

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

Minutes of Meeting of July 25, 2012

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

Members Absent: Peter Pippin and Martha Paluch (Alternate)

Others Present: WPCF Superintendent E. Arthur Enderle III, Chief Operator Edward Alibozek, WPCA Attorney Vincent Purnhagen, 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 7:00 p.m. at the EWWPCA Admin Bldg, 192 South Water St, East Windsor, CT

I. Designate Alternate

Mr. Riggott served as a voting member for Mr. Pippin

II. Added Agenda Items

There weren't any added agenda items.

III. Acceptance of Minutes of June 27, 2012

Motion: To accept the minutes of the June 27, 2012 Public Hearing.
Barton/Riggott
Tyler abstained
Passed

Motion: To accept the minutes of June 27, 2012.
Barton/Riggott
Tyler abstained
Passed

IV. Election of Officers

Mr. Davis nominated Mr. Anderson for Chairman and Mr. Barton seconded the nomination.

Motion: To close nominations for Chairman.
Barton/Davis
Passed unanimously

Mr. Tyler nominated Mr. Davis for Vice Chairman.

Motion: To close nominations for Vice Chairman.
Barton/Tyler
Passed unanimously

Motion: To appoint Paul Anderson as Chairman and Tom Davis as Vice Chairman.
Tyler/Barton
Passed unanimously

V. Communications

There weren't any new communications. Mr. Anderson reported that the responses to the letters received are in process and will go out this week.

Attorney Purnhagen arrived at 7:15 p.m.

VI. Visitors

John Galinski, 227 South Main St

Mr. Galinski explained that he has a deposit on the property located at 227 South Main St. There are three structures on the property, one of which is a two family. Mr. Alibozek provided an aerial view map of the property explaining that the structures are connected to a common sewer pipe. Mr. Galinski explained that he wants to do the right thing; connecting the structures to WPCA standards. He is asking the Board to waive the connection fee. Mr. Enderle reported that as it is connected now, this is a community system. The WPCA would be responsible for a community system. Mr. Galinski stated that he wants to do this correctly and bring the sewer lines to the street. Mr. Tyler explained that they can't defer EDU's. Mr. Anderson explained that the property is connected now; it is in use. Mr. Enderle explained that at the time this connection was made, there was not a facility connection charge. Mr. Anderson felt the connection was grandfathered; it was connected prior to the establishment of a FCC. Mr. Alibozek reported that there is a stream by the property, he had gone out to the property with North Central Health and there was sewage coming out of the window. An employee of the Assessor's Office went out to the property and couldn't believe anyone was living in those conditions. Mr. Galinski stated that he wants to make it right and get the property cleaned up. There was a lengthy discussion regarding what is grandfathered. Mr. Anderson felt they needed more information. Mr. Barton asked Mr. Galinski what he was looking for, 2 new connections. Mr. Galinski replied that he would do whatever it takes to make it right. Mr. Barton asked if it required two new connections, is he looking to have the fee waived. Mr. Galinski replied that he would like to get to the street legally and asks that the fee be waived. Mr. Tyler asked what engineering firm Mr. Galinski was using. Mr. Galinski replied that he had not gone that far. Mr. Anderson explained that the WPCA doesn't waive FCC's, but questioned if that applied. It is already connected. He felt it was difficult to make a determination at this point. Mr. Barton felt the WPCA needs to put in the regulations what is grandfathered. Mr. Anderson suggested that anything prior to 1992 is grandfathered. Mr. Tyler suggested that anything that is connected and functional is grandfathered. It was explained that Mr. Galinski should decide if the middle building will be used as residential or commercial and have a configuration of laterals. Mr. Riggott asked how they determined that all buildings were connected. Mr. Enderle replied that they were dye tested. Mr. Enderle explained that they can't allow common sewer lines, more than one connection to one line; the State Statutes say that the WPCA would be responsible for the community system. They would own it. Mr. Tyler felt if Mr. Galinski was forced to change it because we don't allow it, an adjustment to the FCC would need to be made. Mr. Riggott felt there should be two more FCC's. Attorney Purnhagen suggested showing what would be done to the property, how many connections there would be and provide specific plans. Mr. Galinski thanked the Board for their time and left the meeting.

Motion: To suspend the regular meeting for the purpose of holding the scheduled public hearing.
Davis/Barton
Passed unanimously

VII. Public Hearing Scheduled at 7:30 p.m.

Motion: To open the public hearing for Richard, 46 Newberry Rd through Hazardville Property Management Co LLC, 2 Winton Rd.
Tyler/Davis
Passed unanimously

There was no one present for Richard, 46 Newberry Rd. Mr. Enderle explained that this is a single family residential and one half of the FCC has been paid.

