

**Representative Policy Board**  
**South Central Connecticut Regional Water District**  
90 Sargent Drive, New Haven, CT 06511

or

\*\*Via Remote Access

**AGENDA**

**Regular Meeting of Thursday, February 27, 2025 at 6:30 p.m.**

- I Safety Moment
- II Public Comment: The time limit granted to each speaker shall be three (3) minutes. Residents and customers may address the Board.
- III Approval of Minutes – January 23, 2025 meeting
- IV Communications
  - A. Report on Code of Ethics compliance for the period ended November 30, 2024.
- V Items for Consideration and Action
  - A. Findings of Fact, Conclusions of Law and Final Decision for Representative Policy Board’s approval of the Authority’s Application for the disposition of 56 Squantuck Road in Seymour
  - B. Consumer Affairs Committee recommendation regarding revisions to the Regional Water Authority Rules and Regulations for Water Service
- VI Reports
  - A. Finance Committee
  - B. Land Use Committee
  - C. Consumer Affairs Committee
  - D. Authority/Management
- VII Adjourn

\*\* Members of the public may attend the meeting in person or by conference call. To view meeting documents please visit <https://tinyurl.com/2ppnjbyr>. For questions, contact the board office at 203-401-2515 or by email at [jslubowski@rwater.com](mailto:jslubowski@rwater.com).

# SAFETY MOMENT



Tap Into  
Safety



Regional Water Authority

## THE IMPACT OF WINTER FATIGUE ON WORK

Winter fatigue is a feeling of sluggishness that starts when the days get shorter and colder. This can be caused by lack of sunlight and reduced levels of Vitamin D.

According to the National Safety Council, more than 43% of workers are sleep-deprived and the lack of productivity from fatigued workers costs employers \$1,200 to \$3,100 per employee annually. When you combine winter fatigue and employees that work outside in cold temperatures, the opportunity for injuries increases.

### Here are some tips to help your workforce:

- Increase opportunities to get light: open curtains, get outside, use light therapy boxes and lightbulbs.
- Add exercise: Workout soon after waking up and in the middle of the day.
- Get 7-9 hours of sleep each night.



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 January 23, 2025 Meeting**

The regular meeting of the Representative Policy Board (“RPB”) of the South Central Connecticut Regional Water District took place on Thursday, January 23, 2025, at the Seymour Town Hall, 1 First Street, Seymour, Connecticut, and via remote access. Chair Harvey presided.

**PRESENT**

**RPB**

Ansonia	Thomas P. Clifford III
Beacon Falls	Peter Betkoski
Bethany	Brian Eitzer
Cheshire	Timothy Slocum
East Haven	Michelle Verderame(R)
Guilford	Charles Havrda(R)
Hamden	Stephen Mongillo
Killingworth	Jamie Mowat Young
Madison	Joseph A. Oslander(R)
Milford	Richard Smith(R)
New Haven	Naomi Campbell
North Haven	James X. DiCarlo(R)
Orange	Jasper J. Jaser(R)
Prospect	Robert E. Harvey, Jr.
Seymour	Michael Horbal
West Haven	T. Gregory Malloy
Woodbridge	Mark Levine
Governor’s Rep	Vincent M. Marino(R)

**Absent**

Branford	Vacant
Derby	Frank Pepe
North Branford	Peter DeSantis

**Regional Water Authority**

David Borowy  
Kevin Curseaden(R)  
Catherine LaMarr  
Mario Ricozzi

**Management**

Sunny Lakshminarayanan  
Rochelle Kowalski(R)  
Elizabeth Calo(R)  
Jim Hill  
Prem Singh  
John Triana

**Counsel**

Raquel Herrera-Soto(R)

**Office of Consumer Affairs**

Jeffrey Donofrio, Esq.

**Staff**

Jennifer Slubowski

**Call to Order**

Chair Harvey called the meeting to order at 6:30 p.m.

**Safety Moment**

Chair Harvey reviewed the Safety Moment handout distributed to members.

**Public Comment**

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

**Minutes**

On motion made by Mr. Malloy and seconded by Mr. Levine, the RPB approved the minutes of its December 19, 2024 meeting as distributed, with 74 total weighted votes cast in the affirmative.

Ansonia (3)	Aye	Guilford (4)	Aye	No. Haven (5)	Aye
Beacon Falls (0)	Aye	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)	Absent	West Haven (8)	Aye
Derby (2)	Absent	New Haven (13)	Aye	Woodbridge (3)	Aye
East Haven (6)	Aye	No. Branford (8)	Absent	Gov. Rep. (1)	Aye

### Communications

Chair Harvey reported that RPB members received the IRS standard mileage rate for the calendar year 2025. The amount has increased.

