

WATER POLLUTION CONTROL AUTHORITY  
TOWN HALL MEETING ROOM B  
PUBLIC HEARING AND REGULAR MEETING  
WEDNESDAY, JUNE 20, 2012

PRESENT: William Brennan, Eric Fanwick, Rich Tomasetti, Don Grunewald,  
Al Stauderman    ABSENT: Andy McNee

OTHERS: Sandy Dennies, CFO; Tom Thurkettle, Director of Public Works;  
Mike Ahern, Field Engineer; Barbara Schellenberg; Cohen & Wolf,  
Jonathan Bowman; Cohen & Wolf, Chris Kerin; Kerin & Fazio LLC,  
Matthew Mason; Gregory & Adams, Patrick Wellspeak;  
Wellspeak, Dugas & Kane, LLC Real Estate appraisers

**Public Hearing – Continued from June 20, 2012**

**1. Call to Order**

Chairman Brennan called the Public Hearing to order at 5:00 PM. He reminded everyone that during the June 20<sup>th</sup> WPCA Public Hearing, they had decided to keep the Public Hearing open for the Supplemental Sewer Assessments for 40 and 60 Danbury Road, so that they could hear from both, the appraiser representing the owner of the properties; Patrick Wellspeak, of Wellspeak, Dugas & Kane, and the appraiser representing the Town; Chris Kerin of Kerin & Fazio. Chairman Brennan continued to say that he would like each appraiser to make a presentation. This would be followed by a discussion allowing them to voice their perspectives. He asked that Mr. Wellspeak present first, followed by Mr. Kerin of Kerin & Fazio.

Mr. Wellspeak said that there wasn't a great disparity between his appraisal and Mr. Kerin's appraisal and the procedure they used was the same. They looked at assessments on buildings that went back to the 1974 grand list, the buildings that were in existence for the revaluation in 1983, and looked at the price per square foot of those buildings. Then they looked at current assessments, based on the most current revaluation done in 2007, using that to trend back. He said he wanted to point out that 40 Danbury Road is a superior building to 60 Danbury Road because it has more structured parking. 40 Danbury Road has 453 parking spaces in a parking garage on its own site, whereas, 60 Danbury Road is a condominium and has 114 allocated parking spaces. So 60 Danbury Road has less than 2 spaces per thousand while the other building has close to 4.

He handed out documents to the Authority showing that for the 2007 revaluation, 40 Danbury Road was valued by Vision Appraisal and by the Town's Assessor at \$242/per sq. ft. to include both the land and the building. While 60 Danbury Road was only valued at \$229/per sq. ft. He added, this indicated that Vision Appraisal and

the Town's Assessor have concluded that 40 Danbury Rd. is worth more than 60 Danbury Rd.

He went on to say that on his comparative assessment analysis he concluded it would be \$32/per square foot, trending it back to 1974, for 40 Danbury Road and \$30/ per square foot for 60 Danbury Road. He added that Mr. Kerin [in trending back] had valued 40 Danbury Road at \$35/ per square foot and \$37/ per square foot for 60 Danbury Road, which is inconsistent with what has been done by the Assessor.

Mr. Kerin said that he had used a similar method as that of Mr. Wellspeak. Going back in time and looking at assessments for office buildings that existed over the 1974 period. They used some of the same properties and some different properties. He continued, saying that for 40 Danbury Road he came up with \$35/ per square foot and for 60 Danbury Road \$37/ per square foot. A discussion ensued. Mr. Kerin maintained that both he and the Town Assessor had placed a higher value on 60 Danbury Rd. over 40 Danbury Rd. Another discussion ensued and Mr. Wellspeak referred to the field card on 60 Danbury Road and asked whether or not Mr. Kerin was referring to the most recent field card.

Mr. Lisowski, the Town Assessor was asked to join the meeting. Mr. Lisowski clarified how he arrived at the appraised value for the field cards. He confirmed that the value on 60 Danbury Road would be less than 40 Danbury Road and explained why. Mr. Kerin said that if this were the case, than Mr. Wellspeak's assessment for 60 Danbury Road was correct. Mr. Lisowski left the meeting.

After hearing from Mr. Lisowski, Chairman Brennan asked that Mr. Kerin and Mr. Wellspeak determine the most accurate appraisals - based on the information from the Town Assessor, for the supplemental sewer assessments at 40 and 60 Danbury Road and present them to the Authority at the Public Hearing, (which would remain open until the next scheduled meeting on August 8<sup>th</sup>).

## **Regular Meeting**

### **1. Call to Order**

Chairman Brennan called the Regular Meeting to order at 5:35 PM.

### **2. Approve Minutes to Meetings of 4/11/2012, 5/16/2012, 6/20/2012**

Chairman Brennan made a motion to approve the Meeting Minutes for the meetings held, April 11<sup>th</sup>, May 16<sup>th</sup> and June 20<sup>th</sup>. The Motion was seconded by Mr. Fanwick and carried.

### **3. Approve the Supplemental Sewer Assessments for 40 and 60 Danbury Road**

Chairman Brennan said that the Public Hearing would be kept open on the assessments for 40 and 60 Danbury Road until the next WPCA meeting on August 8<sup>th</sup>.

This would allow the two appraisers to reach a decision on the assessments for these properties and present them to the Authority.

4. **Wolfpit Road Sewer Contract – DPW Recommendations**

Chairman Brennan said that Dewberry had created the packets outlining the sanitary sewer project for contractors interested in bidding on the job. He added that 12 contractors picked up the packets but only 3 submitted bids. One contractor who had a very low bid had withdrawn their bid when they realized they had made a substantial error.

Mr. Thurkettle passed out a spread sheet of the bids (attached herewith) and reviewed them with the members of the Authority. A discussion ensued regarding the two bids and the costs for each. Mr. Thurkettle recommended using M. Rondano and explained they had recently done work for the Town and they were very pleased with their work. A brief discussion ensued. Mr. Tomasetti made a motion to award M. Rondano, Inc. of Norwalk the contract for the Wolfpit Road Sanitary Sewer Project. The motion was seconded by Mr. Grunewald and carried.

Mr. Thurkettle requested that the Authority approve \$157,500 for the engineer's construction services; for Dewberry to inspect the project. Mr. Grunewald made a motion to approve it; seconded by Mr. Fanwick and carried.

5. **Schedule Public Hearing for 151 Old Ridgefield Road and 195 Danbury Road Assessments**

Chairman Brennan made a motion to schedule a Public Hearing on August 8, 2012 prior to the regularly scheduled WPCA meeting on the assessments for 151 Old Ridgefield Road and 195 Danbury Road. The motion was seconded by Mr. Stauderman and carried.

6. **FOG Program Update**

Mr. Ahern said that 85% of the institutions were registered and 67% were in compliance.

7. **Other Business**

There being no further business the meeting adjourned at 6:10 PM  
Respectfully Submitted,

Mariana Corrado  
Recording Secretary