

CAMDEN-WYOMING SEWER & WATER AUTHORITY
P.O. BOX 405, CAMDEN-WYOMING, DELAWARE 19934

*Minutes of the Camden-Wyoming
Sewer and Water Authority
Regular Session - Authority Meeting
Held on July 13, 2021*

Authority Members present: Mr. Daniel Ridgely, Chairperson
Mr. Thomas Ness, Vice Chairperson
Ms. Maryann Faust
Mr. Michael Quinn
Mr. James Winchell
Mr. Daniel Woodall

**Also in attendance representing
the CWS&WA:** Mr. Harold Scott, Authority Superintendent
Mr. Soheil Gharebaghi, P.E., Authority Engineer
Ms. Kathy Andrews, Authority Administration

Public in Attendance: Meeting Attendance/Sign-in Sheet;
available at the CWS&WA Office

The meeting was called to order at 7:00 p.m. by the Chairperson, Mr. Ridgely. Mr. Ridgely indicated that the Meeting was held telephonically for the public and would be recorded in its entirety. Mr. Ridgely explained the information that had been provided to the public in advance of the Meeting as well as the rationale and process incidental to teleconferences as follows:

In accordance with Governor Carney's Proclamation No. 17-3292 and Declaration of a State of Emergency, as amended, the Camden Wyoming Sewer & Water Authority is holding all public meetings as telephone conferences until further notice.

*The public may use telephones to dial into the meeting by calling the following number and using the Access Code as follows:
Telephone number: +1 (866) 899 - 4679, Access Code: 562 - 243 - 485*

Mr. Ridgely noted that members of the public might only address the Board during the Public Comment period or if called upon. As a courtesy to others and to prevent unnecessary disruption, telephone lines were to be muted when the caller was not speaking, Mr. Ridgely added. Mr. Ridgely also requested that speakers identify themselves before addressing the Board.

Approval of the Consent Agenda:

Motion: Mr. Woodall made a motion to approve the Consent Agenda, seconded by Mr. Ness. Motion carried unanimously.

Maintenance & Operations Status:

Mr. Scott distributed the Operation and Maintenance Reports for the last periods, to the Board Members, and discussed the same. Mr. Scott indicated that the development of Tidbury Crossing had been substantially completed. There were only minimal items of work remaining there, Mr. Scott added.

Maintenance & Operations Status (cont.):

Regarding the development of the Greens at Wyoming, Mr. Scott indicated that, save for one lot, the remaining lots to complete the development, were all under construction. Mr. Scott anticipated the built-out of the development by late Fall.

Mr. Scott explained the proposed industrial/commercial land development of Wyoming Business Center, proposed by Mr. DiMondi at the old concrete manufacturing plant, adjacent to the existing Camden Business Center. The units at the proposed development could be rented or sold, Mr. Scott continued. Preliminarily, five (5) EDU's would be permitted by the Authority and adjusted when the development's land use plans were recorded in the Office of the Recorder of Deeds in and for Kent County, Delaware.

Mr. Scott discussed land development activities in the Southern Growth Area of the Town of Camden. The Cooper Farm, between Route 13 and 13A (Upper King Road) adjacent to the State Troop 3 barracks - advertised for "two (2) lots, served by Tidewater Utilities -" Sunset Village, that had been approved by the Town of Camden for 240 apartment units, the Southside Baptist Church and other properties comprised a considerable growth in the area, Mr. Scott added. In addition to the above Mr. Scott discussed other potential land that could be developed in the near future. The Evans and the Abbott Farms, were among lands identified as developable. Mr. Scott briefly described the impact of these, and other land developments, on the Authority's sewer and water systems.

Mr. Scott indicated that the Authority's Accounts Receivables (AR) aging more than 180 days were approximately \$80,000, compared to about \$55,000 before the Pandemic.

Concerning the proposed land development of Sunset Village, Mr. Scott indicated that the Town of Camden had approved the proposed land development for the construction of 240 apartment units in 10 buildings, 24 apartments, in each. Mr. Scott indicated that, on legal advice, the Authority would not take any further action on this project until a proper Application for the Authority's Services has been filed by the developer. Submitted material received from the project engineer, Morris Ritchie & Associates (MRA) would be set aside until the Authority's Application has been filed.

Engineering Report:

Gharebaghi referred to his Engineering Report for the period ended June 30, 2021, which were distributed to the Board Members, along with other meeting documents, and offered to answer any questions the Board had.

In response to Mr. Ridgely's question about the King (East) Apartments as it related to the Authority's Regional Sewer Pump Station and Force Main, Mr. Scott indicated that bypass equipment had been placed into service, controlled by floats. The temporary bypass pumping would allow the issuance of Certificates of Occupancy (CO's) to the apartments that had been occupied, Mr. Scott added.

New Business: *Returning to Monthly Regular Meetings
instead of quarterly Regular Meetings*

Mr. Ridgely indicated that State Offices would begin in-person activities on July 14, 2021, and discussed his recommendation to return back to monthly regular meetings. Mr. Woodall expressed his wish to return to monthly regular meetings.

It was noted that the Chairperson could call for a monthly meeting at any time.

Following discussion on the matter, the Authority Board's consensus was to maintain the Quarterly Regular Meeting, with the understanding that the Chair could call for special monthly meetings, if he deemed it necessary.

Motion: Mr. Winchell made a motion to maintain quarterly Regular Meetings, seconded by Mr. Quin. Motion carried.

Correspondence:

With the exception of those referenced above, there was no other correspondence.

Visitors' Comments:

With the exception of those referenced above, there were no comments from the online Public.

Adjournment:

Motion: Mr. Winchell made a motion to adjourn the Meeting, seconded by Mr. Woodall. Motion carried unanimously.

The Camden-Wyoming Sewer and Water Authority Regular Session; Authority Meeting adjourned at 8:05 p.m. The next Regular Meeting will be held on October 12, 2021, at 7:00 p.m.

A Workshop Session for the review of the Draft CWS&WA Budget was scheduled to be held on September 14, 2021, at 7:00 p.m.

Respectfully Submitted,
CAMDEN-WYOMING SEWER & WATER AUTHORITY

Harold L. Scott, Sr.
CWS&WA Superintendent