

Representative Policy Board
South Central Connecticut Regional Water District
90 Sargent Drive, New Haven, Connecticut
or
Via Remote Access**

AGENDA

Regular Meeting of Thursday, November 16, 2023 at 6:30 p.m.

- I Safety Moment
- II Public Comment: The time limit granted to each speaker shall be three (3) minutes. Residents may address the Board.
- III Approval of Minutes – October 26, 2023 meeting
- IV Communications
 - A. Regional Water Authority Ethics and Gift/Profit Disclosure Report for the Period ending November 30, 2023
 - B. Ten-Year Model Presentation – Consumer Affairs Committee, Monday, November 20, 2023 at 5:30 p.m.
- V Items for Consideration and Action
 - A. Adopt 2024 Calendar Year RPB Regular Meeting Dates
- VI Reports
 - A. Finance Committee
 - B. Land Use Committee
 - C. Consumer Affairs Committee
 - D. Authority/Management
- VII Adjourn

<p>**Members of the public may attend the meeting in person or via conference call. For information on attending the meeting and to view meeting documents, please visit https://tinyurl.com/mu6vxn53. For questions, contact the board office at 203-401-2515 or by email at jslubowski@rwater.com.</p>

REPRESENTATIVE POLICY BOARD

South Central Connecticut Regional Water Authority
90 SARGENT DRIVE, NEW HAVEN, CONNECTICUT

THURSDAY, NOVEMBER 16, 2023 AT 6:30 P.M.

REMOTE MEETING INSTRUCTIONS

Call in (*audio only*)

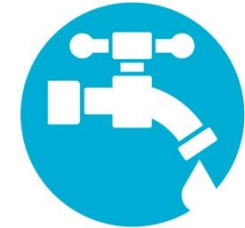
[+1 469-965-2517](tel:+14699652517).,292579968# United States, Dallas

Phone Conference ID: 292 579 968#

Members of the public may join the meeting in person at address above or by conference call. To view meeting documents please visit <https://tinyurl.com/mu6vxn53>. For questions on attending the meeting, contact the board office at 203-401-2515 or by email at jslubowski@rwater.com.

SAFETY MOMENT

TapInto
Safety



Regional Water Authority

Thanksgiving Fire Prevention

Did you know? Thanksgiving is the peak day for home cooking fires, followed by Christmas Day, Christmas Eve, and the day before Thanksgiving.

Be fire safe:

- Don't leave food cooking unattended.
- Stay in the home when cooking your turkey, and check on it frequently.
- Make and practice a fire escape plan.
- Keep anything that can catch fire (oven mitts, wooden utensils, food packaging) away from the stovetop.

Sources: National Fire Protection Association: www.nfpa.org
and U.S. Department of Homeland Security: www.ready.gov



Service – Teamwork – Accountability – Respect – Safety

Safety is a core company value at the Regional Water Authority .
It is our goal to reduce workplace injuries to zero.

 Regional Water Authority

**Representative Policy Board
South Central Connecticut Regional Water District**

Minutes of October 26, 2023 Meeting

The regular meeting of the Representative Policy Board (“RPB”) of the South Central Connecticut Regional Water District took place on Thursday, October 26, 2023, at the South Central Connecticut Regional Water Authority, 90 Sargent Drive, New Haven, Connecticut, and via remote access. Chair Harvey presided.

PRESENT

RPB

Bethany	Brian Eitzer
Cheshire	Timothy Slocum
East Haven	Michelle Verderame
Guilford	Charles Havrda
Hamden	Stephen Mongillo
Killingworth	Jamie Mowat Young
Madison	Joseph A. Oslander
Milford	Richard Smith
New Haven	Naomi Campbell
North Branford	Peter DeSantis
North Haven	Anthony Rescigno
Orange	Jasper J. Jaser
Prospect	Robert E. Harvey, Jr.
Seymour	Michael H. Horbal
West Haven	T. Gregory Malloy
Woodbridge	Mark Levine

Absent

Ansonia	Thomas P. Clifford III
Beacon Falls	Peter Betkoski
Branford	Vacant
Derby	Frank Pepe
Governor’s Rep	Vincent M. Marino

Regional Water Authority

David Borowy
Kevin Curseaden
Catherine LaMarr
Mario Riconzi
Suzanne Sack

Management

Larry L. Bingaman
Rochelle Kowalski
Elizabeth Calo
Jim Hill
Sunny Lakshminarayanan
Premjith Lakshman Singh
Charles DelVecchio

Counsel

Raquel Herrera-Soto

Office of Consumer Affairs

Jeffrey M. Donofrio, Esq.

