366.44	-\$1,046.64	-\$894.58	
Segar Mtn	Carr/Sohl	0.30	\$62,000.00	0.00	\$0.00	\$50,000.00		\$6,000.00		-\$412.67	-\$316.09	-\$270.17	

\$1,812,700.00

\$1,945,470.00

TOTAL	\$233,456.40	-\$16,056.87	-\$12,298.88	-\$10,512.06
Less Deferal	\$25,358.40	-\$1,744.12	-\$1,335.92	-\$1,141.84
<b>TOTALS</b>	<b>\$208,098.00</b>	<b>-\$14,312.75</b>	<b>-\$10,962.96</b>	<b>-\$9,370.22</b>

Stated differently: \$13,440 for first acre adjusted for size, minimum of \$6,000; \$1,560 for each additional acre adjusted for size.



**JBS Spreadsheet #1 Variation of New Milford Unit Methodology:** Assessment = 5% of land value plus \$6,000 per unit  
land area valued at \$112,000 per first acre, \$13,000 per excess acre, minimum of \$50,000:

ADDRESS	OWNER	TOTAL ACREAGE	Assessor's land Value	EXCESS ACREAGE	EXCESS AT \$13,000 PER ACRE	JBS TOTAL LAND VALUE	5% LAND VALUE	# of UNITS PER NM SYSTEM	\$6000 PER UNIT	TOTAL ASSESSMENT @ 5% Land Value	3.25% annual payment 20 years	3.25% annual payment 30 years	3.25% annual payment 40 years	Column1
DEFERRED	Casey	8.64	\$177,600.00	7.64	\$99,320.00	\$211,320.00	\$10,566.00		\$ -	\$10,566.00	\$726.72	\$556.64	\$475.77	Deferred
? Acreage	Branden	3.66	\$143,600.00	2.66	\$34,580.00	\$146,580.00	\$7,329.00		\$ -	\$7,329.00	\$504.08	\$386.10	\$330.01	only non forest Maple
9 Maple	Gatto	2.00	\$127,800.00	1.00	\$13,000.00	\$125,000.00	\$6,250.00	1	\$ 6,000.00	\$12,250.00	\$842.54	\$645.35	\$551.59	
13 Maple	Duchacek	5.38	\$166,600.00	4.38	\$56,940.00	\$168,940.00	\$8,447.00	2	\$ 12,000.00	\$20,447.00	\$1,406.32	\$1,077.18	\$920.69	
15 Maple	Kent Affordable	2.02	\$128,000.00	1.02	\$13,260.00	\$125,260.00	\$6,263.00	3.5	\$ 21,000.00	\$27,263.00	\$1,875.12	\$1,436.26	\$1,227.60	
16 Maple	Aurora	1.93	\$138,500.00	0.93	\$12,090.00	\$124,090.00	\$6,204.50	2.5	\$ 15,000.00	\$21,204.50	\$1,458.42	\$1,117.09	\$954.79	
19 Maple	Bank of NY	1.00	\$100,800.00	0.00	\$0.00	\$112,000.00	\$5,600.00	1	\$ 6,000.00	\$11,600.00	\$797.84	\$611.11	\$522.32	
20 Maple	Kent Mews	1.00	\$110,900.00	0.00	\$0.00	\$112,000.00	\$5,600.00	1.5	\$ 9,000.00	\$14,600.00	\$1,004.17	\$769.15	\$657.41	
	Nelson	1.00	\$80,600.00	0.00	\$0.00	\$112,000.00	\$5,600.00		\$ -	\$5,600.00	\$385.16	\$295.02	\$252.16	
	Kent Craft	1.00	\$80,600.00	0.00	\$0.00	\$112,000.00	\$5,600.00		\$ -	\$5,600.00	\$385.16	\$295.02	\$252.16	
39 Maple	Weeks	0.30	\$55,800.00	0.00	\$0.00	\$50,000.00	\$2,500.00	1	\$ 6,000.00	\$8,500.00	\$584.62	\$447.79	\$382.74	
43 Maple	Altwater	0.21	\$52,600.00	0.00	\$0.00	\$50,000.00	\$2,500.00	1	\$ 6,000.00	\$8,500.00	\$584.62	\$447.79	\$382.74	
45 Maple	Altwater	0.63	\$76,300.00	0.00	\$0.00	\$70,560.00	\$3,528.00	1	\$ 6,000.00	\$9,528.00	\$655.33	\$501.95	\$429.03	
47 Maple	Altwater	0.77	\$86,000.00	0.00	\$0.00	\$86,240.00	\$4,312.00	1.5	\$ 9,000.00	\$13,312.00	\$915.58	\$701.30	\$599.41	
49 Maple	Dililo	0.66	\$78,300.00	0.00	\$0.00	\$73,920.00	\$3,696.00	1	\$ 6,000.00	\$9,696.00	\$666.88	\$510.80	\$436.59	
51 Maple	Dalla Riva	0.30	\$55,800.00	0.00	\$0.00	\$50,000.00	\$2,500.00	1	\$ 6,000.00	\$8,500.00	\$584.62	\$447.79	\$382.74	
3 Segar Mtn	PE Corp	5.12	\$90,900.00	4.12	\$53,560.00	\$165,560.00	\$8,278.00	3	\$ 18,000.00	\$26,278.00	\$1,807.37	\$1,384.37	\$1,183.24	
Segar Mtn	Carr/Sohl	0.30	\$62,000.00	0.00	\$0.00	\$50,000.00	\$2,500.00	1	\$ 6,000.00	\$8,500.00	\$584.62	\$447.79	\$382.74	

