

Committee of the Whole
Sanitary Sewer Project #99-02 Olive Street and Tilden Road
June 21, 2011

Honorable Mayor, Mark D. Boughton
Members of the City Council

Council President, Joseph Cavo called the meeting to order at 7:35 pm in the Council Chambers to discuss the **Sanitary Sewer Project # 99-02 Olive Street & Tilden Road Area.**

Council Members Present: Robert Arconti, Phillip Curran, Nancy Deep-Damici, Colleen Stanley, Phillip Colla, Shailesh Nagarsheth, Joseph Cavo, Jack Knapp, Peter Nero, Duane Perkins, Benjamin Chianese, Paul Rotello, Mary Teicholz and Donald Taylor (arrived at 7:38).

Council Members Absent: Council Members Seabury, Riley and Visconti were out of town, Council Member Halas was working, Council Member Saadi was on Military Service, Council Member Trombetta was attending to family business, Council Member Scozzafava was ill.

PRESENT: 14 Absent: 7

President Cavo asked **Antonio Iadarola, P.E.**, Director of Public Works and **Farid Khouri, P.E.**, City Engineer to report to the Committee. Mr. Iadarola addressed the questions that were asked in the Public Hearing. He stated that the project had been delayed because there was a complicated easement that had to be acquired and the state had to give the city permission to connect to the storm drainage in the area. He continued that the increase costs were due to inflation of construction costs between 2003 and the present as well as the current estimate is based on a much more detailed proposal with more of the variables considered. Mr. Iadarola stated that the current estimate was much more accurate than that which was given in 2003 and the homeowner should not expect to pay beyond this estimate. In terms of bidding, Mr. Iadarola stated that they will seek as many bids from qualified contractors as possible. Finally he stated that the city doesn't own any property in the affected area.

President Cavo then asked if any Council Members had any questions. Councilman Knapp asked the percentage of change in the estimate. Mr. Iadarola stated that the 2003 estimate was \$400,000 and the current estimate was \$905,000. Councilman Knapp asked what the time frame was for beginning and completing the project. Mr. Khouri stated that they are ready to go out to bid, they have obtained permits, and if the Council approved the project they would begin the bidding process in August. Construction should take 6 -9 months.

Councilman Nero asked if they could give an average assessment for the home owners. Mr. Khouri stated that it varied greatly and referred to the equations for calculation. However, he stated that the property at 51 Olive Street which is a 3/4 acre lot and one of the largest would be assessed \$48,503 over 20 years.

Councilman Arconti asked if the adjacent neighborhoods had sewer or were still on septic systems. Mr. Iadarola stated that this was the last neighborhood in this area of the City that was not tied to the city sewer.

Councilman Curran asked about the zoning in this area and was concerned that with sewer the houses could be expanded and may become multi-family dwellings, which he would not support.

A short discussion regarding financing, drainage costs, hookup fees occurred.

Councilman Chianese asked some clarification questions regarding the survey. Mr. Khouri stated that 2 surveys were done. The first was in 2003 and the current one was completed in 2010. Both survey had the same result with about half of the home owners in favor and approximate one-quarter not responding. He concluded that there were attempts made to get a response from those whom did not respond. Councilman Chianese asked what would happen if the home owners did not pay the assessment. Mr. Pinter stated that there would be the normal notification process by the accessor and tax collector offices and that a lien could be placed on the property.

President Cavo passed the gavel to Councilman Knapp and commented that this is within his ward and whenever he is in the neighborhood he is asked when this sewer project would be completed. He understands that making the decision to place these assessments on home owners are difficult, but the residents in this neighborhood will be well served by this project. Mr. Cavo, after clarifying the time frame with Mr. Iadarola, speculated that the assessments would not occur until late 2012 to early 2013. President Cavo then took the gavel back.

A brief discussion ensued regarding the cost of this project versus replacing a septic system, time frames, bidding and zoning.

Council Member Knapp moved to recommend the extension and construction of sanitary sewer services and appurtenances, as proposed by the Department of Engineering, with financing pursuant to preliminary assessments as revised, with final assessments to be instituted upon completion of the work and upon a final public hearing before this body. The motion was seconded by Council Member Stanley. ***Motion unanimously approved.***

The meeting adjourned at 8:00pm

Respectfully submitted,

Joseph Cavo, President