

# CAMDEN-WYOMING SEWER & WATER AUTHORITY

P.O. BOX 405, CAMDEN-WYOMING, DELAWARE 19934

*Minutes of the Camden-Wyoming  
Sewer and Water Authority (CWS&WA)  
Regular Session - Authority Meeting  
Held on January 11, 2022*

**Authority Members present:**

Ms. Maryann Faust, Vice Chair  
Mr. Thomas Ness  
Mr. Michael Quinn  
Mr. James Winchell

**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 January 11, 2022. The meeting was called to order at 7:00 p.m. by the Vice Chair, Ms. Faust.

**Approval of the Consent Agenda:**

Motion: Mr. Quinn made a motion to approve the Consent Agenda, seconded by Ms. Faust. 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 four buildings, of the eight, proposed at the King Residential Land Development - Reserves on East - had already been occupied. As he had during the Authority's January Meeting, Mr. Scott explained the Authority's temporary measures that would maintain sanitary sewer utility services to the "Reserves on East" Apartments.

Mr. Scott reported that the 240-unit apartment complex at the proposed Sunset Village land development had been sold and, according to a representative of Jack Lingo REALTOR (new owner), A. P. Croll, site work contractor, would be clearing and grubbing the site in the near future. Mr. Scott noted that, according to the project schedule, the construction of the first apartment building was at least 18 months away. 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.

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

Related to the proposed Wyoming Business Park - the site of the old Wyoming Concrete Plant - Mr. Scott indicated that the Town of Wyoming had approved the project's Construction Plans.

Mr. Scott reported that with the exception of one (1), all units had been completed at the Greens at Wyoming. Twelve (12) units remained for water meter installations, Mr. Scott added.

Regarding Tidbury Crossing, Mr. Scott indicated that the development had been completely built-out.

Mr. Scott discussed the Delaware Health and Social Services (DHSS, Division of Public Health) Low-Income Household Water Assistance Program (LIHWAP) and indicated that the program was a part of a new federally funded American Rescue Plan that provided assistance to eligible households to pay water and wastewater bills. Mr. Scott noted that the Application for eligibility determination and the LIHWAP Program Application, were available through DHSS at [LIHWAP@delaware.gov](mailto:LIHWAP@delaware.gov)

Regarding the Authority's finances, Mr. Scott indicated that approximately \$331,000 had been billed out for the period. Mr. Scott indicated that the Authority's accounts receivables (AR), aging longer than 180 days, were approximately \$65,000 compared to about \$55,000 before the pandemic.

Mr. Scott noted that the preparation of the Audit of the Authority Operation's finances was completed and presented the same to the Board. The Audit was a "clean" audit with no abnormalities, Mr. Scott added.

### **Acceptance of the Authority's Financial Audit:**

Motion: Ms. Faust made a motion to accept the Authority's Financial Audit as presented, seconded by Mr. Winchell. Motion carried unanimously.

### **Engineering Report:**

Gharebaghi referred to his Engineering Report for the period ended March 31, 2022, which was distributed to the Board Members, along with other meeting documents, and offered to answer any questions from the Board on his report.

### **New Business:** *Reorganization*

Election of the Authority's Board of Directors for Officers of the same:

Motion: Mr. Winchell made a motion to nominate Mr. Ness for Chairperson of the Authority Board of Directors, and Ms. Faust for Vice-Chairperson of the same, for calendar year 2022, and become, if so voted and accepted by the nominees, the Chairperson and Vice-Chairperson of the Authority, seconded by Mrs. Faust.

Following acceptance of the nominations by Mr. Ness and Ms. Faust, Motion carried unanimously.

The Authority's Officers for calendar year 2022 are: Mr. Ness, Chairperson, and Ms. Faust, Vice-Chairperson.

**New Business:**        *The Stockslager Account*

At issue was the Authority's fees and charges for commercial as well as residential land uses. Mr. Scott explained that the Authority's usage rates were the same for both land uses. However, he continued, for commercial accounts, the number of EDU's were calculated as one (1) EDU + No. of EDU's computed based on fixture unit counts. This practice had been consistent with those of the Authority commercial land uses since the early 1980's. Mr. Scott was asked to discuss the matter with Mrs. Stockslager toward her understanding of the Authority's rate structure.

**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 7:36 p.m. The next Regular Meeting will be held on April 12, 2022, at 7:00 p.m.

Respectfully Submitted,  
CAMDEN-WYOMING SEWER & WATER AUTHORITY

Harold L. Scott, Sr.  
CWS&WA Superintendent