\$1,812,700.00

\$1,945,470.00

TOTAL	\$97,273.50	22.00	\$132,000.00	\$229,273.50	\$15,769.18	\$12,078.52	\$10,323.71
Less Defferal	\$10,566.00			\$10,566.00	\$726.72	\$556.64	\$475.77

TOTALS	\$86,707.50			\$218,707.50	\$15,042.46	\$11,521.89	\$9,847.95
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Supplemental benefit assessments based on new construction

# Kent Sewer Commission

## Benefit Assessment Calculations

Calculation of Costs to be recovered by Assessment and General Taxes

Project Cost as Estimated in Preliminary Engineers Report	\$ 1,151,600.00
Final Project Costs	\$ 1,528,622.95
USDA Funding Awarded	
25% Grant	\$ 287,600.00
75% Loan	\$ 864,000.00
Additional USDA Funds Awarded (Requested)	\$ 377,100.00
Percentage of Grant	0.00%
Grant Amount	\$0.00
Loan Amount	\$ 377,100.00
<b>Total Cost to be recovered</b>	<b>\$ 1,241,100.00</b>
<b>Income from Sewer Commission</b>	
Benefit Assessments	
percent of loan paid by Benefit Assessments	18.0%
Stated amount at Town meeting	\$ 155,520.00
Assessment target increase due to Construction Cost increase	\$ 223,398.00
Adjusted Target for Costs to be recovered by Regular Assessments	\$ 155,520.00
Estimated Income from Special Assessments	
Goal for Income from Special Assessments, % of Loan amount	
% of Loan amount	
Total Income from Special Assessments	
Sewer Commission Operating Income	
80% User Fees from Maple St Ext.	
100% of Connection Fees	
<b>Costs to be recovered by Town Taxes</b>	<b>\$ 1,085,580.00</b>

