

Kent Sewer Commission
Public Hearing

July 14, 2015
7:00 P.M. Town Hall

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

Also present: Edith Altvater, Bart Clark, Debbie Devaux, Jim Dilillo, Jim Dilillo Jr., Carnel O'Meara, Jeff Sienkiewicz, John Walker, Jennifer Weigel and Lynn Worthington.

As acting chairman, Ms. Potts called the Public Hearing of the Kent Sewer Commission to order at 7:00 p.m.

Ms. Potts provided a timeline overview of the Maple Street Extension Sewer project. Mr. Sienkiewicz provided an overview of the methodology used to calculate the benefit assessments. Mr. Sienkiewicz identified two properties that are exceptions to the rule:

- Braden Family Limited Partnership - only 3.66 acres assessed: the balance of the property is forestry land.
- Casey, John E. Trustee of the Gordon E. Casey Trust - 8.64 acres: the assessment will be deferred until land is taken out of "490" (agricultural).

The property owners that were present expressed the following concerns:

- Residential properties should not be assessed at the same value as commercial properties.
- The entire Braden property should be included in the assessment.
- There should be a deferral program for seniors.

Ms. Potts thanked everyone for their comments and closed the Public Hearing at 7:43 p.m.

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.

RECEIVED FOR RECORD
KENT TOWN CLERK

2015 JUL 16 4:18 PM "An equal opportunity employer and service provider."

BY 
TOWN CLERK ATK

Good Evening everyone.. I would like to thank you for coming this evening. I would like to introduce the members of the Benefit Assessment Committee

Susi Williams, Stan Jennings, Sal Lilienthal and myself Elissa Potts. In addition, in January 2015, the Commission hired Bart Clark of Oakwood Environmental and Jeff Sienkiewicz of Sienkiewicz and McKenna to assist with a method of allocating benefit assessments. At any point during this meeting when there are questions, please identify yourself and state your address.

This has been a long process and I would like to quickly review the timeline for everyone's benefit.

The Kent Sewer Commission made a presentation to the townspeople at a Town Meeting in January of 2011 that outlined a way to finance a sanitary sewer line for Maple Street Extension.

This was a project that was too expensive for just one entity to underwrite, so the financing plan contemplated a joint venture between the Kent Sewer Commission, property owners along Maple Street Extension and the Town of Kent.

Those attending the presentation agreed that this was a good plan because it would improve the health and safety of the residents living on Maple Street Extension, would facilitate the remediation of the brownfield site at the Berkshire Transformer property and would allow

development of light industrial yard and shop space for the only area in town zoned for such use.

Those attending the presentation voted to support the project by a vote of 87-17, an 80% margin.

The project has been completed and everything is working well. While not part of the original project, a new road was built to replace the rocky and pothole filled roadbed. In addition, the pump station has been landscaped.

The financing plan contemplated that all of the revenue derived from the Maple Street Extension project would be turned over to the town.

This revenue involved all connection fees, all use fees and all benefit assessments associated with the completed project. The commission retains a small reserve for maintenance of the line. This was a true public-private partnership and one that everyone will benefit from.

The project was funded by USDA through a 75% low interest loan and a 25% grant. The original project cost was estimated to be \$1,151,600. in a preliminary engineer report. The benefit assessments contemplated were approximately 14% of the total cost or \$155,520. Again, this was approved by the townspeople at the town meeting by a margin of 87-17.

There were cost overruns...

Drilling on certain portions of roadbed encountered bedrock became an additional expense.

There were higher than expected easements compensation costs.

When Hemlock Construction bored under the RR tracks, they hit an obstruction. A larger drill was needed so that a man could fit into the tunnel and hand clear the rock and soil.

These extras, to name a few, added an additional \$377,100. to the project, bringing the total to \$1,525,733. The cost overruns had been approved at another town meeting.

After months of discussion, the Commission will assess property owners along Maple Street Extension a total amount of \$155,637. This figure is almost the original proposed amount and is approximately 10% of the total project.

I would like to introduce Jeff Sienkiewicz who will elaborate on the methodology used for this figure and the payment plan options.