Staff

Jennifer Slubowski

Call to Order

Chair Harvey called the meeting to order at 6:31 p.m.

Safety Moment

Chair Harvey reviewed the Safety Moment distributed to members.

Public Comment

Chair Harvey offered the opportunity for members of the public to comment. No members of the public were present at the meeting.

Minutes

On motion made by Mr. Malloy, seconded by Jamie Mowat Young, the RPB approved the minutes of its September 28, 2023 meeting as distributed, with 66 total weighted votes cast in the affirmative.

Ansonia (3)	Absent	Guilford (4)	Aye	No. Haven (5)	Aye
Beacon Falls (0)	Absent	Hamden (10)	Absent	Orange (3)	Aye
Bethany (5)	Aye	Killingworth (2)	Aye	Prospect (1)	Aye
Branford (6)	Vacant	Madison (6)	Aye	Seymour (1)	Aye
Cheshire (4)	Aye	Milford (11)	Aye	West Haven (8)	Aye
Derby (2)	Absent	New Haven (13)	Absent	Woodbridge (3)	Aye
East Haven (6)	Aye	No. Branford (8)	Aye	Gov. Rep. (1)	Absent

Communications

Chair Harvey stated that the presentation of the Ten Year Model would take place at the Finance Committee on November 13, 2023 at 5:00 pm and the Consumer Affairs Committee meeting on November 20, 2023 at 5:30 p.m. All members are invited to attend either or both meetings.

Chair Harvey reported that the Quarterly Dashboard Report was distributed to members.

At 6:35 p.m., Ms. Campbell and Mr. Mongillo entered the meeting.

Mr. Havrda reported on the Nominating Committee meeting earlier in the month. He stated that the Committee met and voted unanimously to recommend Mr. Riconzi for reappointment to the Five Member Authority. He stated that the Committee met earlier in the year with Mr. Borowy, Authority Chair, and Mr. Bingaman, the RWA's President and Chief Executive Officer, to review criteria and discuss the Authority member position. The criteria was forwarded to the RPB for review and comment. In early October, the Committee met with the incumbent to discuss the position and qualifications. Mr. Havrda moved for adoption of the following resolution:

RESOLVED, that Mario Riconzi be, and hereby is, reappointed as a member of the South Central Connecticut Regional Water Authority, effective January 1, 2024, with his term to extend until January 1, 2029 and until his successor is appointed and has qualified.

Mr. Slocum seconded the motion. After discussion, the Chair called for the vote and the RPB adopted the motion with 89 total weighted votes cast in the affirmative.

Ansonia (3)	Absent	Guilford (4)	Aye	No. Haven (5)	Aye
Beacon Falls (0)	Absent	Hamden (10)	Aye	Orange (3)	Aye
Bethany (5)	Aye	Killingworth (2)	Aye	Prospect (1)	Aye
Branford (6)	Vacant	Madison (6)	Aye	Seymour (1)	Aye
Cheshire (4)	Aye	Milford (11)	Aye	West Haven (8)	Aye
Derby (2)	Absent	New Haven (13)	Aye	Woodbridge (3)	Aye
East Haven (6)	Aye	No. Branford (8)	Aye	Gov. Rep. (1)	Absent

Mr. Havrda moved for adoption of the following resolution:

RESOLVED, that the proposed Findings of Fact, Conclusions of Law and Final Decision of the Representative Policy Board with respect to the South Central Connecticut Regional Water Authority's Application for the disposition of 17.22 acres located west of Beech Street in North Branford that is part of Land Unit NB 4, a copy of which is attached to these minutes, be and hereby is approved in the form submitted to the meeting.

Ms. Young seconded the motion. After discussion, the Chair called for the vote and the RPB adopted the motion with 89 total weighted votes cast in the affirmative.