12.5% \$ -

## Calculation of Assessments

Street #	Address	Use	Owner	Map ID	Standardized Land Value	% of Total Value	Relative need Factor	Need Adjustment	Adjusted % of Total Value	Benefit Assessment \$	Period for Payment	Annual Payment
	Maple St. Ext.	Farm Land	GE Casey Trust	4/42/1	\$211,320.00	10.86%	1.0	0.1086	7.0%	\$10,835.32	30	\$ 570.84
9	Maple St. Ext.	Single Family	Gatto Bradley	4/42/2	\$125,000.00	6.43%	1.2	0.0771	4.9%	\$7,691.17	30	\$ 405.20
15	Maple St. Ext.	Multi Family	Kent Affordable Housing	4/42/4	\$125,260.00	6.44%	2.0	0.1288	8.3%	\$12,845.28	30	\$ 676.73
19	Maple St. Ext.	Single Family	Alderman, Gwendolyn and Alderman, John	4/42/5	\$112,000.00	5.76%	2.0	0.1151	7.4%	\$11,485.48	30	\$ 605.10
16	Maple St. Ext.	Comm/Res	Aurora Property Management	4/44/1	\$124,090.00	6.38%	1.6	0.1021	6.5%	\$10,180.24	30	\$ 536.33
20	Maple St. Ext.	Comm/Res	Kent Mews LLC	4/44/2	\$112,000.00	5.76%	1.6	0.0921	5.9%	\$9,188.39	30	\$ 484.08
	Maple St. Ext.	Ind. Vacant Land	Kent Craft Village	4/44/3	\$112,000.00	5.76%	2.0	0.1151	7.4%	\$11,485.48	30	\$ 605.10
	Maple St. Ext.	Ind. Vacant Land	John Nelson	4/44/4	\$112,000.00	5.76%	2.0	0.1151	7.4%	\$11,485.48	30	\$ 605.10
3	Segar Mtn. Rd.	Industrial	P E CORP A/K/A PREFERRED ELECT	4/44/5	\$165,580.00	8.51%	1.6	0.1362	8.7%	\$13,582.40	30	\$ 715.56
13	Maple St. Ext.	Single Family	Duchachek-Imbert	10/42/3	\$168,940.00	8.88%	1.2	0.1042	6.7%	\$10,394.77	30	\$ 547.63
	Maple St. Ext.	RVL Forest 490/vacant	Braden Family Ltd. Partnership	10/42/6	\$146,580.00	7.53%	2.0	0.1507	9.7%	\$15,031.63	30	\$ 791.91
39	Maple St. Ext.	Single Family	Douglas Weeks	10/42/7	\$50,000.00	2.57%	2.0	0.0514	3.3%	\$5,127.45	30	\$ 270.14
43	Maple St. Ext.	Single Family	Edith Altwater	10/42/8	\$50,000.00	2.57%	2.0	0.0514	3.3%	\$5,127.45	30	\$ 270.14
45	Maple St. Ext.	Single Family	Edith Altwater	10/42/9	\$70,580.00	3.83%	1.0	0.0363	2.3%	\$3,617.93	30	\$ 190.62
47	Maple St. Ext.	Three Family	Edith Altwater	10/42/11	\$86,240.00	4.43%	1.0	0.0443	2.8%	\$4,421.91	30	\$ 232.97
49	Maple St. Ext.	Single Family	James Dillillo	10/42/12	\$73,920.00	3.80%	1.0	0.0380	2.4%	\$3,790.21	30	\$ 199.69
51	Maple St. Ext.	Single Family	Rosemary and Christopher Dalia Riva	10/42/13	\$50,000.00	2.57%	2.0	0.0514	3.3%	\$5,127.45	30	\$ 270.14
9	Segar Mtn. Rd.	Single Family	CARR, RYAN J & SOHL, BARBARA L	10/42/15	\$50,000.00	2.57%	1.6	0.0411	2.6%	\$4,101.96	30	\$ 216.12
	Maple St. Ext.	Open Space	Kent Land Trust, Inc.	10/42/50	\$0.00	0.00%	0.0	0.0000	0.0%	\$ -		

\$1,945,470

1.0000

1.5591

1.0000 \$ 155,520

Interest on Assessments

3.25%

## Notes:

1. Need Adjustment is the "% of total value" column times the "Relative need" factor developed for each property.
2. The Adjusted "% of Total Value" is "Need Adjustment" value divided by the total of the need adjustment column.

