

Join Zoom Meeting

<https://us02web.zoom.us/j/83861279448?pwd=R3M1TjliUVB1NUJuUS9zWVVxdnloZz09>

Or dial in: +1 (929) 205-6099

Meeting ID: 838 6127 9448

Passcode: 145995

**TOWN OF GRANBY  
GRANBY WATER POLLUTION CONTROL AUTHORITY  
SPECIAL MEETING  
MONDAY, APRIL 17, 2023**

**TOWN HALL MEETING ROOM  
6:45 P.M.  
AGENDA**

1. Adjournment
2. Consideration Of Granby Water Pollution Control (GWPCA) SETTING SEWER USE RATES

Documents:

[CONSIDERATION OF GRANBY WATER POLLUTION CONTROL AUTHORITY \(GWPCA\) SETTING SEWER USE RATES.PDF](#)

3. Consideration Of Sewer Connection Charge For Future Sewer Connections

Documents:

[CONSIDERATION OF SEWER CONNECTION CHARGE FOR FUTURE SEWER CONNECTIONS.PDF](#)

4. Adjournment

# TOWN OF GRANBY

## MEMORANDUM

DATE: April 17, 2023

**TO:** Granby Water Pollution Control Authority (GWPCA)

**FROM:** Lauren Stuck, Collector of Revenue, and Abby Kenyon, Director of Community Development

**REGARDING:** I. Consideration of Granby Water Pollution Control Authority (GWPCA) Setting Sewer Use Rates for 2023-24

Each year the Granby Water Pollution Control Authority must assess users for the cost of sewer use. These user costs cannot be passed on to the general taxpayers. The sewer use fees are deposited into the sewer utility fund, which are then used to pay Simsbury for use of the water treatment plant as well as for maintenance and upgrades on the sewer lines and pump stations.

Under the current rates, residential users are charged \$220 per unit up to 55,000 gallons. For anything over 55,000 gallons, they are charged \$0.0065 per gallon. Unmetered residential users are charged a 50% surcharge, for a total of \$330 per year. Commercial/Industrial users are charged \$308 per unit up to 100,000 gallons. For anything over 100,000 gallons, they are charged \$0.0065 per gallon.

Based on estimated funds that will be needed for the year and our meter readings, it has been determined that the rates should be increased. While it is recommended rates be increased, it is also recommended the number of gallons be increased. Please refer to the following:

- It is recommended residential users be charged \$250 per unit up to 60,000 gallons.
- It is recommended commercial/industrial users be charged \$350 per unit up to 110,000 gallons.
- There is no change recommended for gallon usage (residential and commercial/industrial) above the minimum; it will remain at \$0.0065 per gallon.
- It is recommended unmetered residential users continue to be charged a 50% surcharge, which would therefore be \$375 per unit.
- All commercial properties must have a water or sewer meter or a use analysis performed by the town's engineer.

For the WPCA's reference, please refer to the attached 'Sewer Use Rate Comparison' document, which shows rates of surrounding communities and the 'Granby Sewer Rate History' document, which provides rate information history.

LS/AK/kc

pc: Lauren Stuck, Collector of Revenue  
Abby Kenyon, Director of Community Development

A public hearing notice was published for tonight's meeting held at 6:45 p.m. The GWPCA should move to approve setting the sewer use rates for 2023-24.

The following motion is offered for consideration:

**PROPOSED MOTION:**

The GWPCA approves setting the 2023-24 sewer rates for residential users at a minimum of \$250 per unit up to 60,000 gallons per year and for commercial/industrial users at a minimum of \$350 per unit up to 110,000 gallons per year. For all gallon usage (residential and commercial/industrial) above the minimum, \$0.0065 per gallon will be charged. For unmetered residential properties, a 50% surcharge will be applied, which is \$375 per unit. All commercial properties must have a water or sewer meter or a use analysis performed by the town's engineer.

LS/AK/kc

pc: Lauren Stuck, Collector of Revenue  
Abby Kenyon, Director of Community Development

# TOWN OF GRANBY

## MEMORANDUM

DATE: April 17, 2023

TO: Granby Water Pollution Control Authority

FROM: Abby Kenyon, Director of Community Development

REGARDING: **III.** Consideration of Sewer Connection Charge for Future Sewer Connections

### Background

In 2018 the Granby Water Pollution Control Authority (GWPCA) reviewed its Sewer Assessment Policy, and several changes were made. One of the changes was increasing the residential connection fee from \$800 to \$1,000 per unit. The current connection charges are as follows:

- Residential \$1,000 per unit
- Commercial \$1,900 per 2500 sq. ft.
- Industrial \$1,900 per 2500 sq. ft.

It should be noted that the unit is by use, including apartments, houses, condominiums, and other residential facilities. For mixed uses and uses not clearly identified within the above categories, the Town Manager, acting as the agent of the GWPCA shall apply the above rates as necessary.

The connection charge is a one-time fee that is paid when a building permit is submitted for a particular unit that will be connected to the sewer. Connection charges are deposited into the sewer assessment fund, which are then used to pay for the upgrades to the water treatment plant. There are not enough funds in this account to cover expenses therefore, some funds are taken from the sewer utility fund to make up for the shortfall. The sewer utility fund is used for the maintenance of the sewer lines, pumping stations, and any needed upgrades. Therefore, a shortfall in the sewer assessment fund impacts the availability of funds for maintenance and upgrades.

A review of future costs and current balances indicates there is a need to build up these funds. It is recommended that the following connection charges be established:

- Residential \$2,000 per unit
- Commercial \$3,500 per 2500 sq. ft.
- Industrial \$3,500 per 2500 sq. ft.

While this is a significant percentage increase from the current charge, it should be noted the proposed connection charges are lower than the charges in surrounding communities:

<u>Town</u>	<u>Residential Connection</u>	<u>Non-Residential Connection</u>
Avon	Studio, 1 & 2 Bedroom Units: \$3,400 3 & 4 Bedrooms: \$4,000 5 or more Bedrooms: \$4,600	Light sewer use: \$3,375 Medium sewer use: \$4,500 Heavy sewer use: \$5,625
Canton	Apt. condo <1200 SF: \$2,400 Apt. condo <2000 SF: \$3,200 Any other: \$4,000	Commercial user generally \$4,000
Harwinton	Residential \$3,500	
Simsbury	Apt. condo <1200 SF & 1BR: \$2,866 Apt. condo <2000 SF & 2BR: \$3,276 Standard: \$4,095	Commercial user generally \$4,095

If the Board is in agreement, the following motion is offered for consideration:

**PROPOSED MOTION:**

The Board of Selectmen move to approve the sewer connection charges as follows:

- Residential \$2,000 per unit
- Commercial \$3,500 per 2500 sq. ft.
- Industrial \$3,500 per 2500 sq. ft.