

BROOKFIELD WATER POLLUTION CONTROL AUTHORITY

Wednesday, June 24, 2015 Room 133 7:00 p.m.

APPROVED MINUTES

1. **Convene Meeting:** Chairman Malwitz opened the public hearing at 7:00 PM, with the following present:

WPCA

N. Malwitz, Chairman
L. Trojanowski-Marconi, Vice Chair
T.E. Lopez
M. Brown, *Alternate
I. Agard

Others

R. Prinz, Maintenance Manager
D. Will, Inspection Supervisor
M. Ongaro, Accounts Receivable Manager
W. Charles Utschig, Commission Engineer
J. Sienkiewicz, Commission Attorney
K. McPadden, Executive Administrator
E. Cole Prescott, Recording Secretary

PUBLIC HEARING – Proposed Levy of Benefit Assessments upon properties within High Meadow, Ledgewood and Newbury Crossing Condominiums – Chairman Malwitz read the public hearing legal notice for the record. Chairman Malwitz introduced the members of the Commission and those who work for the Authority. Chairman Malwitz stated that the project was initiated three or more years ago, and the project was approved in two years. Construction has been on-going for approximately one year. He explained some of the engineering that had been proposed, and what has actually been approved and built. He explained the location of the sewer line. Chairman Malwitz mentioned that it is a bit more difficult to complete sewer within an occupied residential development. Chairman Malwitz explained that the Town, for this project, had borrowed \$2.2 million, but the approved budget for the project was \$2.5 million. Chairman Malwitz stated that residents have the option of either paying the entire benefit assessment upfront or over twenty years. The assessment percentage is calculated by taking the total cost of the project and dividing that by the total grand list value of all properties being sewerred, according to the Town Assessor's grand list of the Town. This percentage (8.8%) is then multiplied times each individual property's grand list value to determine the benefit assessment of each unit. The amount of each individual assessment is based on the individual property values as assessed in 2011 by the Town Assessor, so properties that are worth a bit less will pay a bit less, and properties worth a bit more will pay a bit more. Chairman Malwitz opened the public hearing for comments.

Gary Like 8 Ledgewood Drive asked that if more properties connect to the line, will the amount of each user's benefit assessment be reduced? Chairman Malwitz replied that if any other properties connected, or if High Meadow, Ledgewood or Newbury Crossing built additional units within their own properties, that the assessments may be reduced. Chairman Malwitz stated that if twenty percent of the grand list value is added to the line, the requirement at that point would be to reduce the assessments; however, he mentioned that oftentimes if ten percent of the grand list value is added to the line, the WPCA will consider a reduction of the current benefit assessments. According to state regulations, the WPCA may not over-collect, and if it were found that the Authority would be acquiring more money than is needed to pay the bond, an appropriate adjustment would be made.

Gail Bristol at 7 Bristol Path clarified that an addition specifically to this system (the Center School line) would need to be added before the possibility of any benefit assessment reduction(s). Chairman Malwitz explained the process of the sewer and the flow of the sewer through Brookfield to Danbury. Chairman Malwitz indicated that much of the "High Meadow" sewer district is built out. The only other property in that area he envisions possibly connecting in the future is the Congregational Church., but that connection would have to use the High Meadow Pump Station.

Catherine Talbot of 32 Ledgewood Drive asked if the assessment numbers presented at tonight's meeting are final, or are subject to change. Chairman Malwitz explained how the benefit assessment is calculated. Ms. Talbot stated that her question has to do with whether this information is accurate and final, and she mentioned the current changes to the water assessment. Chairman Malwitz explained that all of the costs for the project have been calculated and will be levied as a benefit assessment for each property. He explained how the BAN (bond anticipation note) and

bonding process work. Upon inquiry from Ms. Talbot regarding how the interest is compounded, Chairman Malwitz replied that the bond interest rate will be three percent (3%) of the unpaid balance. If extra principal is paid, there is no pre-payment penalty. Chairman Malwitz stated that a benefit assessment lien will be filed on the land records once an installment payment plan is accepted and the full amount is not paid up front. This lien is then released when the entire benefit assessment is paid in full. Ms. Talbot asked if the assessments will increase with the next appraisal, and Chairman Malwitz replied in the negative, and responded that the cost is based on the 2011 assessment. Chairman Malwitz stated that State regulations are followed. Chairman Malwitz clarified that in Brookfield, every system district pays for its own connection to the sewer.

Maria Frederick, 11 Eastview Drive, asked who pays for the pavement of the roads and driveways, and mentioned that there are issues with the paving. She also mentioned other matters she has had with her appliances (washing machine and hot water heater full of sediment) for which she has been reimbursed. R. Prinz asked Ms. Frederick if she has spoken with Aquarion Water. R. Prinz stated that he thinks the lines in this resident's area need to be flushed. P. Prinz stated that the contractor hit one water line during construction, which was on Pondview Drive, but that wouldn't have had any effect of Eastview's water issues. R. Prinz stated that he will know when Aquarion is hooked up to the new pump station on Eastview Drive, and he will be there on site, and will speak with a representative of Aquarion about this matter. R. Prinz stated that anything in the roads will be repaired, and the contractor will add approximately 2" of pavement, and overlay out to the gutters will be done, where work had disturbed the area.