He also stated that members received a copy of the Quarterly Dashboard Report in meeting packet. No discussion ensued.

At 6:34 p.m., Mr. Smith entered the meeting.

### Items for consideration and action

On motion made Mr. Levine, seconded by, Mr. Clifford unanimously carried, the RPB approved its 2024 fourth quarter RPB member compensation, substantially in the form submitted to the meeting, with 93 total weighted votes cast in the affirmative.

Ansonia (3)	Aye	Guilford (4)	Aye	No. Haven (5)	Aye
Beacon Falls (0)	Aye	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)	Aye

Chair Harvey stated that mileage forms should be completed and returned to the board office.

### Reports:

**Finance Committee** – Mr. Marino, Chair of the Finance Committee, reported on the meeting earlier in the month. The Committee met on January 13, 2025 and held a discussion in executive session regarding a third party compensation study update. The discussion was tabled until May.

The next meeting is on Monday, February 10, 2025 at 5:00 p.m., via hybrid.

**Land Use Committee** – Mr. Levine, Chair of the Land Use Committee, reported on the meeting earlier in the month. The Committee met with management and received an update of the 2024 Deer Hunt.

**Consumer Affairs Committee** – Ms. Campbell, Chair of the RPB Consumer Affairs Committee, reported that the Committee is scheduled to meet on Monday, January 27, 2025 at 5:30 p.m.

**Executive Committee** – Chair Harvey, Chair of the RPB Executive Committee, reported on the Committee meeting earlier in the month and held a discussion in executive session. No votes were taken. He stated that all RPB Committees are doing well.

The next meeting is April 16, 2025 at 5:00 p.m. and the Committee will receive an update on the Customer Information System.

**Authority/Management** – Mr. Borowy, Chair of the Authority, reported on the Authority meeting earlier in the day. He stated that the Authority also met as the Pension & Benefit Committee.

Ms. LaMarr, Chair of the Authority’s Pension & Benefit Committee, reported on the meeting earlier in the day. The Committee met with Morgan Stanley to receive the quarterly investment performance update on RWA’s Pension and Voluntary Employee’s Benefit Association Plans.

Mr. Borowy reported that at the Authority meeting earlier in the day, the Authority also received an update on the Lake Whitney Dam project.

Mr. Lakshminarayanan, the RWA’s Interim President & Chief Executive Officer, reviewed revenues, operating and maintenance expenses for the month ended December 31, 2024. He stated the projected maintenance test for FY 2025 is 119%, with no shortfall. Key drivers are the refinancing completed last May, higher than anticipated interest rates, and favorable variances in PILOT.

He also reported that raw water storage levels as of January 16, 2025, were at 77%, compared to the long-term average of 75%. Rainfall was at 25.89 inches, compared to the long-term average of 29.03 inches.

At 6:45 p.m., on motion made by Mr. Malloy and seconded by Mr. Mongillo, the RPB voted to adjourn the meeting, with 85 total weighted votes cast in the affirmative.

Ansonia (3)	Aye	Guilford (4)	Aye	No. Haven (5)	Aye
Beacon Falls (0)	Aye	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)	Absent	Gov. Rep. (1)	Aye

Respectfully submitted,

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Jamie Mowat Young, Secretary

(R) = Attended remotely.

**REPRESENTATIVE POLICY BOARD**  
OF THE  
SOUTH CENTRAL CONNECTICUT REGIONAL WATER AUTHORITY

FEBRUARY 27, 2025

PROPOSED RESOLUTIONS

*(Disposition of 56 Squantuck Road, Seymour, Connecticut)*

**RESOLVED**, that the proposed Findings of Fact, Conclusions of Law and Final Decision of the Representative Policy Board (“RPB”), with respect to the South Central Connecticut Regional Water Authority’s (“RWA”) application for the disposition of 56 Squantuck Road in Seymour, Connecticut, dated October 28, 2024 (“Application”), which copy is attached hereto, be and hereby is, approved in the form submitted to the meeting; and

**FURTHER RESOLVED** that the RPB hereby approves the Application and authorizes the RWA’s Interim President & Chief Executive Officer (“CEO”) to execute all necessary documents to finalize the transaction. In the absence of the Interim President & CEO, the RWA’s Real Estate Manager is authorized to sign in his place.

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

**Application for the disposition of 4.98 acres** :  
**located at 56 Squantuck Road, Seymour,** : **February 27, 2025**  
**Connecticut that is part of Land Unit SE 5** :

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

**A. The Applicant's Request**

On October 28, 2024, 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 4.98 acres of unimproved Class III land located west of Squantuck Road in Seymour, Connecticut that is part of Land Unit SE 5 (“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 Seymour. The purchase price shall not be less than \$55,000, based on the appraisal prepared by Mark DiMarco.

