

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 April 14, 2009*

Authority Members present: Mr. Mark Dyer
Mr. Michael Quinn
Mr. Michael McFann
Mr. Lester Stillson

**Also in attendance representing
the CWS&WA:** Mr. Harold Scott, Authority Superintendent
Mr. Soheil Gharebaghi, P.E., Authority Engineer
Ms. Mary Sherlock, Esq., Authority Attorney

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

The Camden-Wyoming Sewer and Water Authority (CWS&WA) met at the CWS&WA Office on April 14, 2009. The meeting was called to order at 7:02 p.m. by the Chairperson, Mr. Dyer.

Consent Agenda:

There were no items removed from the Consent Agenda.

Maintenance & Operations Status (Superintendent Report):

Mr. Scott discussed the period's Operation and Maintenance Report. Mr. Scott indicated that extreme water usage at a First National Bank of Wyoming-owned house on Pine Street had prompted the CWS&WA staff to investigate the high water usage. Mr. Scott explained that a busted water line had caused the flooding of the basement of the house. Mr. Scott indicated that the bank officials had been notified regarding the problem.

Using a slide presentation, Mr. Scott discussed the anticipated rehabilitation work at well #2. Mr. Scott indicated that A. C. Schultes of Delaware would begin the rehabilitation work at the Authority's well #2 shortly. Mr. Scott anticipated that, barring unforeseen circumstances, the required work would cost approximately \$28,000. Mr. Scott cautioned that if during the rehabilitation work it was determined that the existing well, which had been in service for more than fifty years, had failed, then the replacement cost of the well could potentially exceed \$200,000.

Mr. Scott reported that the Authority's crews had repaired a water main break in front of CR High School. Mr. Scott noted that the repair work had been completed on a Saturday, in only ten hours, by the Authority's crews.

Maintenance & Operations Status (Superintendent Report, cont.):

Mr. Scott indicated that the house at 161 Center Street, the ownership of which had been recently transferred to the CWS&WA through a Sheriff Sale, had been demolished. Mr. Scott noted that the Authority's crews had completed the demolition work. The work, which had been estimated to cost \$10,000, had been successfully completed for less than \$7,500, Mr. Scott was pleased to announce.

Engineering Report:

Mr. Gharebaghi indicated that Ms. Sherlock and he would be working on the transfer of the ownership of the Authority's maintenance property at the Camden Business Center from E & D Holdings to the CWS&WA. The parcel of ground adjacent to the property on which the CWS&WA's one million gallon elevated water storage tank and maintenance building were constructed had been granted to the CWS&WA by a Plat recorded at the Office of Recorder of Deeds in and for Kent County, Delaware, Mr. Gharebaghi explained.

Mr. Gharebaghi anticipated that the Authority's annual water quality report, known as the Consumer Confidence Report, for the 2008 calendar year would be published in the Delaware State News in late June. The CCR was due to be distributed on or before July 1, 2009, Gharebaghi added.

Legal Report:

Ms. Sherlock reported that the lien on the property at 161 Center Street had been satisfied and recorded at the Office of Recorder of Deeds in and for Kent County, Delaware.

Approval of the Consent Agenda:

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

Correspondence:

Two letters from Mr. and Mrs. John and Tracey Green, dated April 1, 2009, and April 9, 2009, were considered by the Board. Mr. Dyer explained that the Greens had purchased the property at 102 S. Main Street and developed a business there selling local items. Approximately one year ago, Mr. Dyer continued, a new structure had been constructed at the property which has been proposed to be connected/tied into the CWS&WA's sewer and water systems. It was noted that Kent County would require the County's sewer impact fee. After discussion regarding the matter, the following was decided:

Motion: Mr. Stillson made a motion to deny the request of Mr. and Mrs. Green for a variance from the Authority's impact fee structure and inspection procedures for the property at 102 S. Main Street, seconded by Mr. Quinn. Motion carried unanimously.

Old Business:

The matter of Georgia Schroding, tabled at the Authority's December 9, 2008, Regular Meeting

Mr. Dyer provided a brief explanation regarding the Schroding's matter. After discussion about the matter, the following was decided:

Motion: Mr. Stillson made a motion to bring to the floor the Schroding's matter which had been tabled at the Authority's December 9, 2008, Regular Meeting, seconded by Mr. McFann. Motion carried unanimously.

Motion: Mr. Stillson made a motion to issue a credit of \$412.25 to the Schrodings, as a hardship relief, following the water leak damages at their property at 6 Old North Road, seconded by Mr. Quinn. Motion carried unanimously.

Motion: Mr. Stillson made a motion to condition the issuance of the credit of \$412.25, as a hardship relief, to the Schrodings account upon the payment of all outstanding amounts on their sewer and water account, seconded by Mr. Quinn. Motion carried unanimously.

161 Center Street

Mr. Dyer indicated that the small accessory structure at the 161 Center Street property had a historic value to the Town of Wyoming. Reportedly, Mr. Dyer said, the structure had been used living quarters for rail road workers. In this regard, Mr. Stillson agreed with Mr. Dyer's recommendation to offer the structure to the Town of Wyoming. Mr. Dyer indicated that he would investigate the historic value of the subject structure.

New Business:

The property at 2 Southern Boulevard

Mr. Dyer discussed the A. J. Taylor matter and noted that the next property to be forced into a Sheriff Sale by the CWS&WA to satisfy its judgements against Mr. Taylor would be the property at 2 Southern Boulevard in Wyoming. Similar to the process that was followed for the property at 161 Center Street, the Board could identify the maximum/minimum bids on the property at the Sheriff Sale.

Chase Alexa / Rodney Mitchell / Winterberry Woods

Mr. Scott discussed Mr. Mitchell's request. In his correspondence dated April 8, 2009, Mr. Mitchell had requested the reimbursement of a substantial portion of the amounts he had on deposit with the CWS&WA related to the proposed development of Winterberry Woods, Mr. Scott explained his memorandum to the Board dated April 13, 2009, and the recommendations he had made regarding the matter.

New Business (cont.):

Chase Alexa / Rodney Mitchell / Winterberry Woods

Mr. Dyer indicated that he would not be casting a vote on this matter due to a potential conflict of interest since he and Mr. Mitchell were related. After discussion regarding the matter the following was decided:

Motion: Mr. Quinn made a motion to approve Mr. Mitchell's request with the conditions recommended by Mr. Scott in his April 13, 2009, memorandum to the Board, seconded by Mr. Stillson. Motion carried with a majority vote. Mr. Dyer abstained.

Audit Approval (October 1, 2007, through September 30, 2008)

Motion: Mr. Stillson made a motion to accept the Auditor's Report for the 2007-2008 fiscal year, seconded by Mr. Quinn. Motion carried sewer and water account, seconded by Mr. Quinn. Motion carried unanimously.

Visitors' Comments:

Mr. Scott provided explanation in response to Mr. Gene McFann's inquiry regarding the Winterberry Woods matter.

Adjournment:

Motion: Mr. McFann made a motion to adjourn the Regular Meeting, seconded by Mr. Quinn. Motion carried unanimously.

The Regular Meeting adjourned at 8:20 p.m.

The next Regular Meeting will be held on May 12, 2009, at 7:00 p.m.

Respectfully Submitted,
CAMDEN-WYOMING SEWER & WATER AUTHORITY

Jennifer Spence, CICA
Secretary