Cheryl Peatfield of 9 Boxwood Drive, asked if the benefit assessment payments are used toward the maintenance reserve funds for the association's upkeep of the lines/system. Atty. Sienkiewicz replied that the benefit assessment does not have anything to do with the permanent maintenance agreement escrow funds for repair. Atty. Sienkiewicz explained that each condo will be responsible for establishing a bank account to be used for repairs if necessary. The monies are calculated using construction replacement numbers from the engineer, and each year the WPCA will require each condo association to prove their "actuarial adequacy" by submitting a copy of their bank statement and a signed affidavit to the WPCA office. Atty. Sienkiewicz reviewed some estimates for the permanent maintenance agreements for each of the following associations:

- Ledgewood: initial payment of \$13,969 and a yearly deposit of \$7,637
- Newbury Crossing: initial payment of \$14,527 and a yearly deposit of \$5,810
- High Meadow: initial payment of \$32,246 and a yearly deposit of \$12,699.30

Atty. Sienkiewicz reiterated that the above approximations are will most likely change as the project finishes. The benefit assessment bills will be mailed prior to the due date of September 1st, and the bill is due by September 30th, without penalty. The bill for 2016 and every year going forward will then be due on June 1st, with 30 days to pay. Chairman Malwitz asked for further comments. There were none. **Vice Chair Trojanowski-Marconi moved to close the public hearing at 7:34 PM, and I. Agard seconded the motion. The motion carried unanimously.** Chairman Malwitz also mentioned the WPCA's deferment plan, and noted that it works similarly to the Town's tax deferment plan.

Chairman Malwitz began the regular WPCA meeting.

2. **Approval of Minutes – 5/27/15: Vice Chair Trojanowski-Marconi made a motion to approve the minutes, and T.E. Lopez seconded the motion. The motion carried unanimously.**
3. **Correspondence**
 - a. Letter from Kenneth S. Hrica, PE to Nelson Malwitz dated 6/4/15, Re: 777 & 763 Federal Road – Chairman Malwitz noted receipt of the listed correspondence. Chairman Malwitz stated that this proposal is for a 250-bedroom housing development, which will be a mix of one and two bedroom apartments, and the question is whether there is enough sewer capacity to build. I. Agard stated that the Zoning Commission is hosting a public hearing about the possible adoption of a moratorium on housing in the Town Center District. R. Prinz replied that the

pumps are not adequate, but the wet well is large enough, in this area. K. McPadden stated that she will issue a will-serve letter to the property owner. R. Prinz stated that the WPCA should be involved in the design phase of this development. Chairman Malwitz stated that the will-serve letter will indicate that the letter is not an approval. Mr. Utschig stated that the will-serve letter is to indicate that there is appropriate flow capacity for such a proposal.

4. Old Business

- a. Resolution: Proposed Levy of Benefit Assessments upon properties within High Meadow, Ledgewood and Newbury Crossing Condominiums – Discuss and Act Upon – The Authority reviewed the Resolution. Chairman Malwitz pointed out that the Town had a borrowing limit of \$2.5 million, but only \$2.2 million was spent; the \$2.2 million includes a one-time cost for the Center School connection of \$75,000. Chairman Malwitz asked R. Prinz if there will be additional costs, and R. Prinz reviewed his estimate with the Authority. T.E. Lopez recused himself from discussion of the matter, and abstained from voting on the matter. **Chairman Malwitz made a motion to approve Resolution #2 [for] High Meadow, Ledgewood and Newbury Crossing Condominiums Sewer, to levy benefit assessments as proposed. Vice Chair Trojanowski-Marconi seconded the motion, and it carried, with Chairman Malwitz, Vice Chair Trojanowski-Marconi, M. Brown, and I. Agard voting. (T.E. Lopez recused himself from this discussion, and did not vote).**
- b. 4 Sand Cut Road – Application to Connect – The Authority reviewed that the applicant must meet the satisfaction of the engineer, maintenance staff, and legal. The newly revised plan is needed. T.E. Lopez asked if the legal, engineering and inspection fee(s) has been received, and K. McPadden replied in the affirmative.
- c. 101-103-105 Laurel Hill Road – Request for Sewer Extension, Request for Community System Approval – R. Prinz mentioned that there has been no communication from John McCoy. The applicant also owes \$3,500, according to K. McPadden’s records.
- d. 92 Pocono Road, BVFC – Request for FOG Interceptor Exemption – *R. Prinz was present to discuss this application on behalf of the BVFC.* R. Prinz stated that the application and the maintenance plan have been submitted. Langan has reviewed the submitted plans. **Vice Chair Trojanowski-Marconi moved to approve the alternate grease trap recovery unit in lieu of a 1,000-gallon exterior grease tank for 92 Pocono Road. I. Agard seconded the motion, and it carried unanimously.**

5. New Business: None.

6. Accountant Report

- a. May Financials – In S. Welwood’s absence, Chairman Malwitz reviewed the May Financials with the Authority.
- b. Other Financial Matters – None.

7. Inspector’s Activity Report: D. Will presented the Inspector’s Report.

Grease trap/grit separator inspection: There were 35 grease trap inspections completed. There were no grit separator inspections this month. Grease trap inspection schedules were reviewed.
Claim to Eversource: D. Will reported that he is working with Edith at Eversource regarding this claim.

Both Dave and Chad attended a CIRMA Safety Training Class last month.

Longo and Associates has started both Commerce Road and Caldor pump station projects. The electrician has been working there for a while and the old generator set was removed today, so the electrician can install the conduit.

The new gen-set is here in Longo’s shop; the transfer switch arrived on Monday.

Longo will start construction at Commerce Drive tomorrow (Thursday).

164 Federal Road: Grease trap repairs have started at Moe’s South West Grill and the inside plumbing is complete.

Barnbeck (398 Federal Road): There was no sewer work this month.

Kenosia Construction (57 Laurel Hill Road): There was no sewer work this month.

Oak Meadows (540 Federal Road): Phase three is to be started.

