

**TOWN OF EAST WINDSOR
WATER POLLUTION CONTROL AUTHORITY**

Minutes of Meeting of November 29, 2023

Members Present: Paul Anderson, Jim Richards and Steve Smith

Others Present: WPCA Superintendent E. Arthur Enderle III, Chief Operator Edward Alibozek, WPCA Attorney Michael B. Lanza and Recording Secretary Laura Michael

The on-site meeting was restricted to commissioners and staff. The public may participate via the remote video conferencing platform Zoom.

Time and Place

Paul Anderson, Chairman, called the meeting to order at 6:30 p.m. at the WPCA Admin Building, 192 South Water St, East Windsor, CT

I. Pledge of Allegiance

The Pledge of Allegiance was recited.

II. Added Agenda Items

III. Acceptance of Minutes of October 25, 2023

Motion: To accept the minutes of October 25, 2023, as submitted.
Smith/Richards
Passed unanimously.

IV. Communications

Mr. Anderson reported on an article in the Journal Inquirer regarding a six-million-gallon raw sewage spill into the CT River in Holyoke. DEEP recommends staying away from the CT River.

V. Visitors

There were no scheduled visitors.

VI. Public Participation

No one was present.

VII. Receipt of Applications

COM2023-001 Penske Truck Leasing Co/Newberry Road Enterprises LLC, 9 Craftsman Rd

COM2023-002 Penske Truck Leasing Co/Newberry Road Enterprises LLC, 74 Newberry Road

It was explained that there are two applications for one project. Mr. Anderson explained that this is the land east of Mr. Dearborn's mulch operation on Newberry Rd. There will be two large buildings, an autobody and a service shop. Mr. Enderle showed the site plans. The calculated EDU for the Newberry Rd building is 11.3 and for the Craftsman Rd building 9.5. Mr. Richards stated that a project of this size will springboard development. It is a good addition. Mr. Enderle explained that this will grow the sewer user base.

Motion: To receive COM2023-001 Penske Truck Leasing Co/Newberry Road Enterprises LLC, 9 Craftsman Rd and COM2023-002 Penske Truck Leasing Co/Newberry Road Enterprises LLC, 74 Newberry Rd.
Smith/Richards
Passed unanimously.

VIII. Approval of Applications

COM2023-001 Penske Truck Leasing Co/Newberry Road Enterprises LLC, 9 Craftsman Rd
COM2023-002 Penske Truck Leasing Co/Newberry Road Enterprises LLC, 74 Newberry Road

Motion: To approve COM2023-001 Penske Truck Leasing Co/Newberry Road Enterprises LLC, 9 Craftsman Rd and COM2023-002 Penske Truck Leasing Co/Newberry Road Enterprises LLC, 74 Newberry Rd, Title Block Penske Proposed Development, 74 Newberry Rd and 9 Craftsman Rd, East Windsor, CT. Issue date July 25, 2023, latest revision September 20, 2023. Stamped by Timothy A. Houle, P.E. CT #36117.
Smith/Richards
Passed unanimously.

IX. Legal

Laurel View Estates LLC, Policy for Billing Sewer Use Fees

A discussion was held regarding the billing of sewer use fees for Laurel View Estates. Mr. Anderson felt the billing should be handled like all other properties, the property owner receives and is responsible for the bill. We don't deal with tenants. Mr. Smith asked what there response would be since this has been billed to the individuals for 20 plus years. Mr. Richards felt that Laurel View could be notified that beginning July 1st the property owner will receive the bill. Attorney Lanza felt they should be given the courtesy of being notified of a billing change. Mr. Smith feels we need to do due diligence. The minutes from meetings need to be researched. Mr. Richards feels we need to know the amount of money at risk. Mr. Anderson feels we will be looking to rescind the agreement if one exists.

Motion: To suspend the regular meeting.
Smith/Richards
Passed unanimously.

