

Draft minutes subject to approval.
Edits and approvals can be found
in succeeding minutes

Candlewood Shores Tax District Board Meeting Minutes - December 13, 2023

Call to Order at 7:30pm

Elizabeth made a motion to call the meeting to order at 7:30pm. Kelly seconded. All in favor, motion carried.

<u>Roll Call:</u>	<u>Present</u>
Elizabeth Longworth- President	Yes
Alan Owen- Vice President	Remote
Jonathan Lepler- Director	Yes
Kelly Lane- Director	Yes
Timothy Cicchese- Director	Remote
Larry Cohen- Director	No
David Samuels- Director	Yes
Norman Edelson- Treasurer	Yes
Robert Yamuder- Secretary	Yes

Travis Hyatt, Regional Manager- Scalzo	Yes
Brandon Hyde, CSTD Office Manager	Yes

Pledge of Allegiance lead by Elizabeth.

Public Hearings- Public Hearing #1- The owners of 99 Clearview Drive were contacted in writing in a letter with photo of conditions dated November 27, 2023 to attend today's hearing which they failed to respond to or attend regarding a blighting condition and vehicles parked on grass areas. The owners were contacted previously to remediate these issues which they did not fully comply with even after being granted an extension to do so. Elizabeth made a motion which was seconded by Kelly and approved by the Board of Directors to issue fines effective immediately for both the blighting and vehicle parked on grass issues not addressed to date. Brandon was instructed to send fines effective immediately.

Public Hearing #2- The owners of 115 North Lake Shore Drive were contacted by written letter with photo dated December 4, 2023 regarding an outstanding water runoff issue emanating from their property and were requested to attend today's hearing. Previous warnings were issued on 11/17/23 and 11/30/23 in an effort to have this issue remediated which it was not to date. Ms. Brinn, owner of the subject property, attended tonight's meeting to respond to the maintenance issue. She reported that the water in her driveway is emanating from her neighbor's missing downspout causing rain water to enter her driveway. This matter was tabled while Scalzo investigates her claim about her neighbor's missing downspout and the Town will be contacted to ensure the run off is not coming from a faulty septic system.

Guests- None.

Approval of Minutes-

The Minutes of the 10/18/23 Board meeting were approved by the Board to include the correction to the spelling of Deirdre Coury's name under Old Business #3 with Elizabeth making the motion to approve the minutes and Jonathan seconded the motion. The Board unanimously approved the motion. Motion carried, subject minutes approved.

The Minutes of the 11/15/23 Board meeting were approved by Board to include the attached spreadsheet prepared by Norman entitled "Option A- CD Ladder" under the Treasurer's Report section of the Board meeting. Elizabeth made a motion to approve the subject Minutes and was seconded by Kelly. The Board unanimously approved the motion. Motion carried, subject minutes approved.

Public Comment (first)- Jonathan Lepler of 3 Longview Drive thanked the Board members for their hard work while volunteering their time for the greater good of CSTD.

Treasurer's Report-

Norman opined that if the sewer project were to move ahead, there will be expensive damages from the digging and construction activities due to the proximity of existing and possibly future water mains, vibration damage to homes and infrastructure and pavement. New future pavement is estimated to cost \$5 million or more which could be

adversely effected by digging of sewer mains. Norman reminded the residents this should be kept in mind if and when WPCA sends out a sewer survey requesting comments about the proposed sewer.

Travis read into the record the following CSTD bank account balances as of 11/30/23:

CSTD Operating (OP) account balance	\$ 258,650.88
CSTD Insured Cash Sweep (ICS) account balance	\$1,629,389.76
CSTD Other	\$ 408.99
Total CSTD Bank Balance	\$1,888,449.63
CS Water Department Operating (OP) account balance	\$ 89,209.09
CS Water Department Insured Cash Sweep (ICS) account balance	\$ 115,165.10
Total CS Water Department Bank Balance	\$ 204,374.19

Kelly asked Norman about when the investment plan he laid out can take effect. Norman responded once the Minutes are approved which include his spreadsheet entitled "Option A- CD Ladder" which occurred earlier during this Board of Director's meeting, he can present the approved Minutes to the bank.

Elizabeth suggested the Board raise water rates mid-year in accordance with Section 8 of the Charter and advice of counsel. Scalzo can send notices of water rates to residents once the Board approves the new rates. Elizabeth made a motion to raise water rates as discussed at the last Board meeting from \$54 to \$72 effective immediately. Alan seconded the motion. The motion was unanimously approved. The motion carried.