D. Will reports that he continues to fill in as needed at the High Meadow/Ledgewood/Newbury Crossing project.

Surveys: D. Will stated that approximately five surveys have been completed this month.

The lighting project is complete.

Sandy Lane Easement: D. Will reported that he has met with Paul and Andrea Scalzo as well as the property manager and the President of Sandy Lane Village. There are concerns about the 25-foot easement and the current barrier, which residents do not want to lose. D. Will reported that he discussed the possibility of adding trees in the future, and not clearing out the easement. D. Will stated that the property management has indicated that the WPCA should return with another offer. Atty. Sienkiewicz briefly explained how he had estimated the easement cost. K. McPadden reviewed that the original easement cost was offered at \$14,715. R. Prinz mentioned that Atty. Sienkiewicz should meet with the property management company.

Smoke testing results: D. Will stated that most of the problem matters have been repaired. He is waiting for Mobil to make some repairs inside the toilet vent and a cleanout cap. The other issues have been repaired.

D. Will reported that part timer C. Conway is working on cleaning and painting the pump stations.

8. Maintenance Manager's Report: R. Prinz presented the Maintenance Manager's Report.

- **Rollingwood Sewer Extension:** The easements are under negotiation with Sandy Lane.
- **Laurel Hill North Extension:** R. Prinz stated that the Authority is awaiting submission of pre-construction requirements.
- **Brooks Quarry Sewer:** Chairman Malwitz reported that the State has looked favorably on the grant application.
- **High Meadow:** All units with the exception of 4-6 Arbor Drive and 14-16 Douglas Drive have been connected. In the case of 4-6 Arbor Drive, a second septic system was not identified in the original plan and will need to be connected by gravity. In the case of 14-16 Douglas Drive, the pump station has not yet been installed. The manhole replacements are in progress at Newbury Crossing in lieu of CIPP \$66,000 versus \$51,000, budgeted. M. Ongaro stated that there will be a pro-rated adjustment for each day not connected if the units are not connected by July 1st since the June 1 use bills cover the period July 1 to December 31, 2015.. The adjustment will be applied to the December bill. R. Prinz and K. McPadden attended the Newbury Crossing Association meeting to explain the progress and costs. There was a letter sent and a meeting held with the contractor regarding outstanding issues, including temporary paving, site conditions, etc. The Commission agreed that the payment requisition check be held until required items have been received.
- **Federal Road Sewer Improvements:** Plans are 90% complete.
- **Commerce Road Pumps Station:** The contractor has started the project, the submittals have been received, and the structure and new valves are being fabricated.
- **Caldor Pump Station Generator Replacement:** The old generator and the fuel tank have been removed, and the new transfer switch mounted, and a revised site plan has been submitted to Zoning. There has been a change order for a new 400 amp switch. R. Prinz stated that the WPCA is not exempt from Zoning approval. R. Prinz stated that the project list needs to be done to make approvals through Land Use more efficient.
- **Railroad Station:** The site plan has been finalized, and the generator location has been chosen.
- **Monitoring System:** R. Prinz stated that Andy will plan to do the start-up at High Meadow on June 25th.
- **Water Pollution Facilities Plan:** Langan has been instructed to proceed with the cost estimate, the plan forward, and facilitating grants.
- New confined space meters have been purchased.
- Communications meetings are being held on the 1st and 3rd Mondays of the month.

9. Engineer Comments/Project Update

- a. High Meadow/Ledgewood/Newbury Crossing Project Update: Mr. Utschig mentioned that the proposal is to cut the check, but not to release the payment until the work has been done, and outstanding items have been completed.
- b. Route 7 Overpass & 777 Federal Road PS Upgrade Update: Mr. Utschig stated that there is an application that has been submitted to the State DOT because this is a State road. R. Prinz has reviewed the drawings, which are substantially complete. Input from the pump providers is pending. Mr. Utschig stated that this has been packaged with the North and Railroad Stations, which are substantially complete, and should be ready in July. The attempt is to offer a single bid with separate proposals for each of the stations. The Authority would have the option to award all three projects to either one contractor, two to one, or each to different contractors. D. Will stated that two different contractors will be needed for the types of work involved in this project. Mr. Utschig stated that the specialty item is the maintenance of traffic. Mr. Utschig mentioned that he would think the preference would be to award the three projects to one contractor. This is for North, Railroad, and for 777 Federal Road. Mr. Utschig agreed to contact K. McPadden about the bid timing and process. Mr. Utschig stated that the goal is to award the three projects and 777 Federal Road to the most competitive bid.
- c. GIS System Modeling: Mr. Utschig reported that this project is scheduled to start after the July 4th weekend; Langan is currently completing an application for data entry which will work with the tablets already purchased by the WPCA for use in the field. Mr. Utschig mentioned that there is approximately one month of work on this project. Upon inquiry from T.E. Lopez regarding the timeline of the project and progress within 60 days, Mr. Utschig replied that within ninety days, there will be a new version of the model with more accurate information.
- d. Pump Station Upgrades: North and Railroad: This item was discussed above.
- e. Clean Water Funds Application: Mr. Utschig stated that this item is in draft format, and Chairman Malwitz is also to proofread the narrative.
- f. Brooks Quarry Update: Chairman Malwitz asked if Langan currently has the manpower available for further work on this project, and Mr. Utschig replied that some of the plans need to be fine-tuned.
- g. Water Pollution Facilities Plan Update: Mr. Utschig stated that he will submit a proposal for the work, which plan will most likely be drafted by the New Haven Langan office.
- h. Other Engineering Matters: There were no other engineering matters at this time.