Parcel ID	Owner	Total Acreage	Assessors Land Value	Standardized land value				
				Minimum Value for property less than	Value of property less than	Value of first	Value of Acreage above	Total
				0.33	1.0	1.0	1.0	
				\$ 50,000.00		\$112,000.00	\$ 13,000.00	
286	GE Casey Trust	8.64	\$177,600.00	\$ -	\$ -	\$112,000.00	\$ 99,320.00	\$ 211,320.00
287	Gatto Bradley	2.00	\$127,800.00	\$ -	\$ -	\$112,000.00	\$ 13,000.00	\$ 125,000.00
289	Kent Affordable Housing	2.02	\$128,000.00	\$ -	\$ -	\$112,000.00	\$ 13,260.00	\$ 125,260.00
290	Alderman, Gwendolyn and Alderman, John	1.00	\$100,800.00	\$ -	\$ -	\$112,000.00	\$ -	\$ 112,000.00
291	Aurora Property Management	1.93	\$138,500.00	\$ -	\$ -	\$112,000.00	\$ 12,090.00	\$ 124,090.00
292	Kent Mews LLC	1.00	\$110,900.00	\$ -	\$ -	\$112,000.00	\$ -	\$ 112,000.00
293	Kent Craft Village	1.00	\$80,600.00	\$ -	\$ -	\$112,000.00	\$ -	\$ 112,000.00
294	John Nelson	1.00	\$80,600.00	\$ -	\$ -	\$112,000.00	\$ -	\$ 112,000.00
295	P E CORP A/K/A PREFERRED ELECT	5.12	\$90,900.00	\$ -	\$ -	\$112,000.00	\$ 53,560.00	\$ 165,560.00
1124	Duchachek-Imbert	5.38	\$166,600.00	\$ -	\$ -	\$112,000.00	\$ 56,940.00	\$ 168,940.00
1127	Braden Family Ltd. Partnership	3.66	\$143,600.00	\$ -	\$ -	\$112,000.00	\$ 34,580.00	\$ 146,580.00
1128	Douglas Weeks	0.30	\$55,800.00	\$ 50,000.00	\$ -	\$ -	\$ -	\$ 50,000.00
1129	Edith Altvater	0.21	\$52,600.00	\$ 50,000.00	\$ -	\$ -	\$ -	\$ 50,000.00
1130	Edith Altvater	0.63	\$76,300.00	\$ -	\$ 70,560.00	\$ -	\$ -	\$ 70,560.00
1132	Edith Altvater	0.77	\$86,000.00	\$ -	\$ 86,240.00	\$ -	\$ -	\$ 86,240.00
1133	James Dilillo	0.66	\$78,300.00	\$ -	\$ 73,920.00	\$ -	\$ -	\$ 73,920.00
1134	Rosemary and Christopher Dalla Riva	0.30	\$55,800.00	\$ 50,000.00	\$ -	\$ -	\$ -	\$ 50,000.00
1136	CARR, RYAN J & SOHL, BARBARA L	0.30	\$62,000.00	\$ 50,000.00	\$ -	\$ -	\$ -	\$ 50,000.00
100007	Kent Land Trust, Inc.							\$ -
			\$1,812,700.00					