Ansonia (3)	Absent	Guilford (4)	Aye	No. Haven (5)	Aye
Beacon Falls (0)	Absent	Hamden (10)	Aye	Orange (3)	Aye
Bethany (5)	Aye	Killingworth (2)	Aye	Prospect (1)	Aye
Branford (6)	Vacant	Madison (6)	Aye	Seymour (1)	Aye
Cheshire (4)	Aye	Milford (11)	Aye	West Haven (8)	Aye
Derby (2)	Absent	New Haven (13)	Aye	Woodbridge (3)	Aye
East Haven (6)	Aye	No. Branford (8)	Aye	Gov. Rep. (1)	Absent

Mr. Havrda moved for adoption of the following resolution:

RESOLVED, that the proposed Findings of Fact, Conclusions of Law and Final Decision of the Representative Policy Board with respect to the South Central Connecticut Regional Water Authority's Application for the disposition of 19.462 acres located north of Pumps Lane in North Branford that is part of Land Unit NB 4, a copy of which is attached to these minutes, be and hereby is approved in the form submitted to the meeting.

Mr. Eitzer seconded the motion. After discussion, the Chair called for the vote and the RPB adopted the motion with 89 total weighted votes cast in the affirmative.

Ansonia (3)	Absent	Guilford (4)	Aye	No. Haven (5)	Aye
Beacon Falls (0)	Absent	Hamden (10)	Aye	Orange (3)	Aye
Bethany (5)	Aye	Killingworth (2)	Aye	Prospect (1)	Aye
Branford (6)	Vacant	Madison (6)	Aye	Seymour (1)	Aye
Cheshire (4)	Aye	Milford (11)	Aye	West Haven (8)	Aye
Derby (2)	Absent	New Haven (13)	Aye	Woodbridge (3)	Aye
East Haven (6)	Aye	No. Branford (8)	Aye	Gov. Rep. (1)	Absent

On motion made by Mr. Slocum, seconded by Mr. Rescigno, and unanimously carried, the RPB approved its third quarter 2023 member compensation, substantially in the form submitted to the meeting, with 89 total weighted votes cast in the affirmative.

Ansonia (3)	Absent	Guilford (4)	Aye	No. Haven (5)	Aye
Beacon Falls (0)	Absent	Hamden (10)	Aye	Orange (3)	Aye
Bethany (5)	Aye	Killingworth (2)	Aye	Prospect (1)	Aye
Branford (6)	Vacant	Madison (6)	Aye	Seymour (1)	Aye
Cheshire (4)	Aye	Milford (10)	Aye	West Haven (8)	Aye
Derby (2)	Absent	New Haven (13)	Aye	Woodbridge (3)	Aye
East Haven (6)	Aye	No. Branford (8)	Aye	Gov. Rep. (1)	Absent

Reports

Finance Committee – Mr. Slocum reported on the Committee meeting earlier in the month. The Committee met with the CliftonLarsonAllen, RWA's auditor, to receive the FY 2023 audit results. The Committee also met with management to receive the first quarter of FY 2024 financial results and dashboard.

Land Use Committee – Ms. Young reported on the Committee meeting earlier in the month. She stated that the Committee met at Lake Saltonstall in Branford for its annual pizza party. Management provided a drone demonstration and discussed the use of drones for work.

Consumer Affairs Committee – Mr. Levine, Chair of the Consumer Affairs Committee, reported on the Committee meeting that took place earlier in the month. The Committee received an Accounts Receivable update, which was held in executive session. The OCA provided an update on a customer escalation and

discussed recently submitted testimony to the Department of Public Health in support of RWA's efforts with the Lead and Copper Rule and associated funding.

Mr. Mongillo complimented management on the Account Receivable update.

Nominating Committee – Mr. Havrda had nothing further to report.

Executive Committee – Mr. Harvey, Chair of the Executive Committee, reported on the Committee meeting earlier in the month. The Committee met to discuss meeting logistics and encouraged RPB members to attend meetings in person. The Committee also reviewed the RWA's Application Schedule for 2024-2025, adopted its 2024 regular meeting schedule, and discussed a subcommittee, made up of Authority members, RPB members and management, to review the RWA's enabling legislation. After discussion, several RPB members volunteered to serve on the subcommittee.

Authority/Management – Mr. Borowy, Chair of the Authority, thanked RPB members for Mr. Ricoszi's reappointment. He reported on the Authority Meeting earlier in the day. He stated that the Authority met as the Pension & Benefit Committee.