10. Legal Matters

- a. 57 Laurel Hill Road PMA: Atty. Sienkiewicz stated that he has a document for Chairman Malwitz to sign.
- b. Other Legal Matters: Atty. Sienkiewicz reported the results of the potential auction. Upon inquiry from T.E. Lopez regarding a letter sent to the State regarding the legal notice requirements, Atty. Sienkiewicz replied that a response had been received by the State, which acknowledged the letter, and provided a brief update on the status.

11. Other WPCA Business

- a. CLA Satellite Study: Chairman Malwitz reported that Candlewood Lake is the largest lake in Connecticut. There is the ultimate potential to connect Candlewood Shores to sewer to mitigate the nutrient load. **Chairman Malwitz made a motion to work with Candlewood Lake Authority to obligate the WPCA to pay \$4,408.00, for the fiscal year (2014-2015) [for a portion of the cost of the Candlewood Lake Authority's Satellite Study]. Vice Chair Trojanowski-Marconi seconded the motion, and it carried unanimously.** The Candlewood Lake Authority would pay for the other half of the remaining amount (\$8,800) not covered by the grant. Chairman Malwitz explained the purpose of this study. Chairman Malwitz stated that he is proposing this amount because adding sewer to the area would be an issue for Brookfield in the future. Vice Chair Trojanowski-Marconi stated that it would benefit the WPCA to have more information about the lake when starting to look into the potential sewerage of the Candlewood Shores. Atty. Sienkiewicz asked if the WPCA had authorized other amounts, and Chairman Malwitz clarified that this is a type of phase two for this project.

- b. Use Charge Study Sub-Committee Update: Chairman Malwitz stated that information from Tighe and Bond will be available in the near future. K. McPadden asked that if the sub-committee plans on holding any meetings that she be given an agenda for filing with the Town Clerk's office.
- c. Other WPCA Business: The Authority mentioned that the July meeting will be scheduled on July 29th rather than on July 22nd. **Vice Chair Trojanowski-Marconi made a motion to move the regular meeting to July 29th (from July 22nd). T.E. Lopez seconded the motion, and it carried unanimously.**

12. **Vouchers**: The Authority reviewed the vouchers. T.E. Lopez asked for the rate of the Eversource payments, and K. McPadden replied that the Town and the WPCA have signed a three-year contract with Viridian. If Eversource charges less than what Viridian has charged, the difference will be received at the end of the contract. **Vice Chair Trojanowski-Marconi made a motion to accept the vouchers as presented. M. Brown seconded the motion, and it carried unanimously.** The check for Earth Movers will be held until Earth Movers has submitted outstanding restoration sequencing plan, a quantity of asphalt, and the schedule that is part of the restoration work.

M. Ongaro presented a brief report of the collections and billings in the WPCA office.

At this time, all left the meeting room except the Commissioners.

13. **Executive Session** – At 9:13 PM, Chairman Malwitz moved to enter into executive session [to discuss personnel matters]. Vice Chair Trojanowski-Marconi seconded the motion and it carried unanimously.

At 9:32 PM, I. Agard made a motion to come out of Executive Session. L. Trojanowski-Marconi seconded the motion, and it carried unanimously. It was noted that no motions were made during Executive Session.

A motion was made by L. Trojanowski-Marconi to accept the proposal for salary increases as agreed to by consensus. The motion was seconded by I. Agard and passed unanimously.

14. **Adjournment**: L. Trojanowski-Marconi made a motion to adjourn at 9:33 PM. M. Brown seconded the motion, and it carried unanimously.

*** Next meeting July 29, 2015 ***

RESOLUTION #2: HIGH MEADOW SEWER EXTENSION

WHEREAS the Water Pollution Control Authority, acting for the Town of Brookfield, has constructed a municipal sewerage system known as the High Meadow Sewer Extension to serve High Meadow Condominiums, Ledgewood Condominiums and Newbury Crossing Condominiums; and

WHEREAS the Authority has determined that benefit assessments should be levied upon the lands and buildings, and upon the owners thereof, that are especially benefited by said High Meadow Sewer Extension; and

WHEREAS, after consideration of the relevant factors to be considered as described in Connecticut General Statutes, Section 7-249, the Authority has determined that the most equitable method of apportioning the cost of said improvements among the owners of the lands and buildings especially benefited thereby is to levy against each such property and the owner thereof a benefit assessment based upon the assessed value of such property on the October 1, 2014 Grand List of the Town of Brookfield (October 1, 2011 revaluation); and

WHEREAS, the Authority has caused notice of the proposed levy of benefit assessments against the properties listed on Schedule A to be given to the affected property owners and has conducted a public hearing with respect thereto:

NOW, THEREFORE, BE IT RESOLVED THAT:

1) The lands and buildings set forth on Schedule A attached hereto and made a part hereof are found to be especially benefited by the construction of the High Meadow Sewer Extension.

2) The total benefits which have accrued to such land and buildings as a result of the construction of the High Meadow Sewer Extension which are to be recovered through the levy of benefit assessments is **\$2,222,913.00**, which sum represents the cost of such project plus \$75,000.00 as a one-time cost of connection through the Center School Sewer System.

3) A benefit assessment is levied against each such property, and the owner thereof, in the principal amount set forth on Schedule A. Said amount represents 8.8 percent (8.8%) of such property's assessed value on the October 1, 2014 Grand List of the Town of Brookfield (October 1, 2011 revaluation).

