

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

Minutes of Joint Meeting of August 18, 2009

WPCA Members Present: Paul Anderson, Tom Davis, Mark Livings and Chuck Riggott (Alternate)

Others Present: WPCA Chief Operator Ed Alibozek and Recording Secretary Laura Michael.

Time and Place

Paul Anderson, Chairman, called the meeting to order at 6:32 p.m. at East Windsor Town Hall, 11 Rye Street, Broad Brook, CT.

Mr. Anderson explained that this was a joint meeting with the Board of Selectmen, Board of Finance, Planning and Zoning Commission and the Economic Development Commission to discuss the North Road Sewer Project cost and potential funding. They are not authorizing funding, just discussing the project. The WPCA is not instituting funding; the Board of Selectmen and the Board of Finance will decide if they should go forward and how to pursue funding. Mr. Anderson gave a description of the project and displayed an outline map; it is a well engineered project. The project would extend sewer service from the Trolley Museum along North Rd to Mullen Rd. The existing pump station near Marsh Motorcycle would be eliminated and a new pump station would be added. This would allow for a gravity line. There would be two lines; one would be capped but would be available for future development. The goal is to stop at Mullen Rd but there will be enough depth to extend in the future. This area of North Rd is identified in the Plan of Conservation and Development as the Route 140 Business Corridor.

Andy Hoffman, 68 Graham Rd, questioned whether the current pump station was adaptable. Mr. Anderson replied that the sewer line couldn't reach the existing pump station and it would not have the capacity or gravity feed. Mr. Hoffman asked why not install one larger line instead of two. Mr. Anderson replied that there would not be enough flow at the present to move things along.

Jim Richards, Economic Development Commission, asked if the Town already owns the land for the pump station. Mr. Anderson replied that they have easements or agreements in place.

Mr. Anderson continued the description of the project. Sewer access would be provided to all properties on both sides of the street. The project design is nearly completed. The estimated cost of construction is \$3.6 million. This is a shovel ready project; the project is ready to do if the Town decides to go forward. Mr. Anderson discussed the funding possibilities:

1. Assessments, but likely to be too expensive to each property owner.
2. Fund through bonding, assessments still available, usually at 50% of the project cost.
3. USDA has money available for grants and low interest loans.

East Windsor meets the population and income guidelines to qualify for the USDA but probably will not once the 2010 census is released. Additional Specific Engineering is required by the USDA prior to getting their official approval.

Mr. Anderson stated that the goal of this meeting is to get an idea if the project may go forward. Denise Menard, East Windsor First Selectman, questioned why the AARA Stimulus Money was not

included in the discussion. This is a shovel ready project that will create jobs. Mr. Anderson replied that they are open for any ideas for funding this project; whatever it takes. Jim Richards, EDC, expressed concern with the budget. He questioned what the chances of getting an outright grant from the USDA were. He is concerned with the money involved, if the assessments are too high it will drive people out. Mr. Anderson stated that the WPCA would not decide on the funding, the Board of Selectmen and the Board of Finance will make that decision. The Town does qualify for the funding; they are in a good position and should apply as fast as possible.

Marie DeSousa, Chairman of the Board of Finance, asked how they will sell this to the Town. The last time there was a Town Meeting for the North Rd Sewers, when the developer of the apartments would have paid for the sewers, it was voted down. How do you sell this in this economy? The Town didn't want it at zero cost. Mr. Anderson replied that it was not at zero cost to the Town. Mr. Anderson stated that the infrastructure would increase the tax base; this will provide opportunities for development. The Town needs to plan for the future. Mike Ceppetelli, Inlands and Wetlands Commission, was concerned with potential for multi-family residential development. This brings a number of issues because of the wetlands in the area. Laurie Whitten, Town Planner, replied that the regulations have changed and they can't put multi-family housing in that area.

Bob Lyke, 80 Rye St, stated that he has always spoken adamantly against sewer development in the past. He will take an active role in supporting this project. He is all for developing this corridor and all for economic development. Andy Hoffman, 68 Graham Rd, reported that there is a lot of money in the stimulus fund that is not being spent. The Town has a representative, John Larson, he should be contacted. Jim Richards, EDC, has set up advertising to promote the Town. He believes that if we build it, they will come. Mr. Hoffman stated that this is a great location with no infrastructure. Ms. Menard reported that she has spoken with John Larson from the inception of the Stimulus Program. This project fits the criteria. Ms. DeSousa stated that nobody is against the sewer project on North Rd; how do we sell it? Mr. Lyke will help make this happen; he will get the word to voters and businessmen.

Bob Maynard, Newberry Village, would like to see the Town grow but doesn't want taxes to go up. He wants to be shown how much business and development there has to be for revenue to be collected.

Ms. Menard reported that there was 15 minutes left and there is a representative from Webster Bank present with information.

Mr. Anderson reported that the Town lost the Mobil Station of North Rd because there were no sewers available. The owners wanted to put in a store but could not. Bass Dale Plaza is all on septic; this constricts the type of business available in the plaza. Growth can't happen because of the lack of sewer. The Town needs to look further ahead, 5 years, 10 years; if North Rd doesn't grow, the Town is in trouble.

Chrissy Caroulo from Webster Bank provided a broad overview of the proposed bond issue mill impact. The Town debt service is coming down. The Town has less to pay out each year; it would be okay committing to 2 mills. The Town debt is coming down and paying less; the longer the delay in borrowing, the more the Town will feel it. The interest rates are extremely low right now. The USDA grants are very good, but for loans they should go out to the bond market. Mr. Maynard, Newberry Village, asked if they borrowed \$3.6 million, what the debt service would be over 10 years. Ms. Caroulo reported that principal and interest would be \$4.29 million. She used a rate of 3.5%; that is a half percent over current rates.

Laurie Whitten, Town Planner, urged people who are concerned about rezoning property to come out and speak to Planning & Zoning. Ms. Whitten reported there is a moratorium on multi-family apartments. Only condos with individual ownership will be allowed.

Mr. Anderson felt it was the consensus to move forward. If they choose to move forward, there will be additional engineering costs that will be minimal, but are required by the USDA. Mr. Anderson thanked everyone for attending the meeting. Ms. Menard thanked the WPCA for opening the door to communicate.

The meeting adjourned at 7:26 p.m.

Respectfully submitted,

Laura Michael
Recording Secretary