The Subject Land is not needed for water supply purposes. Therefore, the RWA proposes to dispose of the Subject Land in a manner that will 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

In accordance with Section 1-225a of the Connecticut General Statutes, the RPB was permitted to hold the hearing on the Application in person, and via remote access, and procedural requirements were met. On November 21, 2024, the RPB voted unanimously to accept the Application as complete and called a public hearing for Thursday, January 23, 2025 at 7:00 p.m. in-person at the Seymour Town Hall, 1 First Street, Seymour, Connecticut, and via remote access. The RPB designated Peter Betkoski (Beacon Falls Representative) to serve as Presiding Member at the public hearing.

As required by Section 10 of Special Act No. 77-98, as amended (“Section 10”), the RPB published in the *New Haven Register* and the *Connecticut Post* the date, time, and place of the public hearing to be held by the RPB to consider the Application. The notice was published on December 23, 2024. A notice of the hearing was also filed in the Office of the Clerk of each city and town within the district, the Office of the Secretary of the State of Connecticut and posted 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 January 23, 2025, 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 alternative use, access, dam maintenance, price selection, and lot restrictions.

As stated in his memorandum dated January 16, 2025, the OCA noted that the land completes open space that the Town of Seymour acquired by Birmingham, it is non-water system land and therefore not required for water supply. He stated that the valuation is appropriate, and the property no longer has a



significant value for RWA's use and is appropriate for disposition. Further, the OCA found the proposed transaction described in the Application to be consistent with the Land Use Plan and in the public's interest. For those reasons, the OCA recommended approval of the Application.

Approximately ten (10) members of the public attended the public hearing. Mr. Rzasa of the Seymour Historical Society, Mr. Baryla of the Seymour Conservation Commission, and Ms. Philips, a Seymour resident provided testimony in favor of the Application.

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 4.98 acres of unimproved Class III land located west of Squantuck Road in Seymour, Connecticut that is part of Land Unit SE 5 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 4.98 acres** :  
**located at 56 Squantuck Road, Seymour,** : **February 27, 2025**  
**Connecticut that is part of Land Unit SE 5** :

**Findings of Fact**

1. The RWA, through its five-member Authority, submitted an application on October 28, 2024 to the RPB for approval of the disposition of 4.98 acres of unimproved Class III land located west of Squantuck Road in Seymour, Connecticut that is part of Land Unit SE 5 (“Application” or “Subject Land”).
2. The Application’s minimum price reflects the market value of the Subject Land as of April 15, 2024 when the appraisal was completed.
3. The sale of the Subject Land will have no adverse impact upon the public water supply due to the fact that the land is Class III, not on a watershed or aquifer of an existing or potential future public water supply source.
4. Under the proposed action, the Subject Land would be sold for conservation use, affording protection of its environmental benefits.
5. Revenue from the proposed sale is anticipated to be not less than \$55,000.
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 Seymour and the State of Connecticut, by law, have priority rights to purchase the Subject Land, with the Town’s right taking precedence. The Town has expressed interest in acquiring the parcel.
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.
9. The proposed action is consistent with the 2016 Land Use Plan.
10. The OCA recommended approval of the Application.

### **Conclusions of Law**

1. The RWA's application, dated October 28, 2024, for approval of the disposition of 4.98 acres of unimproved Class III land located west of Squantuck Road in Seymour, Connecticut that is part of Land Unit SE 5 ("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 January 23, 2025, in-person at Seymour Town Hall, 1 First Street, Seymour, Connecticut, and via remote access, in accordance with Section 10 of the Special Act, and in accordance with Section 1-225a of the Connecticut General Statutes.
5. Based upon the above Findings of Fact, the RPB concludes that the RWA's Application for approval of the disposition of 4.98 acres of unimproved Class III land west of Squantuck Road in Seymour, Connecticut that is part of Land Unit SE 5, meets all requirements for approval.

**REPRESENTATIVE POLICY BOARD**

South Central Connecticut Regional Water Authority

**PROPOSED RESOLUTION**

February 27, 2025

**WHEREAS**, the South Central Connecticut Regional Water Authority submitted proposed revisions to its *Rules and Regulations for Water Service and its Rules, Regulations and Rates Governing the Extension of Water Mains* to the Representative Policy Board (“RPB”) for its consideration and approval; and

**WHEREAS**, the Representative Policy Board Consumer Affairs Committee reviewed the proposed revisions at its January 27, 2025 meeting and recommended the changes to the RPB for approval.

**NOW, THEREFORE BE IT RESOLVED**, that the proposed revisions to the South Central Connecticut Regional Water Authority’s *Rules and Regulations for Water Service and its Rules, Regulations and Rates Governing the Extension of Water Mains*, be and hereby are approved substantially in the form submitted to the meeting.