4) Such benefit assessment shall be due and payable on **September 1, 2015**, provided however, that at the option of the property owner, such assessment may be paid in **20 equal** installments of principal, the first of which shall be due on **September 1, 2015** with each subsequent installment to be due on **June 1**, commencing on **June 1, 2016**, together with interest on the unpaid principal amount of such benefit assessment at the rate of **3.0% per annum** or at such other rate of interest, not to exceed the maximum rate of interest which the Town of Brookfield is obligated to pay to finance said project, as determined by the Authority to be appropriate; provided further however, that if any such installment remains unpaid for thirty (30) days after the same shall become due and payable, then at the option of the Authority, the entire unpaid balance of such benefit assessment, together with all unpaid interest, shall become immediately due and payable. In addition, the Authority shall have all of the rights provided by Section 7-254 of the Connecticut General Statutes, as amended, with respect to delinquent assessments.

5. Notwithstanding the foregoing, any property owner may prepay any or all installments for which such property owner is liable at any time prior to the due date thereof and no interest on any such prepaid installment shall be charged beyond the date of such payment.

6) The Executive Administrator of the Authority is directed cause notice of the levy of such benefit assessments to be published twice in a newspaper having circulation in the Town of Brookfield and in the Brookfield Yankee Pennysaver, the first such publication to be not later than **July 18, 2015** and the second to be not later than **August 1, 2015** and to mail a copy of such notice to the owner of each property set forth on Schedule A at the owners address as shown on the last completed Grand List, or any such subsequent address of which the Authority may have knowledge.

7) The Executive Administrator of the Authority is further directed cause a copy of such assessments to be filed in the Office of the Town Clerk for public inspection and for recording not later than **July 17, 2015**.

8) For properties which are not set forth on Schedule A but which connect directly or indirectly to the High Meadow Sewer Extension and for benefitted properties set forth on Schedule A that are improved subsequent to October 1, 2014 so as to increase their assessed valuation for tax purposes, the Authority shall levy a benefit assessment or a supplemental benefit assessment in the following manner:

A. For residential properties, including residential condominium units:

Step One: Determination of Assessment Valuation

a) The assessment for tax purposes of the subject property as of the date that such benefit assessment or supplemental benefit assessment is to be levied shall be adjusted to October 1, 2011. The purpose of such adjustment is to equalize the then current assessed value of the subject property for tax purposes to the value it would have had had it been assessed as part of the original levy of benefit assessments in 2015.¹

b) The current assessment for tax purposes shall be adjusted to October 1, 2011 using the House Price Index Statistical Report - *All Transactions Index Not Seasonally Adjusted*² for Connecticut (*1980 = 100*) as published by the Federal Housing Finance Agency (FHFA) with the base index number for October 1, 2011 **fixed at 394.59 (i.e., 2011 Q3 = 394.59)**.

c) The ratio between the index number³ for the third quarter of the last revaluation year (as published on the date that the proposed benefit assessment or proposed supplemental benefit assessment is calculated⁴) and the October 1, 2011 index number (394.59) shall be established by dividing the 2011 index number (394.59) by the index number for the third quarter of the last

¹ Note: The 2015 benefit assessments are based on tax assessments on the October 1, 2014 Grand List. The October 1, 2014 Grand List is presumed to be equalized to the October 1, 2011 revaluation as required by State law.

² Currently at http://www.fhfa.gov/DataTools/Downloads/Documents/HPI/HPI_AT_state.txt

³ Since the benefit assessment or supplemental benefit assessment is based on the October 1 assessment, the third quarter (Q3) index number for the particular year should be used if it is available. Otherwise the second quarter (Q2) index number should be used.

⁴ The historical HPI index numbers are updated quarterly and as a result are subject to change. It is presumed that the change is within the range of the standard error as published as part of the HPI. As such, the index number to be used is the number as published on the date that the calculation is made.

revaluation year. The quarterly index number is for the third quarter of the last revaluation year, not necessarily the year in which the supplemental benefit assessment is levied⁵.

d). The current tax assessment⁶ (based upon the last revaluation year) shall then be multiplied by the ratio between the 2011 index number (**394.59**) and the index number for the third quarter of the last revaluation year to determine the equalized assessed value of the subject property as of October 1, 2011.

Step Two: Calculation of Benefit or Supplemental Benefit Assessment

e) The benefit assessment or supplemental benefit assessment shall be levied in an amount equal to **8.8 percent (8.8%)** of such property's equalized assessed value as of October 1, 2011 determined in accordance with Step One.

The Resolution adopted March 21, 2007, concerning Benefit Assessment Adjustments - Federal Road Sewer Project, paragraph 7(A)(c), (d) and (e) contains examples of how the calculations is to be made with respect to residential properties after the next property tax revaluation.

B. For industrial and commercial properties, including industrial or commercial condominiums and apartment houses:

Step One: Determination of Assessment Valuation

aa. The assessment for tax purposes of the subject property as of the date that such benefit assessment or supplemental benefit assessment is to be levied shall be adjusted to October 1, 2011. The purpose of such adjustment is to equalize the current assessed value of the subject property for tax purposes to the value it would have had had it been assessed as part of the original levy of benefit assessments in 2015.⁷

bb. The current assessment for tax purposes shall be adjusted to October 1, 2011 using the Industrial Cost Trend data published by Factory Mutual Insurance Company within the FM Global Property Loss Prevention Data Sheets and entitled "Industrial Cost Trends"⁸ for New England with the base index number for October 1, 2011 fixed at 318.00 (*i.e., 2011 = 318.00*).

cc. The ratio between the index for July of the last revaluation year⁹ (as published on the date that the proposed benefit assessment or proposed supplemental benefit assessment is calculated¹⁰) and the October 1, 2011 index number (**318.00**) shall be established by dividing the 2011 index number (**318.00**) by the New England index number for July of the last revaluation year. **The July index number is for July of the last revaluation year, not necessarily the year in which the supplemental benefit assessment is levied.**

⁵ If the supplemental assessment is levied in 2015, the index number utilized would be for 2011 Q3, since 2011 would be the last revaluation year prior to 2015.