Ms. LaMarr, Chair of the Pension & Benefit Committee, reported that the Committee met earlier in the day with representatives from Morgan Stanley to review the RWA's quarterly investment performance for the pension plans and Voluntary Employees' Beneficiary Association (VEBA) plan, the Investment Policy Statement for these plans, and the market environment. The Committee also discussed strategy related to a Request for Information for the investment advisor.

Mr. Borowy reported that at the Authority meeting earlier in the day, the Authority also met with management to review the Ten-Year Model and various scenarios, which will be presented to the RPB Finance Committee and Consumer Affairs Committee at November meetings. He commented that expectations were positive and the RWA is looking for input. The Authority also received an update on the Lake Whitney Dam design and the associated process.

Mr. Bingaman, RWA's President and Chief Executive Officer, reviewed revenues, and operating and maintenance expenses for the month ended September 30, 2023, and stated that the projected maintenance test for FY 2024 is 114%, with no draw from the Rate Stabilization Fund. He reported that during the summer months and into September production levels were significantly lower than last year and he expects water revenue to be below budget due to the wet summer. However, due to higher interest rates, RWA's investment earnings are higher, PILOT is favorable to budget, and the timing of the Drinking Water State Revolving Fund financing is favorable. Due to lower water revenues, RWA is taking steps to defer certain expenses.

He reported that storage levels are at 87%, compared to the long-term average of 67%.

RPB members ask about and discussed commercial business, PFAS, and water consumption. Chair Harvey reminded everyone that November and December RPB meeting will be held the third Thursday of each month due to timing of the holidays. The meetings are scheduled for November 16, 2023 and December 21, 2023.

At 7:24 p.m., on motion made by Mr. Levine, seconded by Mr. Slocum, the RPB voted to adjourn the meeting, with 89 total weighted votes cast in the affirmative.

Ansonia (3)	Absent	Guilford (4)	Aye	No. Haven (5)	Aye
Beacon Falls (0)	Absent	Hamden (10)	Aye	Orange (3)	Aye
Bethany (5)	Aye	Killingworth (2)	Aye	Prospect (1)	Aye
Branford (6)	Vacant	Madison (6)	Aye	Seymour (1)	Aye

Representative Policy Board
October 26, 2023

Cheshire (4)	Aye	Milford (11)	Aye	West Haven (8)	Aye
Derby (2)	Absent	New Haven (13)	Aye	Woodbridge (3)	Aye
East Haven (6)	Aye	No. Branford (8)	Aye	Gov. Rep. (1)	Absent

Respectfully submitted,

Jamie Mowat Young, Secretary

Attachments:

1. Findings of Fact, Conclusions of Law and Final Decision for the disposition of Beech Street in North Branford, Connecticut.
2. Findings of Fact, Conclusions of Law and Final Decision for the disposition of Poms Lane in North Branford, Connecticut.

UNAPPROVED

Representative Policy Board
South Central Connecticut Regional Water District

Application for the disposition of 17.22 acres	:	
located west of Beech Street in North Branford	:	October 26, 2023
that is part of Land Unit NB 4	:	

Findings of Fact, Conclusions of Law and
Final Decision of the Representative Policy Board

A. The Applicant's Request

On June 23, 2023, the South Central Connecticut Regional Water Authority ("RWA" or "Applicant"), through its Five-Member Authority, submitted an application to the Representative Policy Board ("RPB") for approval of the disposition of 17.22 acres of unimproved Class III land located west of Beech Street in North Branford, Connecticut, that is part of Land Unit NB 4 ("Application" or "Subject Land"), for conservation use, and conforming to any and all approvals that may be granted by the regulatory agencies of the Town of North Branford. The purchase price shall not be less than \$276,000, as established by two independent appraisers.

In 2011, the RPB approved the disposition of three parcels, including Beech Street, for a high minimum price. The purpose of the Application is to reduce the minimum purchase price to reflect the current real estate market with the intent to sell it to the North Branford Land Conservation Trust ("NBLCT") for conservation purposes. The Subject Land is non-water system land and is not needed for water supply purposes.

The disposition of the Subject Land would meet the following objectives:

1. To generate income to further protect the RWA's public water supply by allowing the RWA to purchase additional water supply watershed land or conservation easements within the RWA's public water supply watersheds; and
2. To benefit the RWA's ratepayers by minimizing future water rate increases attributed to future borrowing needed to complete the purchase of additional water supply watershed land or conservation easements; and
3. To protect any outstanding natural areas and preserve important ecological functions.