Kent Sewer Commission  
Condition of existing System

Parcel ID	Owner	Condition Determination	Relative Need	Notes concerning Determination and Relative Need
286	CASEY J E TR BETWEEN G E CASEY DONC	No leaching system	1	Sewer would be required to achieve full use of the zoning. The land is currently in the Sewer Use Area. The Relative need was assigned undersatanding that other Sewer options are available.
287	GATTO BRADLEY	No obvious failure	1.2	The system has limited info available, but, its reported location suggest that it has limited capacity. Land is sized to reasonably allow a repair septic system to be constructed.
289	KENT AFFORDABLE HOUSING INC	System is Failing	2	The existing system was indadequate for the proposed use. A temporary system was in place to allow the use of the property in anticipation of the sewer extension.
290	ALDERMAN GWENDOLYN &	System is Failing	2	No records exists concerning existing septic; however, the house's proximity to the road and the presence of ledge in the backyard suggest that the system has limited life and limited ability to install a repair system.
291	AURORA PROPERTY MANAGEMENT LLC	No Code Complying	1.6	The existing system is adeqaute for the existing use only. A code complying reserve system has been shown to not be possible.
292	KENT MEWS LLC	No Code Complying	1.6	There does not appear to be any records concerning the location of the system; however, the system has been used for many years and there are no signs of failure. Given other properties immediately adjacent cannot have
293	KENT CRAFT VILLAGE LLC	No leaching system	2	TAHD has determined that no code complying system is possible.
294	NELSON JOHN A	No leaching system	2	TAHD has determined that no code complying system is possible.
295	PE CORP	Possible failure	1.6	The existing leaching systems are in or near areas of chemical contamination of the soil. So, any remediation efforts would likely disturb the existing systems meaning a new system is needed.
1124	DUCHACEK-IMBERT SYLVIA	No obvious failure	1.2	No research has been done on this lot, but, the additions are relatively new and constructed at a time when modern septic system codes were in place. This and the size of the lot suggest that in good condition and a code
1127	BRADEN FAMILY LIMITED PTNSHP	No leaching system	2	Land is Vacant but visual inspection of the land suggest that a code complying system is unlikely due to ledge and slope considerations.
1128	WEEKS DOUGLAS W	System is Failing	2	The lot is approximately 1/3 of an acre. This size of lot cannot support a code complying primary or reserve systems.
1129	ALTVATER EDITH	System is Failing	2	TAHD has allowed limited repairs to the system in anticipation of the sewer system.
1130	ALTVATER EDITH T	less than 20 yrs	1	A code complying system was installed in mid 2000's and a code complying reserve areas is shown on the plan.
1132	ALTVATER EDITH	less than 20 yrs	1	A code complying system was installed in mid 2000's
1133	DILILLO JAMES	less than 20 yrs	1	A code complying system was installed in mid 2000's and a code complying reserve areas is shown on the plan.
1134	DALLA RIVA CHRISTOPHER	System is Failing	2	The existing system was failing and owner has sketch for a repair system.
1136	CARR RYAN J & SOHL	No Code Complying	1.6	The existing system is adequate for the existing use only. A repair system was installed in the 1990's. The system is not code compliant and a code compliant reserve system is unlikely.
100007	KENT LAND TRUST INC	No leaching system	0	No potential for further development

less than 20 yrs  
No obvious failure  
No Code Complying Re  
Possible failure  
No leaching system  
System is Failing

1 Sewer is not required  
1.2 Sewer is not likely to be needed in near future  
1.6 Improvements to property limited without code a code complying system identified  
1.6 Sewer is likely needed  
2 Sewer is required  
2 Sewer is required

# Kent Sewer Commission

## Benefit Assessment Calculations

### Calculation of Costs to be recovered by Assessment and General Taxes

Project Cost as Estimated in Preliminary Engineers Report	\$ 1,151,600.00
Final Project Costs	\$ 1,528,622.95
USDA Funding Awarded	
25% Grant	\$ 287,600.00
75% Loan	\$ 864,000.00
Additional USDA Funds Awarded (Requested)	\$ 377,100.00
Percentage of Grant	0.00%
Grant Amount	\$0.00
Loan Amount	\$ 377,100.00
<b>Total Cost to be recovered</b>	<b>\$ 1,241,100.00</b>
<b>Income from Sewer Commission</b>	
Benefit Assessments	
percent of loan paid by Benefit Assessments	18.0%
Stated amount at Town meeting	\$ 155,520.00
Assessment target increase due to Construction Cost increase	\$ 223,398.00
Adjusted Target for Costs to be recovered by Regular Assessments	\$ 223,400.00
Estimated Income from Special Assessments	
Goal for Income from Special Assessments, % of Loan amount	
% of Loan amount	
Total Income from Special Assessments	
Sewer Commission Operating Income	
80% User Fees from Maple St Ext.	
100% of Connection Fees	
<b>Costs to be recovered by Town Taxes</b>	<b>\$ 1,017,700.00</b>