⁶ The current tax assessment is presumed to be equalized to the last revaluation year by the Tax Assessor in accordance with state law.

⁷ Note: The 2015 benefit assessments are based on tax assessments on the October 1, 2014 Grand List. The October 1, 2014 Grand List is presumed to be equalized to the October 1, 2011 revaluation as required by State law.

⁸ See <https://www.fmglobal.com/fmglobalregistration/Vshared/FMDS0903.pdf>.

⁹ Data is compiled as of January and July of each year. Since the benefit assessment or supplemental benefit assessment is based on the October 1 assessment, the most current index number available (preferably July) should be used.

¹⁰ It is assumed that any discrepancy will be within the range of error of the published index number. As such, the index number to be used is the number available as of the date that the calculation is made.

dd. The current tax assessment shall then be multiplied by the ratio between the 2011 index number (**318.00**) and the July index number for the last revaluation year to determine the equalized assessed value of the subject property as of October 1, 2011.

Step Two: Calculation of Benefit or Supplemental Benefit Assessment

ee. The benefit assessment or supplemental benefit assessment shall be levied in an amount equal to **8.8 percent (8.8 %)** of such property's equalized assessed value as of October 1, 2011 determined in accordance with Step One.

The Resolution adopted March 21, 2007, concerning Benefit Assessment Adjustments - Federal Road Sewer Project, paragraph 7(B)(cc), (dd) and (ee) contains examples of how the calculation is to be made with respect to commercial and industrial properties after the next property tax revaluation.

9. The funds derived from such all benefit assessments and supplemental benefit assessments shall be placed in a specially designated *and segregated* fund to be used from time to time in a manner determined by the Authority for one or more of the following purposes: (a) to meet the payment obligations with respect to any bonds or debt obligations issued by the Town of Brookfield in connection with the High Meadow Sewer Extension; (b) to reduce, on a proportionate basis, the amounts owed by reason of the benefit assessments and supplemental benefit assessments levied against the properties especially benefitted by the High Meadow Sewer Extension; and (c) for extensions within the area of and improvements to the High Meadow Sewer Extension, including any capital projects related to increased use of the High Meadow Sewer Extension or downstream facilities.

10. The Authority proposes that it shall review the assessment program with respect to the High Meadow Sewer Extension from time to time. If it appears to the Authority that it will substantially¹¹ over-collect the amount necessary to pay for all capital and borrowing costs associated with the construction, expansion, extension within the area of and improvements to the High Meadow Sewer Extension facilities, the Authority shall consider providing credits or reductions to the assessment rate to reduce, on a proportionate basis, the amounts owed by reason of the benefit assessments and supplemental benefit assessments.

¹¹ The Authority retains discretion to determine when future reductions in or credits against benefit assessments may be considered. Notwithstanding such discretion, the Authority proposes that a twenty percent (20%) over-collection shall be deemed substantial.

SCHEDULE A

<u>PROPERTY</u>	<u>OWNER</u>	<u>ASSESSMENT</u>
2 Ledgewood Drive	FREEDMAN, DAVID & EILEEN M.	15,670.16
4 Ledgewood Drive	STUART, STEPHEN J.	14,987.28
6 Ledgewood Drive	CALLAHAN, BETTY AND JAMES	16,839.68
8 Ledgewood Drive	BIBB, JANET M.	15,645.52
10 Ledgewood Drive	ODONNELL, ELLEN	16,814.16
12 Ledgewood Drive	WETMORE, JACQUELINE B. & DONALD E. LIVING TRUST	16,491.20
14 Ledgewood Drive	YASHAVANT, ANIL B. & SUNITA A.	16,153.28
16 Ledgewood Drive	CITRONE, PETER & NANCY	13,810.72
18 Ledgewood Drive	HOYT, KATHLEEN M. & MATTHEW W.	15,209.92
20 Ledgewood Drive	OLSZEWESKI, JAN & ELZBIETA	16,111.04
22 Ledgewood Drive	LOFRUMENTO, MICHAEL F.	16,318.72
24 Ledgewood Drive	BARRETT, SHAWN A. & JANET B.	16,661.92
26 Ledgewood Drive	HICKEY, DAVID J. JR.	15,235.44
27 Ledgewood Drive	MOSHAY, PETER	14,891.36
28 Ledgewood Drive	TALBOT, WARD J.	13,667.28
29 Ledgewood Drive	KNOX, SUZANNE A.	14,393.28
30 Ledgewood Drive	PENA, ADRIANA E. JR.	15,268.00
31 Ledgewood Drive	DIESTA, VICENTE & MARIA REGINA	14,259.52
32 Ledgewood Drive	TALBOT, CATHERINE V.	14,276.24
33 Ledgewood Drive	BIRAGLIA, JOSEPH	14,393.28
34 Ledgewood Drive	FUNICELLA, APRIL D.	15,285.60
35 Ledgewood Drive	FARRELL, DOUGLAS K. & SUSAN K.	14,383.60
36 Ledgewood Drive	FILZER, HEINZ K.	15,775.76
37 Ledgewood Drive	DODD, SUSAN A.	14,637.04
38 Ledgewood Drive	MCCALLION, JUDITH	16,538.72
39 Ledgewood Drive	OBRIEN, MORGAN	14,506.80
40 Ledgewood Drive	PIERZ, JOHN & HOLICK, KERRI A	15,423.76
41 Ledgewood Drive	AL RIFAIE, AHMED	14,322.88
42 Ledgewood Drive	KWAS, BRIAN P. & KEVIN C.	14,964.40
43 Ledgewood Drive	MCNAIR, DANIEL F. & BEATRICE M.	14,107.28
44 Ledgewood Drive	BILLINGS, JILL L.	15,158.88
45 Ledgewood Drive	DODARO, ANNA M.	13,794.00
46 Ledgewood Drive	FUSELIER, CATHERINE	14,336.96
48 Ledgewood Drive	YU, MAOLIN & LI, GUIXAO	16,290.56
50 Ledgewood Drive	WRIGHT, ANDREA J.	15,775.76
52 Ledgewood Drive	KADYSHEVA, IRINA O. & NINA	16,076.72
54 Ledgewood Drive	THOMPSON, ROBERT & DIANE	16,397.92
56 Ledgewood Drive	COOK, PATRICIA J.	15,521.44
58 Ledgewood Drive	DELILLE, SHEILA	15,397.36
60 Ledgewood Drive	SPECTOR, JASON D. & JOAN E.	16,950.56
1 East View Road	ROBERTS, TIMOTHY	17,122.16
3 East View Road	HAVASI, EDITH	15,181.76
4 East View Road	NAPPI, NANCY	13,869.68
5 East View Road	MCCMAHON, GEORGE E. & DAWN	14,951.20
6 East View Road	BECK, MARIA A.	14,395.92
7 East View Road	GUGLIELMO, WILLIAM J.	16,858.16