External Assessment Spreadsheet @8% for Adoption

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	Column1	EXCESS ACREAGE	EXCESS AT \$13,000 PER ACRE	BENEFIT ASSESSMENT TOTAL LAND VALUE	Colu mn4	8% LAND VALUE2	Colu mn2	3.25% annual payment 30 years	notes
DEFERRED	Casey	8.64		7.64	\$99,320.00	\$211,320.00		\$16,905.60		\$890.62	Deferred
? Acreage	Branden	3.66		2.66	\$34,580.00	\$146,580.00		\$11,726.40		\$617.77	only non-forest fronting on Maple
9 Maple	Gatto	2.00		1.00	\$13,000.00	\$125,000.00		\$10,000.00		\$526.82	
13 Maple	Duchacek	5.38		4.38	\$56,940.00	\$168,940.00		\$13,515.20		\$712.00	
15 Maple	Kent Affordable	2.02		1.02	\$13,260.00	\$125,260.00		\$10,020.80		\$527.91	
16 Maple	Aurora	1.93		0.93	\$12,090.00	\$124,090.00		\$9,927.20		\$522.98	
19 Maple	Bank of NY	1.00		0.00	\$0.00	\$112,000.00		\$8,960.00		\$472.03	
20 Maple	Kent Mews	1.00		0.00	\$0.00	\$112,000.00		\$8,960.00		\$472.03	
	Nelson	1.00		0.00	\$0.00	\$112,000.00		\$8,960.00		\$472.03	
	Kent Craft	1.00		0.00	\$0.00	\$112,000.00		\$8,960.00		\$472.03	
39 Maple	Weeks	0.30		0.00	\$0.00	\$50,000.00		\$4,000.00		\$210.73	
43 Maple	Altwater	0.21		0.00	\$0.00	\$50,000.00		\$4,000.00		\$210.73	
45 Maple	Altwater	0.63		0.00	\$0.00	\$70,560.00		\$5,644.80		\$297.38	
47 Maple	Altwater	0.77		0.00	\$0.00	\$86,240.00		\$6,899.20		\$363.46	
49 Maple	Dililo	0.66		0.00	\$0.00	\$73,920.00		\$5,913.60		\$311.54	
51 Maple	Dalla Riva	0.30		0.00	\$0.00	\$50,000.00		\$4,000.00		\$210.73	
3 Segar Mt	PE Corp	5.12		4.12	\$53,560.00	\$165,560.00		\$13,244.80		\$697.76	
Segar Mtn	Carr/Sohl	0.30		0.00	\$0.00	\$50,000.00		\$4,000.00		\$210.73	

\$0.00

\$1,945,470.00

TOTAL	\$155,637.60	\$8,199.26	\$0.00
Less Deferal	\$16,905.60	\$890.62	
TOTALS	\$138,732.00	\$7,308.64	\$0.00

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

SCHEDULE A

<u>Property Address</u>	<u>Property Owner</u>	<u>Assessment</u>
8.64 ac. Maple Street Ext.	Casey, John E. Trustee of The Gordon E. Casey Trust	\$16,905.60
3.662 ac. Maple Street Ext.	Braden Family Limited Partnership	\$11,726.40
9 Maple Street Ext.	Gatto, Bradley	\$10,000.00
13 Maple Street Ext.	Duchacek, Imbert Sylvia	\$13,515.20
15 Maple Street Ext.	Kent Affordable Housing, Inc.	\$10,020.80
16 Maple Street Ext.	Aurora Property Management	\$9,927.20
19 Maple Street Ext.	Bank of New York Mellon, Trustee	\$8,960.00
20 Maple Street Ext.	Kent Mews, LLC	\$8,960.00
1.0 ac. Maple Street Ext.	Nelson, John A.	\$8,960.00
1.0 ac. Maple Street Ext.	Kent Craft Village, LLC	\$8,960.00
39 Maple Street Ext.	Weeks, Douglas W.	\$4,000.00
43 Maple Street Ext.	Altvater, Edith	\$4,000.00
45 Maple Street Ext.	Altater, Edith T.	\$5,644.80
47 Maple Street Ext.	Altvater, Edith	\$6,899.20
49 Maple Street Ext.	Dilillo, James	\$5,913.60
51 Maple Street Ext.	Dalla Riva, Christopher	\$4,000.00
3 Segar Mountain Rd.	P E Corp.	\$13,244.80
9 Segar Mountain Rd.	Carr, Ryan J. & Sohl, Barbara L.	\$4,000.00