Management Report-

1. Action List- Travis read through the status of the updated Action List provided on page 11 of the Board Agenda package. Alan made a motion to accept the RRG bid proposal to replace the clubhouse staircase of which Scalzo confirmed positive references were obtained as requested. Kelly seconded the motion which was passed unanimously, the motion carried.
2. Work Order Report- Travis reported there is 1 work order currently open regarding Charter Updates which the CSTD Board continues to work on.
3. Permit Requests- Travis reported there are 2 building permits that the Town shared: 1) 126 North Lake Shore Drive; and 2) 20 North Lake Shore Drive. The latter permit did not have variances on file even though this property is dimensionally narrow. Elizabeth reported that the Town did not notify CSTD and Kelly opined that adding more homes such as these will have an adverse impact on the water and sewer load. Travis was asked to contact the Town to obtain more information.

Committee Reports-

1. Beautification- None.
2. Recreation- Justine, 18 Mountainview Drive, reported that Fall events were well attended. Fall Fest was a success with no cost to CSTD. Lady's Night yielded a lower than expected turnout. Future events include: on 12/17 a kids Holiday party including a visit by Santa at 4pm; Caroling is planned for 12/20; and a house holiday lights competition is planned. In 2024, future events will include: chili cook-off; enhanced Lady's Night; St Patrick's Day event; Ice Cream event; movie nights with popcorn; picnics; Earth Day event; band nights; and Fall Fest 2024. Travis will update website accordingly and he will be contacted with proposed dates of events and to arrange set up of stages for the band nights. Elizabeth suggested an on-line list of ideas be generated for the community to add event ideas and to include bingo nights for seniors. Jonathan suggested the Board seek additional volunteers to cover these events. The next recreation committee meeting is 1/5/24 when their budgets can be submitted for Board consideration.
3. Safety (Owen)/Security- Alan reported the paving of the boat ramp is complete and suggested access to the beach could be by a badge or card system. Travis reported that First Light will not allow locked gates blocking access to the beach. Dave suggested we differentiate access to the boat ramp versus the beach whereby access to the boat ramp be electronically controlled or change the lock to the ramp as too many copies of the ramp gate keys have been duplicated allowing unauthorized and uncontrolled access. Elizabeth suggested Alan meet with Larry and the safety and security committee to discuss detailed plans and options and report his findings.
4. Ordinance- Dave is scheduling a meeting in January to discuss ordinances. Dave and Brandon are working with Chris Reinke on updating ordinances.
5. Landscaping Report- Elizabeth reported that Adam had the pit cleared with an excavator and the brush/leaf pickup was completed.

6. Sewer Committee Report- Tim reported that WPCA is planning to send out a sewer survey in the near future evidencing that WPCA stills considers sewer proposals to be actively pursued. The CSTD sewer committee has prepared an updated video for residents to view should the survey be distributed.
7. Water Committee- Discussion on water quality issues took place under Old Business later in the meeting which appears below under Water Treatment Updates.
8. Harbormaster- Beach docks were removed from the water. 2 kayaks remained abandoned which will be moved behind the clubhouse. Elizabeth reported that a new dock will be ready for use in 2024.

Administration- No update to report.

New Business- No update to report.

Old Business

1. Generator Maintenance Discussion- Alan and Travis reported that they were contacted by Hantsch Electric Inc. who submitted their proposal to maintain the generator they installed and were upset to find they were not selected to perform this maintenance. After discussion, it was agreed to have Travis contact Huntington Contractor who also submitted a maintenance proposal for the generator that another contractor has been selected for this service.
2. Speed Hump Update- Travis will follow up on getting the contractor who installed the recent speed humps to have them redone according the description they were given. The same contractor also repaved the boat ramp for which they were paid for. The contractor claims they were told to install the speed humps the way they were installed which could not be corroborated by anyone to date. Travis has the specifications given the contractor prior to the placement of the humps to ensure the sped humps are installed correctly and consistently.
3. AirBNB Discussion- Dave reported that he contacted 3 law firms and received proposals in light of the fact that Tom Beecher has become the Town Attorney which may present a conflict of interest in the future in representing the Town and CSTD especially in matters concerning local CSTD laws in terms Town laws. Dave is willing to meet with Tom Beecher to discuss.
4. Water Treatment Update- Robert handed out and read his updates from the Water Committee, copies attached, which included a summary of CSTD Water Committee Talking Points and CSTD Board Action Plan for Water Issue including preliminary options for water wells, filtration and contacting Aquarion. Elizabeth provided an update as follows:

The Board acted swiftly in its efforts towards reducing the level of nitrates found in the CSTD water system which currently is limited to the maximum contaminant level, or EPA's drinking water standard, for nitrate which is 10 milligrams per liter (mg/L), which is the same thing as 10 parts per million (ppm). Tomascak Plumbing was contacted who provided professional services to unclog a drain under the Longview Drive pump house including trenching as necessary to install new drain pipe which was accomplished in 2 days. Separately, Connecticut State engineers were consulted and walked the well sites. An application is being drafted to drill 2 new wells which will not be sited in he ballfields as it has been determined that 2 wells are being taken off line having high levels of nitrates. Any new wells will not be sited within 150' of septic systems or leaching fields. Possible new well locations will be discussed with engineers. A quick resolution to lowering nitrate levels in the water system is to install new wells with access to lower levels of nitrates. Wells needed to be inspected which they were by Tomascak Plumbing who submitted a letter to Scalzo dated 12/1/23 (copy in agenda package) indicating the state needs a completed application for them to identify new water well locations. One casing was found to be cracked which was taken off line and repaired. Elizabeth stated that the water well application is very detailed and is being completed in concert and with advice from civil engineers, Tomascak Plumbing, herself, Connecticut Department of Energy and Environmental Protection (DEEP) and Town representatives.

Elizabeth reported that Town engineers discussed filtration of water with Kelly, herself and Travis along with state representatives. Elizabeth further reported that water filtration would be cost prohibitive and must include the building of a filtration facility structure large enough to handle 550 homes and backwash to somewhere yet to be determined.

Elizabeth stated that Loretta Donovan contacted Aquarion a few years ago and met to discuss options. The Board at that time voted against further discussions with Aquarion. Elizabeth opined that new wells should be installed immediately and discussion with Aquarion would take 7 or more years to acquire the CSTD water system and Aquarion would need to own the CSTD property around our wells and in the ballfields. Tim requested that he contact Aquarion to discuss options with Aquarion which Elizabeth agreed to having Tim reach out to Aquarion to schedule an initial meeting to renew discussions.

Kelly commented that rust found on the water well casing could have been caused when chlorine was poured directly down the wells for sanitizing purposes which Jonathan stated was common practice to do in the past.

The Town was contacted about homes identified as having possible failing septic systems and the Town investigated and found those septic systems inspected had no failures. Leaves are no longer stored at the pit as the pit area has been cleaned out. Quantity of well water is good. Location of future wells need to be surveyed. The application for new water wells needs to be completed. The cost for news wells is unknown. It was estimated that the cost of installing new water mains could be \$5M and \$1M would be needed for replacement of the North Lake Shore Drive water mains alone identified as being in worse condition.

PFOS and PFAS chemicals should be tested for in addition to other water tests being performed which the Board agrees needs to be done in the next round of testing in anticipation of federal guidelines. Alan opined that there are no filtration systems capable of removing PFOS chemicals from a water system which needs to be looked into further. The Fire Department does use spray foam on CSTD property even for training purposes.

Jonathan confirmed depths of existing water wells were shown in the water well reports. Water leaks are repaired as they become identified and is not aware of any current water leaks in the water system. Elizabeth stated water is gauged by electronic and computerized water programs and water meters.

Dave and Rob thanked Elizabeth and Kelly for their hard work and dedicated efforts.

Dave requested documenting details of the cost of water filtration. Elizabeth opined that filtration may cost upwards of \$0.5M. Dave would like to document costs if challenged in the future. Elizabeth stated that CSTD has less than 1 year from July 24, 2023 to remediate water issues.

Jonathan stated that the water system was discussed in the past and recalls a filtration system would need to located in the ballfields.

Tim requested to discuss the need for drilling news wells now in terms of lowering nitrate levels and stated that there are filtration methods that can filter out PFAS chemicals such as carbon and reverse osmosis filtration. Norman asked Elizabeth to request the testing of PFAS/PFOS chemicals in the next round of water tests. Elizabeth reported that as of today, 2 labs tested the water which shows a decline in overall nitrate levels.

Second Public Comment-

Angelo Aldana, 64 South Lake Shore Drive, reported that the 3M company has set up a fund for grant applications to remediate PFAS chemicals. He also mentioned homes having septic systems near waterways gain approval when installing aerobic and anaerobic systems which Jonathan reported needs state approval before installation.

On line, Mazey(?) asked if there was plan to ensure septics are maintained and Elizabeth responded that the Town regulates that.

Kelly Lane, 23 Skyline Drive, stated that zebra mussels have ben found in growing numbers in the lake which should be better regulated.