8	East View Road	UBILLUS, CATHY	14,713.60
9	East View Road	GRAMLING, LISA	14,483.04
10	East View Road	DIDIO, FRANCO R.	13,988.48
11	East View Road	FREDERICK, JOHN & MARIA	14,114.32
12	East View Road	WANG, LEI	14,107.28
14	East View Road	HATTAR, ANITA J.	13,854.72
1	Pond View Road	ATAYA, HODA	15,933.28
2	Pond View Road	LOPEZ, TULIO E. & ISABEL	15,234.56
3	Pond View Road	JUDD, KAREN S.	14,967.92
4	Pond View Road	REISEN, EVANIA F. & WILLIAM F.	14,910.72
5	Pond View Road	OSBORNE, DEBORAH R.	15,234.56
6	Pond View Road	BOLOGNA, CYNTHIA A.	15,568.96
7	Pond View Road	SMITH, DEBRA	16,500.00
8	Pond View Road	DUNCAN, DIANE B.	15,176.48
9	Pond View Road	PHILLIPS, KATHLEEN O. & DOUTNEY, SARA A. & JOSHUA E.	15,572.48
10	Pond View Road	HILPERT, GERALD & MARILYN M. & CUMMINS, CAROLINE	15,595.36
11	Pond View Road	TELESHA, ANDREA C.	15,969.36
12	Pond View Road	GALER, KENNETH J.	17,220.72
1	Westview Lane	OBRIEN, MARGARET H.	27,447.20
2	Westview Lane	SUTORIUS, ANNA	28,594.72
3	Westview Lane	AYVAZLAN, BRETT Z. & WERLAU, PATRICIA	20,998.56
4	Westview Lane	BOGART, KARIN B.	20,113.28
6	Westview Lane	TUTTLE, ARTHUR W.	20,401.04
8	Westview Lane	RAGETTE, LORRAINE F.	27,447.20
10	Westview Lane	LAWRENCE, MICHAEL	20,958.96
12	Westview Lane	GUNNING, JEAN M.	27,982.24
14	Westview Lane	CARON, JEFF & NANCY & BUSCHEL, DOUGLAS	21,021.44
16	Westview Lane	EGGE, ELIZABETH	24,572.24
18	Westview Lane	BARROQUEIRO, FRANK & JUDY	27,462.16
20	Westview Lane	DISTEFANO, ROBERT S.	22,286.00
22	Westview Lane	CATAPANO, FRANCIS J. & ANNE L.	20,790.00
24	Westview Lane	DANDE, AMIT S. & PANDIT, AMRITA SHREENIWAS	26,630.56
26	Westview Lane	FORD, MARTIN J. & EILEEN C.	21,004.72
1	Arbor Drive	NALLEY, RENATE	10,944.56
2	Arbor Drive	FISHER, THOMAS F. JR.	9,652.72
3	Arbor Drive	MCPADDEN, EMILY	6,182.88
4	Arbor Drive	DRETEL, AARON	7,677.12
5	Arbor Drive	DILL, JONATHAN W.	7,939.36
6	Arbor Drive	BEARDSLEY, DONALD A.	10,944.56
1	Boxwood Drive	TRUESDALE, HAROLD S.	11,739.20
2	Boxwood Drive	WOCHEK, WARREN K. & CHARLOTTE M.	8,301.04
3	Boxwood Drive	OSBORN, EDWARD M.	8,227.12
4	Boxwood Drive	DAYTON, SUSAN K.	8,270.24
5	Boxwood Drive	BALLAUDO, HUGO & FRANCISCA	8,534.24
6	Boxwood Drive	FITZGERALD, ILLONA M.	11,122.32
7	Boxwood Drive	DARCY, LOUISE	9,924.64
8	Boxwood Drive	MCKENNEY, EILEEN	9,805.84
9	Boxwood Drive	PEATFIELD, CHERYL	9,706.40
10	Boxwood Drive	FREUNDT, KENNETH	9,801.44
11	Boxwood Drive	GALLIFORD, SANDRA J.	8,291.36