B. Participants

In addition to the RWA, the district's Office of Consumer Affairs ("OCA") also participated in this proceeding. The OCA is authorized by Section 15 of Special Act No. 77-98, as amended ("Special Act"), to act as the advocate for consumer interests in all matters that may affect water customers in the district.

C. Statutory Standard

Pursuant to the legislation cited in paragraph A above, the RWA is required to obtain approval of a majority of the weighted votes of all of the members of the RPB, excluding vacancies, to sell or otherwise transfer a parcel of real property of twenty acres or less, except in certain circumstances not relevant to this application. Section 18(c) of the Special Act stipulates that the RPB shall not approve such a sale unless it determines, following a public hearing, that the proposed action: (1) conforms to the established standards and policies of the RWA, (2) is not likely to affect the environment adversely, particularly with respect to the purity and adequacy of both present and future water supply, and (3) is in the public interest, giving due consideration, among other factors, to the financial impact of the proposed action on the customers of the RWA and on the municipality in which the real property is located.

D. Notice and Procedures

On March 14, 2020, Governor Lamont issued Executive Order 7B concerning Protection of Public Health and Safety During COVID-19 Pandemic and Response – Further Suspension or Modification of Statutes. In accordance with Executive Order 7B, as amended, the RPB was permitted hold the hearing on the Subject Land by conference call, videoconference, or other technology remotely provided and various procedural requirements were met.

On July 27, 2023, the RPB voted unanimously to accept the Application as complete and called a public hearing for Thursday, September 28, 2023 at 7:00 p.m., at North Branford Town Hall Chambers, 909 Foxon Road, North Branford, and via remote access. The RPB designated Charles Havrda (Guilford) to serve as Presiding Member at the public hearing.

As required by Section 10 of the Special Act, the RPB published in the Connecticut Post and the New Haven Register the date, time and place of the public hearing to be held by the RPB to consider the Application. The date of publication was August 25, 2023. A copy of the notice was also filed in the Office of the Clerk of each city and town within the district, with the Office of the Secretary of the State of Connecticut, and on the RWA's website.

As required by Section 18(f) of the Special Act, the RPB submitted the Application, with attached Preliminary Assessment, to various state and local agencies for comment and review.

E. Public Hearing

At the public hearing on September 28, 2023, the Applicant provided sworn testimony from RWA employee, John Triana, the RWA's Real Estate Manager, who provided a presentation of the proposed disposition. Mr. Triana highlighted various aspects of the Application including relevant provisions of the RWA's Special Act 77-98, as amended, background, disposition objectives, preliminary assessment, alternatives, minimum sale price, location, and RWA's policies enumerated in the 2007 initiative, "*The Land We Need for the Water We Use*."

Members of the RPB asked questions of the Applicant with respect to price reduction, third parcel status, drainage, trails, and the NBLCT.

The OCA found the proposed transaction described in the Application to be consistent with the Land Use Plan and in the public's interest. The OCA recommended approval of the Application, as noted in his memorandum dated September 21, 2023.

Six (6) members of the public attended the public hearing. Mr. Sargent, President of the NBLCT, stated his interest in preserving the parcel based on support received from town and state representatives and citizens. He commented that the purchase would provide revenue for the RWA's program, *The Land We Need for the Water We Use*, and will also preserve and provide open space for wildlife and recreation.

F. Analysis

After considering all of the evidence presented, the RPB believes that the proposed disposition of the Subject Land is in accordance with the RWA's Land Use Plan, would financially benefit the RWA, is in accordance with established standards and policies of the RWA, is not likely to affect the environment adversely and is in the public interest. Further, the RWA stated it that the Subject Land is not required for water supply purposes. Finally, the proposed disposition satisfies the legal requirements of Section 18(c) of the Special Act.

G. Conclusion

We, therefore, conclude that the Application for approval of the disposition of 17.22 acres of unimproved Class III land located west of Beech Street in North Branford, Connecticut that is part of Land Unit NB 4 be approved. Separately stated Findings of Fact and Conclusions of Law are attached hereto as Exhibit A.