Mr. Timothy Houle, PE, Project Manager for BL Companies and Mr. Jack Alvernaz, Sr. Regional Facilities Manager for Penske, joined the meeting remotely through Zoom regarding the Penske application. They were informed that the applications had been received and approved. Mr. Richards stated that he was excited that they decided to expand in East Windsor. Mr. Enderle asked when they expected to begin construction. The reply was spring. Mr. Enderle told them we are ready when they are. Mr. Houle and Mr. Alvernaz thanked the Board and left the meeting at this time.

X. Public Hearing

Motion: To open the public hearing for Newberry Village LLC, 3 Hickory Trail through East Windsor Scout Hall Building Committee Inc, 336 Scantic Rd.
Smith/Richards
Passed unanimously.

Mr. Anderson read the legal notice published in the Journal Inquirer on Friday, November 17, 2023.

There was no one present for Newberry Village LLC, 3 Hickory Trail. There was no one present representing Newberry Village LLC. Mr. Enderle explained this is a new active adult single family and one-half of the FCC has been paid.

There was no one present for Newberry Village LLC, 5 Hickory Trail. Mr. Enderle explained this is a new active adult single family and one-half of the FCC has been paid.

East Windsor Scout Hall Building Committee Inc, 336 Scantic Rd. Mr. Enderle explained this is a residential single family and none of the FCC has been paid.

Motion: To close the public hearing for Newberry Village LLC, 3 Hickory Trail through East Windsor Scout Hall Building Committee Inc, 336 Scantic Rd.
Smith/Richards
Passed unanimously.

Motion: To resume the regular meeting.
Smith/Richards
Passed unanimously.

XI. Action on FCC

Motion: To impose the Facility Connection Charges for Newberry Village LLC, 3 Hickory Trail through East Windsor Scout Hall Building Committee Inc, 336 Scantic Rd.
Smith/Richards
Passed unanimously.

XII. Unfinished Business

IT Status

Mr. Enderle explained that it has been really busy. We still have an employee that is an integral part of the facility out on medical leave. He's giving Mr. Alibozek a break tonight. A report will be given in January.

XIII. New Business

Bill Sheet Review

Mr. Anderson explained that we are 42% through the budget year and 40% of the money has been spent. He expects there will be some transfers. Mr. Enderle replied there would be.

Superintendent's Report

Mr. Enderle reported that he and Mr. Alibozek are mentally exhausted and the guys are tired. Mr. Enderle explained that the budget is usually presented in January. He provided a list of planned expenditures. A lot of what is ordered in one fiscal year gets delivered and paid for in the next fiscal year. Mr. Enderle reviewed the WPCA fund balances. He had a few considerations for the proposed budget. He reviewed them with the board. The rate had been kept at \$404 for two budget cycles and then at \$416 for two budget cycles. Mr. Enderle asked the board to consider a 3% rate increase, part of which could be bought done with fund balance money. Mr. Richards explained the world has changed. We should not be robbing the fund balance. Mr. Richards stated that if the rate doesn't go up, we will fail. Mr. Smith explained that 3% is miniscule. The facility is getting upgrades with minimal increases. The facility has a

talented staff and doesn't need to hire contractors. Mr. Richards feels this is a no-brainer; it is only \$1 a month. It takes a real budget to run the facility. The rate payer is getting a great service. Mr. Smith stated that the crew does an excellent job. It was the consensus of the board that the 3% increase was a bargain to the rate payer.

Mr. Smith felt they could extend the life of the equipment for some time but for how long. Mr. Enderle explained that is why they take equipment out of service before it needs to be repaired. Mr. Anderson explained that at some point we will hit a wall and need an upgrade. Mr. Enderle doesn't see that happening unless there is a catastrophic failure or DEEP mandates.

Mr. Enderle asked if the Board would like to schedule a budget workshop or go over it at the January meeting. The proposed budget will be presented at the January meeting.

Transfers

There were no transfers.

XIV. Adjournment

Motion: To adjourn the meeting at 7:45 p.m.
Smith/Richards
Passed unanimously.

Respectfully submitted,

Laura Michael

Laura Michael
Recording Secretary