There was no one present for Clynch, 91 North Rd. Mr. Enderle explained that this is a single family residential property and one half of the FCC has been paid.

There was no one present for Pierce, 108 North Rd. Mr. Enderle explained that this is a single family residential property and all of the FCC has been paid.

There was no one present for Benson Enterprises Inc., 8E Pasco Dr. Mr. Enderle explained that this is an existing unit being converted to a residential condo and all of the FCC has been paid.

There was no one present for Coleman Farms East Windsor LLC, 24 Steeple Chase Rd. Mr. Enderle explained that this is an active adult unit and one half of the FCC has been paid.

There was no one present for Coleman Farms East Windsor LLC, 26 Steeple Chase Rd. Mr. Enderle explained that this is an active adult unit and one half of the FCC has been paid.

There was no one present for Coleman Farms East Windsor LLC, 15 Skyline View Rd. Mr. Enderle explained that this is an active adult unit and one half of the FCC has been paid.

There was no one present for STR, 18 Craftsman Rd. Mr. Enderle explained that a revised set of plans had been submitted which resulted in a decrease in EDU's; \$22,473.00 of the FCC has been paid.

There was no one present for Hazardville Property Management Co, LLC, 2 Winton Rd. Mr. Enderle explained that this property was previously connected to the sewer. When the two family was constructed it was connected to the existing sewer line. Hazardville Property Management Co LLC had contested the FCC; Mr. Enderle suggested that they pay half of the imposed tow FCC's in order to get their CO. Attorney Purnhagen explained that the connection is on the property forever; it doesn't go away. Mr. Barton didn't agree; the property was not occupied. It was condemned and demolished. Mr. Tyler felt that if it was occupied at the time of the moratorium, it has a connection. Attorney Purnhagen explained that if the property had a connection, it doesn't go away. More information will be needed before a decision can be made.

Motion: To close the public hearing for Richard, 46 Newberry Rd through Hazardville Property Management Co LLC.
Davis/Barton
Passed unanimously

Motion: To resume the regular meeting.
Davis/Riggott
Passed unanimously

VIII. Public Participation

There was no public participation.

IX. Receipt of Applications

There were no applications to be received.

X. Approval of Applications

JAS Associates LLC, 10 South Main St, Hair Salon, COM2012-002

Mr. Enderle explained that they have a letter from Mr. Alibozek to Len Norton, Town Engineer which Mr. Norton signed off on. Usage of other hair salons in town were looked at, they are using 1 EDU per

location. The Board questioned why they didn't have the usual memo from Mr. Norton. Attorney Purnhagen didn't see a problem; Mr. Norton wouldn't have signed off if he didn't agree. Mr. Barton would like it to be clean; he would like a memo from Mr. Norton. Attorney Purnhagen suggested approving the application subject to Mr. Norton's memo.

Motion: To approve the application of JAS Associates, 10 South Main St, Hair Salon, COM2012-002 subject to a memo from Mr. Norton agreeing to and signing off on 1 EDU.
Tyler/Barton
Passed unanimously

XI. Legal

Attorney Purnhagen didn't have anything specific to discuss.

XII. Action on Facility Connection Charges

Motion: To impose the Facility Connection Charges as published for Richard, 46 Newberry Rd through STR, 18 Craftsman Rd.
Tyler/Barton
Passed unanimously

XIII. Action on Prospect Hill Rd Sewer Benefit Assessments

Motion: To impose the Prospect Hill Road Sewer Benefit Assessments with exceptions on file with the Administration Office of the East Windsor WPCA and recorded with the East Windsor Town Clerk.
Davis/Barton
Passed unanimously

