

# 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 October 12, 2021*

**Authority Members present:** Mr. Daniel Ridgely, Chairperson  
Ms. Maryann Faust  
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

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

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The Camden-Wyoming Sewer and Water Authority (CWS&WA) met at the CWS&WA Conference Room on October 12, 2021. The meeting was called to order at 7:00 p.m. by the Chairperson, Mr. Ridgely.

## **Approval of the Consent Agenda:**

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

## **Maintenance & Operations Status:**

Mr. Scott distributed the Operation and Maintenance Reports for the past period, to the Board Members, and discussed the same.

Regarding land development activities, Mr. Scott reported that 72 of the 192 apartment units, proposed at the King Residential Land Development, had already been occupied. Mr. Scott briefly explained the Authority's temporary measures that would provide sanitary sewer utility services to the Apartments at the King property.

Mr. Scott reported that D. R. Horton had purchased 79 single family and townhouse lots at the Greens at Wyoming and 25 units have already been approved for construction. The development had been about 90% completed, Mr. Scott added.

Mr. Scott indicated that Chipotle Mexican Grill at the King Commercial Development would be completed in the very near future. Regarding the new McDonald's at the King Commercial Development, Mr. Scott indicated that the fast food restaurant was scheduled for completion in early 2022.

Mr. Scott reported that School View (a 14-Lot single family subdivision at the intersection of CR Ave. and Center street in Wyoming) was anticipated to be built-out in the very near future.

### **Maintenance & Operations Status (cont.):**

Mr. Scott reported that the 240-unit apartment complex at the proposed Sunset Village land development had been sold. Mr. Scott indicated that he and the Authority Engineer would be meeting with a representative of Jack Lingo REALTOR toward the approval of the project plans and construction of the apartment complex. Mr. Scott noted that a Regional Sanitary Sewer Pump Station (similar to the King Residential Development Regional Sanitary Sewer Pump Station - now under construction) would need to be constructed and operational prior to any apartment units' wastewater discharges to the same.

As he had reported in previous Regular Meetings, 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 Communication Center (formerly State Police Troop 3) - advertised for "two (2) lots, served by Tidewater Utilities -" The 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 development proposals, on the Authority's sewer and water infrastructure.

Related to the proposed Wyoming Business Park - the site of the old Wyoming Concrete Plant - Mr. Scott indicated that the Town of Wyoming had not yet approved the project's Site Plan. The Authority Operations would very much appreciate being advised of the status of the Wyoming Business Park Site Plan's approval. Mr. Scott requested the assistance of the Wyoming Board Members with this matter.

Mr. Scott indicated that the Authority's Accounts Receivables (AR) aging more than 180 days were approximately \$69,000, compared to about \$55,000 before the Pandemic.

Mr. Scott noted that the preparation of the Audit of the Authority Operation's finances was in progress and would be presented to the Board as soon as it was available.

### **Engineering Report:**

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

### **New Business:**

#### *CWS&WA FY 2021-2022 Budget Consideration*

It was noted that, at the Budget Workshop, held on September 14, 2021, Mr. Luff, Authority's Accountant, had presented a no-user-rate-increase Draft Budget for the Authority's FY 2021-2022. After discussion on the matter the Authority Board of Directors decided the following:

Motion: Mr. Winchell made a motion to approve the Authority's FY 2021-2022 Budget, as was presented by Mr. Luff, the Authority Accountant, during a Budget Workshop held on September 14, 2021, seconded by Mr. Woodall. Motion carried unanimously.

**Authority Action with Respect to Resolution No. 2000-03:**

Motion: Mr. Woodall made a motion to suspend the automatic annual user rate adjustment of 5% - as provided by CWS&WA Resolution No. 2000-03 - seconded by Ms. Faust. Motion carried unanimously.

**Correspondence:**

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

**Visitors' Comments:**

There were no comments from the Public.

**Adjournment:**

Motion: Mr. Winchell made a motion to adjourn the Authority Regular Meeting, seconded by Ms. Faust. Motion carried unanimously.

The Camden-Wyoming Sewer and Water Authority Regular Session; Authority Meeting adjourned at 7:40 p.m. The next Regular Meeting will be held on January 11, 2022, at 7:00 p.m.

Respectfully Submitted,  
CAMDEN-WYOMING SEWER & WATER AUTHORITY

Harold L. Scott, Sr.  
CWS&WA Superintendent