Exhibit A
Representative Policy Board
South Central Connecticut Regional Water District

Application for the disposition of 17.22 acres	:	
located west of Beech Street in North Branford	:	October 26, 2023
that is part of Land Unit NB 4	:	

Findings of Fact

1. The RWA, through its five-member Authority, submitted an application on June 23, 2023 to the RPB for approval of the disposition of 17.22 acres of unimproved Class III land located west of Beech Street in North Branford, Connecticut that is part of Land Unit NB 4 (“Application” or “Subject Land”).
2. The Subject Land was approved for disposition in 2011 with a high minimum price that could not be supported by the real estate market from then to the present day. The Application’s minimum price reflects the market as of 2021 when the most recent appraisals were completed.
3. The Subject Land is Class III land, will have no adverse impact on the public water supply, and is not on a watershed or aquifer of an existing or potential future public water supply source.
4. The Subject Land will be sold for conservation use, affording protection of its environmental benefits and will benefit the RWA’s nearby Class I and II lands by preventing development of abutting property.
5. Revenue from the sale is anticipated to be not less than \$276,000.
6. Net proceeds of the sale will be used to finance the RWA’s long-range plan to acquire and protect watershed property, thereby ensuring the protection of the public water supply.
7. The Town of North Branford and the State of Connecticut, by law, have priority rights to purchase the Subject Land, with the Town’s right taking precedence.
8. The proposed action is consistent with the RWA policies enumerated in the 2007 initiative “*The Land We Need for the Water We Use,*” with the RWA’s initiative of generating funds to preserve watershed land. It is also consistent with the 2016 Land Use Plan.
9. The OCA recommended approval of the Application.

Conclusions of Law

1. The RWA's application, dated Jun 23, 2023, for approval of the disposition of 17.22 acres of unimproved Class III land located west of Beech Street in North Branford, Connecticut that is part of Land Unit NB 4 ("Application"), was filed pursuant to the statutory authority set forth in Section 18 of the Special Act.
2. Notice of the public hearing to consider the Application and to allow interested persons, including water users and property owners within the district to be heard was properly made pursuant to Section 10 of the Special Act.
3. The Application, with attached Preliminary Assessment, was submitted to state and local agencies for comment and review and made available for public inspection pursuant to Section 18(e) of the Special Act.
4. The public hearing took place on September 28, 2023, at North Branford Town Hall Chambers, 909 Foxon Road, North Branford, and via remote access, in accordance with Section 10 of the Special Act, and in accordance with Governor Ned Lamont's Executive Order 7B, dated March 14, 2020, as amended.
5. Based upon the above Findings of Fact, the RPB concludes that the RWA's Application for approval of the disposition of 17.22 acres of unimproved Class III land west of Beech Street in North Branford, Connecticut that is part of Land Unit NB 4, meets all requirements for approval.

Representative Policy Board
South Central Connecticut Regional Water District

Application for the disposition of 19.462 acres	:	
located north of Poms Lane in North Branford	:	October 26, 2023
that is part of Land Unit NB 4	:	

Findings of Fact, Conclusions of Law and
Final Decision of the Representative Policy Board

A. The Applicant's Request

On June 23, 2023, the South Central Connecticut Regional Water Authority ("RWA" or "Applicant"), through its Five-Member Authority, submitted an application to the Representative Policy Board ("RPB") for approval of the disposition of 19.462 acres of unimproved Class III land located north of Poms Lane in North Branford, Connecticut, that is part of Land Unit NB 4 ("Application" or "Subject Land"), for conservation use and conforming to any and all approvals that may be granted by the regulatory agencies of the Town of North Branford. The purchase price shall not be less than \$317,000, as established by two independent appraisers.

In 2011, the RPB approved the disposition of three parcels, including Poms Lane, for a high minimum price. The purpose of the Application is to reduce the minimum purchase price to reflect the current real estate market with the intent to sell it to the North Branford Land Conservation Trust ("NBLCT") for conservation purposes. The Subject Land is non-water system land and is not needed for water supply purposes.

The disposition of the Subject Land would meet the following objectives:

1. To generate income to further protect the RWA's public water supply by allowing the RWA to purchase additional water supply watershed land or conservation easements within the RWA's public water supply watersheds; and
2. To benefit the RWA's ratepayers by minimizing future water rate increases attributed to future borrowing needed to complete the purchase of additional water supply watershed land or conservation easements; and
3. To protect any outstanding natural areas and preserve important ecological functions.