12	Boxwood Drive	SCHULZE, ROBERT T.	12,531.20
1	Douglas Drive	LUTZ, ROBERT S. & MARGARET A.	10,803.76
2	Douglas Drive	SFERRAZZA, FRED & JUDITH	10,733.36
3	Douglas Drive	ERICKSON, JUDITH A.	8,279.04
4	Douglas Drive	HILL, NATHANIEL	8,279.04
5	Douglas Drive	BUCZEK, CYNTHIA A.	8,279.04
6	Douglas Drive	BUCZEK, CYNTHIA	8,279.04
7	Douglas Drive	OPPENHEIMER, M. JOAN	10,250.24
8	Douglas Drive	DELOHERY, DONNA M. TITUS, JAMES E. TRUST & TITUS, MARK A. & LAPAK, MAUREEN T. TRUSTEES	8,279.04 10,468.48
9	Douglas Drive	MAUREEN T. TRUSTEES	10,468.48
10	Douglas Drive	OSTER, BARBARA J.	8,401.36
11	Douglas Drive	RICHA, CHRISTINA	8,401.36
12	Douglas Drive	VILLEGAS, HENRY & VIRGINIA	13,154.24
13	Douglas Drive	CERASOLI, DIANE & SCELIA, KAREN	10,767.68
14	Douglas Drive	DAMICI, AMY MARIE	10,668.24
15	Douglas Drive	MOLINE, SANDRA J.	13,208.80
16	Douglas Drive	KARDELKY, MARGARET & BRANDT, ASTRID TRUSTEE	11,470.80
1	Lambert Lane	CAHILL, ELIZABETH	12,232.88
2	Lambert Lane	RUOPP, PETER D. & SCHNELL, PENNY G.	12,200.32
3	Lambert Lane	BLANCHFIELD, PATRICK M.	12,232.88
4	Lambert Lane	OSTER, BARBARA J.	12,239.04
1	Bristol Path	CARLSON, JAMES A. & JUDITH A.	12,572.56
2	Bristol Path	PACK, TACY	13,492.16
3	Bristol Path	LATTIN, BURTON A. SR. & GENEVIEVE A.	10,165.76
4	Bristol Path	DINEEN, CYNTHIA	10,134.08
5	Bristol Path	BALLARD, PATRICIA A.	9,824.32
6	Bristol Path	BOWMAN, LINDSEY ANN	10,657.68
7	Bristol Path	BRISTOL, GAIL R.	11,932.80
8	Bristol Path	BIRCH, AMY	14,061.52
9	Bristol Path	KIRSHNER, MARY	13,269.52
10	Bristol Path	SANCHEZ, PEDRO III & JASMINE	13,283.60
11	Bristol Path	BOULAIS, BERNADETTE	11,041.36
12	Bristol Path	BRODERICK, ANNETTE & CHRISTOPHER	9,203.92
13	Bristol Path	SERRA, FILOMENA P.	9,812.00
14	Bristol Path	VINGO, NICOLE C.	10,618.96
15	Bristol Path	WOODRUFF, CAROL T.	14,294.72
16	Bristol Path	FOX, S. BLANCHE	13,327.60
1	Brooks Lane	BARROW, MICHAEL A.	12,519.76
3	Brooks Lane	HLAVAC, KYLE W. & RAMEY, ALYSE L.	10,142.88
5	Brooks Lane	YULO, RALPH P. & DEBORAH A.	10,590.80
7	Brooks Lane	FEDERAL HOME LOAN MORTGAGE CORPORATION	9,944.00
9	Brooks Lane	STOTTS, RONALD T. & MARIANNE D.	9,734.56
11	Brooks Lane	BURGDOERFER, LAUREL S.	13,420.88
13	Brooks Lane	SPROVIERO, CHRISTINA IRREVOCABLE TRUST	13,598.64
15	Brooks Lane	GAUTHIER, ROBERT	10,969.20
17	Brooks Lane	HEINEKEN, JOEL C.	11,686.40
19	Brooks Lane	WONG, SHUKWAH & CHOI, JOHNNY	11,953.04
1	Comstock Trail	SCHREIBER, F. WALTER & RUTH A.	13,449.92
2	Comstock Trail	FARRELL, PATRICIA R.	14,314.96

3	Comstock Trail	KEEVER, RICHARD E. & JOANNE	10,237.92
4	Comstock Trail	TAL, AMIHOUD & LEA	10,058.40
5	Comstock Trail	VENTURA, AMERICO S. & LUCINDA N.	11,228.80
6	Comstock Trail	FARHAT, OMAR & NADA	9,694.08
7	Comstock Trail	CABRAL, MANUEL P. JR.	13,283.60
8	Comstock Trail	HACKEL, MARGO	13,984.08
9	Comstock Trail	MILLER, RICHARD J. & THERESA T.	13,820.40
10	Comstock Trail	DEFRESNE, MARK	13,143.68
11	Comstock Trail	PROHASKA, ELLEN FRANK	10,545.92
12	Comstock Trail	RUOCCO, RONALD W. & KRISTIN E.	11,709.28
13	Comstock Trail	ALARCAO, ANA FLAVIA & FERREIRA, DJALMA JR.	10,479.92
14	Comstock Trail	DAVE, JAY & KRUTI J.	10,376.08
15	Comstock Trail	MIMS, BRUCE L. c/o Richard Terbrusch	12,943.04
16	Comstock Trail	BENDANA, ERNEST J. & MARILYN T.	11,116.16
18	Comstock Trail	ALFERI, JULIE	9,430.96
20	Comstock Trail	BRADBURY, BARBARA	13,395.36