The next regular Board meeting is scheduled for Wednesday, January 17, 2023.

Executive Session- Elizabeth made a motion to go into Executive Session at 9:37pm, second by Jonathan, to discuss personnel and confidential matters, all in favor, motion passed.

Alan made a motion to end the Executive Session, Larry seconded. Motion passed.

Adjournment- Elizabeth made a motion to adjourn the regular Board meeting at 9:46pm. Seconded by Jonathan. All in favor, motion carried.

CSTD BOARD ACTION PLAN FOR WATER ISSUE

12/13/23, RY

Objective: Find out what is best solution to reducing nitrate and PFAS in water

- I. Three possible solutions:
 1. Drill new wells
 2. Use filters
 3. Use Aquarion
- II. Before choosing which option, need to compare feasibility, costs, pros and cons, etc. of each option

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Next Steps/Info needed (subject to change as more info is known with current and future actions):

A. Drilling Well Option

1. Find out which wells are contaminated – Is there something that may be causing that? Failing septic systems, fire department, refuse, animal waste? Can sources be removed?
2. Are there wells that are not contaminated – is there location for new well that will use same or different aquifer ground water?
3. Will new wells be subject to same problems in future?
4. Hire expert to advise where best location for new well may be. Cost= ?
5. Hire engineer to survey the location. Cost=?
6. Hire well driller. Cost=?
7. After drilling have to run tests. Cost=?
8. Other equipment to run well, pump, etc. Cost=?
9. Other ongoing maintenance/replacement of water mains and system. Cost=?

B. Use Filters Option

1. Find out which filters work. Cost=?
2. Hire expert to determine if filters are feasible --where backwash or other byproduct can be discharged. Cost=?
3. Find out maintenance and replacement cost of filters. Cost=?
4. Other ongoing maintenance/replacement of water mains and system. Cost=?

C. Aquarion Option

1. Have exploratory meeting : Find out what options are available, what possible terms will be: water rates, timing, how much they or CSTD pays, etc. Cost=?
2. Where will they get water? If from CSTD wells, for how long, and how will they remediate in the meantime?
3. If from CSTD wells, lease land to them, revert back to CSTD afterwards
4. Water mains- require them to replace? if they replace, what about street paving? Share cost?
5. Do we have to remediate in meantime? Cost=?

CSTD Water Committee Talking Points

12/13/23, RY

As chairman of the Water Committee, I've been thinking of how to go forward as a Board to address the problems and issues with our drinking water.

1. We all know this is a serious issue. As a Water Tax District, we have a responsibility to provide drinking water that at a minimum meets state health guidelines.
2. Fixing this problem is going to cost significant amounts of money and take months to remediate. Therefore, we should have a plan and organized way as to how we are going to go about this.
3. We should continue to identify action items that need to be addressed quickly including but not limited to inspecting wells and shutting down certain wells as was done. Additionally, we should figure out broader steps towards the goal of seeking final resolution that may take months and requires a lot of information and expertise that we don't currently have.
4. I'd like to propose we adopt a project plan or road map for going forward. The plan is really just a list of steps and tasks that we can identify now, but as we go forward and get more information we can modify the plan as needed.
5. Once we agree on the initial plan, we can spread out the work and assign tasks, gather all info needed, then discuss and make a decision.
6. Following a process like this not only can help us come to the best resolution, but it also shows our community the Board is acting reasonably and responsibly which will at least help protect CSTD from potential liability as we strive in earnest to remediate our water supply issues.

OPTION A- CD LADDER							
NSB INVESTMENT ARM							
US\$ 1.923.000	US\$ 25.000			US\$ 1.898.000			
		US\$ 298.000	3mos		5,25 %	US\$ 15.645	
		US\$ 350.000	6mos		5,35 %	US\$ 18.725	
		US\$ 250.000	9mos		5,40 %	US\$ 13.500	
		US\$ 1.000.000	1 yr		5,45 %	US\$ 54.500	
		US\$ 1.898.000				US\$ 102.370	5,32 %
NSB SAVING							
US\$ 243.400	US\$ 25.000			US\$ 218.400			
		US\$ 43.400	3 mos		5,25 %	US\$ 2.279	
		US\$ 25.000	6mos		5,35 %	US\$ 1.338	
		US\$ 50.000	9mos		5,40 %	US\$ 2.700	
		US\$ 100.000	1yr		5,45 %	US\$ 5.450	
		US\$ 218.400				US\$ 11.766	4,83 %
TOTAL INTEREST						US\$ 114.136	5,27 %