B. Participants

In addition to the RWA, the district's Office of Consumer Affairs ("OCA") also participated in this proceeding. The OCA is authorized by Section 15 of Special Act No. 77-98, as amended ("Special Act"), to act as the advocate for consumer interests in all matters that may affect water customers in the district.

C. Statutory Standard

Pursuant to the legislation cited in paragraph A above, the RWA is required to obtain approval of a majority of the weighted votes of all of the members of the RPB, excluding vacancies, to sell or otherwise transfer a parcel of real property of twenty acres or less, except in certain circumstances not relevant to this application. Section 18(c) of the Special Act stipulates that the RPB shall not approve such a sale unless it determines, following a public hearing, that the proposed action: (1) conforms to the established standards and policies of the RWA, (2) is not likely to affect the environment adversely, particularly with respect to the purity and adequacy of both present and future water supply, and (3) is in the public interest, giving due consideration, among other factors, to the financial impact of the proposed action on the customers of the RWA and on the municipality in which the real property is located.

D. Notice and Procedures

On March 14, 2020, Governor Lamont issued Executive Order 7B concerning Protection of Public Health and Safety During COVID-19 Pandemic and Response – Further Suspension or Modification of Statutes. In accordance with Executive Order 7B, as amended, the RPB was permitted hold the hearing on the Subject Land by conference call, videoconference, or other technology remotely provided and various procedural requirements were met.

On July 27, 2023, the RPB voted unanimously to accept the Application as complete and called a public hearing for Thursday, September 28, 2023 at 7:00 p.m., at North Branford Town Hall Chambers, 909 Foxon Road, North Branford, and via remote access. The RPB designated Charles Havrda (Guilford) to serve as Presiding Member at the public hearing.

As required by Section 10 of the Special Act, the RPB published in the Connecticut Post and the New Haven Register the date, time and place of the public hearing to be held by the RPB to consider the Application. The date of publication was August 25, 2023. A copy of the notice was also filed in the Office of the Clerk of each city and town within the district, with the Office of the Secretary of the State of Connecticut, and on the RWA's website.

As required by Section 18(f) of the Special Act, the RPB submitted the Application, with attached Preliminary Assessment, to various state and local agencies for comment and review.

E. Public Hearing

At the public hearing on September 28, 2023, the Applicant provided sworn testimony from RWA employee, John Triana, the RWA's Real Estate Manager, who provided a presentation of the proposed disposition. Mr. Triana highlighted various aspects of the Application including relevant provisions of the RWA's Special Act 77-98, as amended, background, disposition objectives, preliminary assessment, alternatives, minimum sale price, location, and RWA's policies enumerated in the 2007 initiative, "*The Land We Need for the Water We Use*."

Members of the RPB asked questions of the Applicant with respect to restrictions, zoning, NBCLT succession considerations.

The OCA found the proposed transaction described in the Application to be consistent with the Land Use Plan and in the public's interest. The OCA recommended approval of the Application, as noted in his memorandum dated September 21, 2023.

Six (6) members of the public attended the public hearing. Mr. Sargent, President of the NBLCT, stated that both the Beech Street and Poms Lane dispositions are similar and reverted to his comments stated at the Beech Street public hearing regarding the NBLCT's interest in preserving the parcel based on support from town and state representatives and citizens. The purchase of the Subject Land would provide revenue for the RWA's program, *The Land We Need for the Water We Use*, and will also preserve and provide open space for wildlife and recreation.

F. Analysis

After considering all of the evidence presented, the RPB believes that the proposed disposition of the Subject Land is in accordance with the RWA's Land Use Plan, would financially benefit the RWA, is in accordance with established standards and policies of the RWA, is not likely to affect the environment adversely and is in the public interest. Further, the RWA stated that the Subject Land is not required for water supply purposes. Finally, the proposed disposition satisfies the legal requirements of Section 18(c) of the Special Act.

G. Conclusion

We, therefore, conclude that the Application for approval of the disposition of 19.462 acres of unimproved Class III land located north of Poms Lane in North Branford, Connecticut that is part of Land Unit NB 4 be approved. Separately stated Findings of Fact and Conclusions of Law are attached hereto as Exhibit A.