XIV. Unfinished Business

Roof Repairs

Mr. Anderson explained that they have been working for three years to get funding from the Town CIP for the roof repairs. It was a five year plan; the first year they received half of what they requested, the second year they received half of what they requested and the third year they received nothing. In three years only one roof has been completed. They have a DEP inspection report, the repairs have to be. The repairs have to be taken care of and paid for. Mr. Enderle and Mr. Alibozek met with an engineer to discuss how this can be taken care of and how to fund the repairs. He will be attending the August meeting to explain what the WPCA needs to do and how to do it legally and appropriately. Mr. Barton feels they should fix the roofs where equipment is being damaged. The roofs that are in dire need should be fixed using FCC money. The roofs that are not leaking should be placed on a replacement schedule and submitted to CIP. They should not give up and fix five roofs. Mr. Anderson explained that if they use FCC money, it will need to be put back. They can look for reimbursement from the Town and pursue CIP money. Mr. Alibozek explained that the cost is approximately \$50,000 per roof. One of the roofs has air exchange and heating units that need to be replaced. They would need to coordinate the projects. Mr. Tyler asked how old the units are. Mr. Alibozek replied they are 18 years old. Mr. Riggott explained that they are in a bad environment. Mr. Alibozek explained that until he has some direction on how to proceed, he doesn't want to get more estimates. They have a make up for the heating units from the energy audit and they have estimates for the roofs. Mr. Tyler suggested a temporary patch for the roof that would last a couple of years until they are ready to replace the heating/air intake units. They need to plan for it. Mr. Tyler suggested that a 5 year capital improvement plan should be part of the WPCA budget. Mr. Barton feels if they fund their own capital improvements, they will never get any Town CIP money. Mr. Tyler feels they should prepare a CIP request for the Town and have their own 5 year plan. Mr. Anderson explained that they would get expert advice at the August meeting and could move forward.

Long Term Funding

To be discussed at the August WPCA meeting.

Benefit Assessment Policy

Mr. Enderle provided an assessment explanation sheet with graphics and an explanation to educate the general public. He explained that he didn't feel comfortable putting together a policy. Mr. Barton felt that the delay in the assessments was the root of the problem. The policy would need to include graphics, how much to recover and parts of the formula. The benefit to the property needs to be determined and assessed.

North Road Sewer Extension Phase II

Mr. Enderle reported that Russo's is finishing the design, the boring are about to begin and it should go out to bid in August. Phase I is complete and active; the Clynch's were the first to connect.

Meadow Farms/Hillside Farms

Mr. Enderle explained that Russo's is working on this; Mr. Ussery has been working to connect everything together. Mr. Mollison, President of Meadow Farms, expressed his thanks for all that has been done and left the meeting at that time.

Pump Station Issues

Mr. Enderle discussed an email from Tim Coon, JR Russo, regarding the Route 5 pump station. There were never any easements, it is on State property and has major structural damage. Mr. Barton felt that if the road is caving in, it is the DOT's responsibility to repair it. Mr. Enderle replied that the DOT will tell them to move the pump station.

Mr. Enderle reported that the 2nd of the two pumps became operational at Scantic Rd; there is one new pump at Mill St and Scantic Rd.

Mr. Enderle explained that he and Mr. Alibozek are working on prioritizing which pump stations will need attention in the next two years. They are the Route 5 and Industrial Park pump stations. The staff can work with the contractors to get the work done and save money. They've had good luck with Mill Pond, Mill St and Scantic Rd. They will get the material and put a plan together.

Attorney Purnhagen left at 9:10 p.m.

Three Year Review

Mr. Enderle went over the 3 Year Review Procedure; information will be given in July, discussed in August and hold public hearing in September. Mr. Tyler would like information on what triggered the review – new construction or change of use. Mr. Barton felt the concept should be to use the 12 quarters following the CO date. Mr. Enderle will provide data for the 12 quarters following the CO date.

XV. New Business

Superintendent's Report

Mr. Enderle reported that Konrad Karolczuk had completed a GIS class, Jon Ference received his Class I Collection Certificate and is working towards his Class II. Four employees completed a First Aid class and received certificates; the other four have completed the class and will receive certificates.

Mr. Enderle explained that two invoices for the pumps ordered from Blake needed to be paid. A motion to transfer the funds would be needed. The invoice will be paid out of the 2011-12 budget.

Motion: To transfer \$53,202.00 from Fund 10 (FCC Fund) to DEP Pump Station Repair (1-11-30-0210-7-799-0925-0).
Tyler/Riggott
Passed unanimously

XVI. Payment of Bills

Motion: To pay the July 2012 bills for FY2011-12 with the addition of the Blake bill (\$53,202.00) in the amount of \$80,165.95.
Tyler/Barton
Passed unanimously

Motion: To pay the July 2012 bills for FY2012-13 in the amount of \$34,251.39.
Tyler/Davis
Passed unanimously

XVII. Adjournment

Motion: To adjourn the meeting at 9:50 p.m.
Riggott/Tyler

Respectfully submitted,

Laura Michael
Recording Secretary