18.0%



## Calculation of Assessments

Street #	Address	Use	Owner	Vision ID	Map ID	Standard Land Value	% of Total Value	Relative Need Factor	Need Adjustment	Adjusted % of Total Value	Benefit Assessment \$	Period for Payment (Yrs)	Annual Payment
	Maple St. Ext.	Farm Land	GE Casey Trust	286	4/42/1	\$211,320.00	10.86%	1.0	0.1086	7.0%	\$15,564.63	30	\$ 819.99
9	Maple St. Ext.	Single Family	Gatto Bradley	287	4/42/2	\$125,000.00	6.43%	1.2	0.0771	4.9%	\$11,048.15	30	\$ 582.06
15	Maple St. Ext.	Multi Family	Kent Affordable Housing	289	4/42/4	\$125,260.00	6.44%	2.0	0.1288	8.3%	\$18,451.88	30	\$ 972.10
19	Maple St. Ext.	Single Family	Alderman, Gwendolyn and Alderman, John	290	4/42/5	\$112,000.00	5.76%	2.0	0.1151	7.4%	\$16,498.57	30	\$ 869.19
16	Maple St. Ext.	Comm/Res	Aurora Property Management	291	4/44/1	\$124,090.00	6.38%	1.6	0.1021	6.5%	\$14,623.62	30	\$ 770.42
20	Maple St. Ext.	Comm/Res	Kent Mews LLC	292	4/44/2	\$112,000.00	5.76%	1.6	0.0921	5.9%	\$13,198.85	30	\$ 695.36
	Maple St. Ext.	Ind. Vacant	Kent Craft Village	293	4/44/3	\$112,000.00	5.76%	2.0	0.1151	7.4%	\$16,498.57	30	\$ 869.19
	Maple St. Ext.	Ind. Vacant	John Nelson	294	4/44/4	\$112,000.00	5.76%	2.0	0.1151	7.4%	\$16,498.57	30	\$ 869.19
3	Segar Mtn. Rd.	Industrial	P E CORP AKVA PREFERRED ELECT	295	4/44/5	\$185,560.00	8.81%	1.6	0.1362	8.7%	\$19,510.73	30	\$ 1,027.88
13	Maple St. Ext.	Single Family	Duchachek-Imbert	1124	10/42/3	\$168,940.00	8.68%	1.2	0.1042	6.7%	\$14,931.79	30	\$ 786.65
	Maple St. Ext.	RVL Forest 490/vacant	Braden Family Ltd. Partnership	1127	10/42/6	\$146,580.00	7.53%	2.0	0.1507	9.7%	\$21,592.50	30	\$ 1,137.55
39	Maple St. Ext.	Single Family	Douglas Weeks	1128	10/42/7	\$50,000.00	2.57%	2.0	0.0514	3.3%	\$7,365.43	30	\$ 388.04
43	Maple St. Ext.	Single Family	Edith Altwater	1129	10/42/8	\$50,000.00	2.57%	2.0	0.0514	3.3%	\$7,365.43	30	\$ 388.04
45	Maple St. Ext.	Single Family	Edith Altwater	1130	10/42/9	\$70,560.00	3.63%	1.0	0.0383	2.3%	\$5,197.05	30	\$ 273.61
47	Maple St. Ext.	Three Family	Edith Altwater	1132	10/42/11	\$86,240.00	4.43%	1.0	0.0443	2.8%	\$6,351.95	30	\$ 334.65
49	Maple St. Ext.	Single Family	James Dillio	1133	10/42/12	\$73,920.00	3.80%	1.0	0.0380	2.4%	\$5,444.53	30	\$ 286.85
51	Maple St. Ext.	Single Family	Rosemary and Christopher Dalla Riva	1134	10/42/13	\$50,000.00	2.57%	2.0	0.0514	3.3%	\$7,365.43	30	\$ 388.04
9	Segar Mtn Rd	Single Family	CARR, RYAN J & SOHL, BARBARA L	1136	10/42/15	\$50,000.00	2.57%	1.6	0.0411	2.6%	\$5,892.34	30	\$ 310.44
	Maple St. Ext.	Open Space	Kent Land Trust, Inc.	100007	10/42/50	\$0.00	0.00%	0.0	0.0000	0.0%	\$ -		
						\$1,945,470	1.0000		1.5591	1.0000	\$ 223,400		
										Interest on Assessments		3.25%	

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KENT TOWN CLERK

2015 APR 15 A 8:59

BY *Deanne Snoddy*  
TOWN CLERK

Notes:  
1. Need Adjustment is the "% of total value" column times the "Relative need" factor developed for each property.  
2. The Adjusted "% of Total Value" is "Need Adjustment" value divided by the total of the need adjustment column.