Exhibit A
Representative Policy Board
South Central Connecticut Regional Water District

Application for the disposition of 19.462 acres	:	
located north of Poms Lane in North Branford	:	October 26, 2023
that is part of Land Unit NB 4	:	

Findings of Fact

1. The RWA, through its five-member Authority, submitted an application on June 23, 2023 to the RPB for approval of the disposition of 19.462 acres of unimproved Class III land located north of Poms Lane in North Branford, Connecticut that is part of Land Unit NB 4 (“Application” or “Subject Land”).
2. The Subject Land was approved for disposition in 2011 with a high minimum price that could not be supported by the real estate market from then to the present day. The Application’s minimum price reflects the market as of 2021 when the most recent appraisals were completed.
3. The Subject Land is Class III land will have no adverse impact on the public water supply, and is not on a watershed or aquifer of an existing or potential future public water supply source.
4. The Subject Land will be sold for conservation use, affording protection of its environmental benefits and will benefit the RWA’s nearby Class I and II land by preventing development of abutting property.
5. Revenue from the sale is anticipated to be not less than \$317,000.
6. Net proceeds of the sale will be used to finance the RWA’s long-range plan to acquire and protect watershed property, thereby ensuring the protection of the public water supply.
7. The Town of North Branford and the State of Connecticut, by law, have priority rights to purchase the Subject Land, with the Town’s right taking precedence.
8. The proposed action is consistent with the RWA policies enumerated in the 2007 initiative “*The Land We Need for the Water We Use,*” with the RWA’s initiative of generating funds to preserve watershed land. It is also consistent with the 2016 Land Use Plan.
9. The OCA recommended approval of the Application.

Conclusions of Law

1. The RWA's application, dated June 23, 2023, for approval of the disposition of 19.462 acres of unimproved Class III land located north of Pumps Lane in North Branford, Connecticut that is part of Land Unit NB 4 ("Application"), was filed pursuant to the statutory authority set forth in Section 18 of the Special Act.
2. Notice of the public hearing to consider the Application and to allow interested persons, including water users and property owners within the district to be heard was properly made pursuant to Section 10 of the Special Act.
3. The Application, with attached Preliminary Assessment, was submitted to state and local agencies for comment and review and made available for public inspection pursuant to Section 18(e) of the Special Act.
4. The public hearing took place on September 28, 2023, at North Branford Town Hall Chambers, 909 Foxon Road, North Branford, and via remote access, in accordance with Section 10 of the Special Act, and in accordance with Governor Ned Lamont's Executive Order 7B, dated March 14, 2020, as amended.
5. Based upon the above Findings of Fact, the RPB concludes that the RWA's Application for approval of the disposition of 19.462 acres of unimproved Class III land north of Pumps Lane in North Branford, Connecticut that is part of Land Unit NB 4, meets all requirements for approval.

South Central Connecticut Regional Water Authority

Conflict of Interest/Profit/Gifts/Food Disclosure Report

For the period ending November 30th, 2023

Employee/Board Member Name (Print)

(Department/Division/Board (Print)

I have not received any gifts or food during the 6-month reporting period noted above: (Insert Initials)

(Otherwise, please complete the gift or food information below)

Vendor name	Date Received	Description of gift or food	Value (\$)	Amount of reimbursement (if applicable)	Date reimbursement paid
1 _____	_____	_____	_____	_____	_____
2 _____	_____	_____	_____	_____	_____
3 _____	_____	_____	_____	_____	_____
4 _____	_____	_____	_____	_____	_____

FINANCIAL INTEREST OR BENEFICIAL INTEREST (conflict of interest or profit or advantage)

I certify that:

(1) I have not used information pertaining to the RWA that is not available to the general public, for personal profit or advantage or passed such information on to family or associates for the personal profit or advantage of such individuals; and

(2) I have not performed jobs during my off-duty hours for RWA customers after notifying said customer of a problem discovered during my regular working hours and then offering to correct the situation after hours.

Employee/Board Member Signature

REPRESENTATIVE POLICY BOARD

November 16, 2023

2024 Proposed Meeting Dates

January 25, 2024

February 22, 2024

March 28, 2024

April 25, 2024

May 23, 2024

June 27, 2024

July 25, 2024

August 22, 2024

September 26, 2024

October 24, 2024

November 21, 2024

December 19, 2024