

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

Minutes of the January 25, 2012 Prospect Hill Road Sewer Benefit Assessment Public Hearing

Members Present: Paul Anderson, Tom Davis, Jim Barton, Dave Tyler, Peter Pippin, Martha Paluch (Alternate) and Chuck Riggott (Alternate)

Others Present: WPCA Superintendent E. Arthur Enderle III, Chief Operator Edward Alibozek, Selectman Richard Pippin, Board of Finance Member Kathy Pippin and Recording Secretary Laura Michael

Time and Place

Paul Anderson, Chairman, called the meeting to order at 6:00 p.m. at the East Windsor Water Town Hall Annex, 25 School St, East Windsor, CT

Public Hearing Scheduled for 6:00 p.m.

Mr. Anderson explained the purpose of the benefit assessment was to offset the cost of the installation of the sewer system. The public hearing is being held to hear input from the public.

Steven Czarnecki, 154 Prospect Hill Rd, doesn't understand why 5 years later they are being charged \$5,000; they've paid \$5,000 for connecting to the sewer and they pay an annual fee. Mr. Anderson stated that the connection charge is \$4,994. The money for the sewer project came from the town and has to be paid back. Mr. Czarnecki questioned why Spazzarini Construction wasn't receiving an assessment; they own property between Starvish and his property.

Mr. Anderson explained that the FCC (facility connection charge), which is \$4,994, is the charge for connection to the sewer system. The benefit assessment is to recoup the cost of putting the sewer in the street. Mr. Anderson explained that Mr. Phillips had been given an estimate of the cost of the project; when the project was completed the property owners would pay a portion as a benefit assessment. It took time to get the Assessor's data; there was a time when it had dropped off the agenda, but there is a new rule that items can't come off the agenda until they are resolved; the former Superintendent retired and the WPCA went along time without a Superintendent. The new Superintendent had to sort it all out and come to a conclusion. State Statutes govern how the WPCA operates; assessments can be done at any time and more than once if necessary but not without a public hearing.

Mr. Barton explained that the FCC is the hookup charge, the benefit assessment is to pay project. The amount to recover is generally 50% of the project cost. He explained that a large portion was taken out; there is less than 50% to be collected.

Marie Letellier, 168 Prospect Hill Rd, reported that when she bought her house in 1977 the town came in and made her replace her septic tank; it cost \$30,000. She questioned why not all the residents with sewers have to pay a benefit assessment. Mr. Anderson explained that the Town does not condemn septic tanks; the North Central Health District oversees septic tanks. Mr. Anderson explained that there are benefits to having sewer in front of your property; the property value goes up. When the Town funds a sewer project, part of the cost is recovered through benefit assessments.

Karen Greene, 158 Prospect Hill Rd, reported that there are sink holes that have not been repaired. Mr. Enderle explained that they were aware of the sink holes and had the sewer line videotaped. They were looking for breaks in the pipe; there are no breaks or breeches in the line. The sink holes are due to improper compaction. He had process put in and compacted; in the spring they will put in loam and seed. Mr. Enderle explained that they had repaired three areas; he will go out and look at the other driveways.

Mr. Anderson explained that the Town paid \$608,000 for the project and they are trying to recoup \$208,000 through benefit assessments. The Town paid the whole cost upfront; there was no State or Federal money. The WPCA is doing what the State Statutes require. Mr. Anderson explained that they won't collect some

of the assessments. The State DOT will not pay the \$37,730 but that doesn't make the other numbers go up.

Carol Madore, Town of East Windsor Assessor, explained that the WPCA doesn't have a choice; it is set in stone. They have to impose the benefit assessments.

It was asked when the money would be collected. Mr. Anderson explained that there would be a payment plan of 10 years interest free if the payment is made on time.

Mr. Anderson explained that the assessments are based on a three part formula, front footage 20%, assessed value 70% and buildings 10%. The data has come from the assessor's cards. Ms. Madore gave out her phone number and told the property owner's to call her if they have questions. She explained that the WPCA has worked hard on the assessments and they have struggled with them.

Rich Letellier, 168 Prospect Hill Rd, felt the WPCA could have done a better job preparing. He asked how many times they will have to pay a benefit assessment. Mr. Anderson explained that the State Statutes allow them to do it more than once, but they do not plan to.

Mr. Anderson went through the names on the sign in sheet to give everyone an opportunity to speak.

Jay Ussery, JR Russo, was representing Balch Bridge Street Corporation, 151 Prospect Hill Rd. Mr. Balch received notice of a \$16,037 benefit assessment; Mr. Balch gains no benefit from this sewer line. In 1998-99 Mr. Balch installed a sewer line to service his properties (the Cracker Barrel, the Shell Station and Burger King). This line runs behind his properties to Bridge St. The plans for the Prospect Hill Rd project show that no lateral was provided to Mr. Balch's property.

Sharon Warnock, Clara Martin Estate, 164 Prospect Hill Rd, explained that she just finished paying off the connection charge and now she receives a letter about a benefit assessment.

Alan Tracy, 159 Prospect Hill Rd, was surprised with this. He has paid a connection charge and a sewer user charge. He asked if they could review the figure.

Stanley Feldman, 169 Prospect Hill Rd, asked if his property is worth more won't he be paying more in taxes? That may offset the benefit assessment.

Mr. Anderson explained that the 2006 Grand List was used for the assessment data. They used one point in time. Ms. Madore reported that the 2006 Grand List figures are based on the 2002 reevaluation.

Mr. Enderle will check with Ms. Madore regarding any missing properties. If anyone has questions, they can come to the WPCA office.

Mr. Anderson suggested continuing the public hearing to February 22, 2012, 6 p.m. They will verify that the room is available.

Motion: To continue the public hearing to February 22, 2012 at 6 p.m.
Barton/Davis
Passed unanimously

Respectfully submitted,

Laura Michael
Recording Secretary