

TOWN OF FARMINGTON
WATER POLLUTION CONTROL AUTHORITY



November 14, 2007

Town Council Members
Farmington, Connecticut

RE: Proposed Sewer Service to Fairview Drive and Orchard Road

Dear Council Members:

The Town of Farmington Water Pollution Control Authority would like to clearly state the Authority's position and the reasoning behind our unanimous decision to approve the motion of July 9, 2007 that recommends that the Town Council proceed with a bond referendum for a gravity sewer system, pump station, and related improvements to serve the Fairview Drive and Orchard Road area. It is our firm belief that this vote fully complies with the Authority's mission of providing regional wastewater treatment services, which enhance environmentally sound community development and ensure public health through improved water quality. The reasons for our decision are as follows:

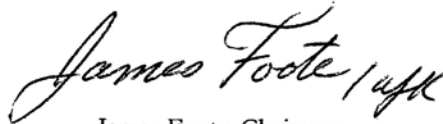
- ❖ The Farmington Valley Health District (FVHD) has strongly and consistently recommended to the Town of Farmington that the public sewer system be extended to include the Orchard Road and Fairview Drive areas. In correspondence from 1994, 1995, 2006, and 2007 the FVHD has repeatedly cautioned that the soil conditions, small lot sizes, and location of wells and storm drains severely restrict the possibility of public health code compliance in the repair or replacement of septic systems.
- ❖ The Authority's consultant, Loureiro Engineering Associates, Inc. corroborated the FVHD's findings through their Engineering Report of Sanitary Sewer Results of the Orchard Road / Fairview Drive Area. The conclusion that was reached by this independent study was that the sanitary sewer service should be extended to this area to provide a permanent long-term solution to the existing and future problems associated with failed subsurface sewage disposal systems.
- ❖ Tests of storm water discharges in the area have shown the presence of bacteria associated with untreated sewage. Installation of public sewers will avoid the potential for contamination of the existing surface and ground waters in the neighborhood and beyond.

- ❖ The availability of sanitary sewers will also allow the property owners to expand the size of their homes, and to sell their homes without incurring restrictions as to size, use, or water consumption that could be imposed due to lack of compliance with the public health code.

- ❖ The expenditure by homeowners on public sewers represents an investment in the property's value, as opposed to the wasteful practice of continuing to spend large sums on non-conforming septic repairs. It is conceivable that a property's value could increase in direct relation to the amount invested in a new public sewer connection.

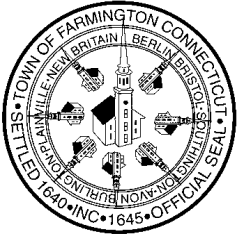
The Authority considered many factors prior to its vote to recommend the bond referendum, not the least of which was the financial impact on the affected property owners. The Authority did listen to the concerns of the affected residents in numerous meetings and discussions, and did take this into consideration prior to the vote. The Authority's affirmative vote represents the firm belief that the mission statement of the WPCA, the public health and safety, the natural environment, and the long-term interests of the property owners are best served by the extension of public sewers into this area.

Sincerely,



James Foote, Chairman
Town of Farmington WPCA

Cc: WPCA Members
Kathleen Eagen, Town Manager
Russell M. Arnold, Jr., P.E., Public Works Director
William Hogan, Water Management Bureau, CT DEP
Richard H. Matheny Jr. Director, FVHD
Residents of Fairview Dr., Orchard Rd. area



Quarterly Report Sewer Ordinance Update November, 2007

The purposes of this memo are to provide you with an update regarding the research being done on (1) Farmington's current and past sewer assessment policies, (2) current sewer assessment benefit practices throughout the state, and (3) possible revisions to Town Ordinance 156 "Sewers," and (4) to recommend possible next steps on this issue.

(1) Farmington's Current & Past Policy: 75% Complete

To date, nine Town sewer projects spanning four decades have been reviewed and analyzed. The most recent project, in 1999, used the 75%/25% benefit assessment policy currently under review. Extensive research has been conducted using a number of important sources, including:

- Final Sewer Assessments from the Engineering Department (1962-Present)
- Bond Sale Details from the Finance Department
- WPCA Minutes (1958-Present)
- TC Minutes (1958-Present)

Extracting data for apples-to-apples comparisons from these varied sources has been a tremendous challenge: just as no two-sewer projects are the same, neither has been the level of intergovernmental funding for sewer projects, nor the level of Town funding. The amount residents have paid in sewer benefit assessments has varied in both real dollars and as a portion of total project cost, as have the formulae used to reach these assessments.

Nevertheless, by using the information available, I am attempting to establish a clearer picture of how assessment benefits have been calculated historically and under what circumstances the current policy came into effect. Also, to the degree possible due to scarcity of information, the types of grants that were previously available to the Town, how the Town and the WPCA formulated assessment policies, and under what circumstances the Town has mandated sewer installation are being researched.

It is anticipated that this research will be complete by December 1, 2007.

(2) Current Assessments in Other CT Towns: 50% Complete

Working with the Supervising Sanitary Engineer at the CT Department of Environmental Protection, a list of eleven municipalities that, like Farmington, continue to undertake sewer projects was compiled. To date, assessment policies in six of the eleven municipalities has been collected and analyzed. It is anticipated that information on all eleven municipalities will be obtained by December 1, 2007.

(3) Sewer Ordinance Revisions: 25%

To date, Chapter 156 (Sewers) in the Farmington Town Code as well as Chapter 103 (Municipal Sewerage Systems), Section 7-249 (Assessment of Benefits) in the General Statutes of Connecticut have been reviewed. Based on Farmington's historical data, best practices throughout Connecticut and analysis of appropriate state statutes, a list of possible Ordinance revisions and modifications will be prepared. It is anticipated that this list will be complete by January 1, 2008.

(4) Discussion of Next Steps

The anticipated timeline for updating the Ordinance is summarized here:

Item	Target Completion
Farmington's Policies	December 1, 2007
CT Municipal Practices	December 1, 2007
Ordinance Recommendations	January 1, 2007
Workshop with TC to Discuss Policy Options	After January 1, 2008
TOF Sewer Chapter Revisions Complete	By July 2008