

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

**Minutes of Meeting of November 30, 2016**

**Members Present:** Paul Anderson, Dave Tyler and Kirk Montstream

**Members Absent:** Chuck Riggott

**Others Present:** WPCA Attorney Michael Lanza and Recording Secretary Laura Michael

**Time and Place**

Paul Anderson, Chairman, called the meeting to order at 7:00 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**

Executive Session to include only board members to discuss wages was added to the end of the agenda before adjournment.

**III. Acceptance of Minutes of October 26, 2016**

**Motion:** To accept the minutes of October 26, 2016.  
Montstream/Tyler  
In favor: Montstream/Anderson  
Abstained: Tyler  
Motion passed

**IV. Communications**

There were no communications.

**V. Visitors**

Mr. Couture would not be attending.

**John Tweedie, 21 Tromley Rd**

Mr. Tweedie stated that he loves living in East Windsor. He has a few questions about his sewer use bill. Over the past several years it has doubled. He knows costs are rising. He wondered why residents are taxed per unit and not by usage. Mr. Anderson explained that residential properties are charged a flat rate fee but commercial properties are charged based on their water usage. Mr. Tweedie explained that his usage is very low; he lives alone and is not home often. His neighbors have five people in their house and use much more water. Mr. Anderson explained that he understands but this is how the charges are billed. A large number of properties in East Windsor are on wells and the WPCA can't monitor their usage. They would have to install meters, which is impractical. There is a cost factor, installing the meters, maintaining them and reading them. In the past, money wasn't invested in maintaining the system well. That can't continue. Regular maintenance is needed. When pumps are ordered, it takes 8-18 months to get them. They can't get spare parts. The revenue from commercial users has dropped off because they are using less water. The sewer user base has to pay for the operations and maintenance of the plant and pump stations. Each year the WPCA has to build a

budget and from that the rate is set. There are budget workshops and a public hearing that are open to the public. Mr. Tyler explained that the facility is getting older and it costs more to maintain. Mr. Montstream explained they are trying to get more connections and that last year for the first time they raised the facility connection charge. Mr. Tweedie thanked the board and left the meeting at 7:22 p.m.

William Tellier, 2063, 2045, 2075 John Fitch Blvd, South Windsor, CT

Mr. Tellier explained that he presented a conceptual plan to the South Windsor WPCA on November 1, 2016 for two parcels, 2063 and 2045 John Fitch Blvd. The site plan has been approved by the South Windsor P&Z. The South Windsor WPCA took no exception to the plans; as it stands it is approved with a septic system but it would be better if it was connected to the sewer system. Mr. Anderson explained that an inter-town agreement between the East Windsor WPCA and the South Windsor WPCA, put together by the Superintendent, would be needed. Part of the sewer would be in South Windsor but it would connect to the East Windsor sewer system. Mr. Tellier explained that the facility is a recreational facility that will have gymnastics, cheerleading, a dance studio, volleyball, basketball, tennis and a weight room. Mr. Anderson explained that Mr. Tellier would need to provide flow estimates for the facility connection charge and in three years there would be a review of the water usage to determine the actual flow. This could cause the actual facility connection charge to increase or decrease. The sewer use charge will be based on actual water usage from CT Water Company records. Mr. Tellier will contact Mr. Enderle. He thanked the board and left the meeting at 7:42 p.m.

**VI. Public Participation**

There was no public participation.

**VII. Receipt of Applications**

Crane Properties LLC, 118 Prospect Hill Rd, COM2016-005

This was postponed.

**VIII. Approval of Applications**

There were no applications to approve.

**Motion:** To suspend the regular meeting for the purpose of holding the scheduled public hearing.  
Tyler/Montstream  
Passed unanimously

**IX. Public Hearing**

**Motion:** To open the public hearing for Newberry Village LLC, 15 Mourning Dove Trail through Pelka, 111 Old Ellington Rd.  
Tyler/Montstream  
Passed unanimously

Mr. Anderson read the legal notice that was published in the Journal Inquirer.

There was no one present for Newberry Village LLC, 15 Mourning Dove Trail. It was explained that this is an active adult property and one half of the FCC has been paid.

There was no one present for Newberry Village LLC, 17 Mourning Dove Trail. It was explained that this is an active adult property and one half of the FCC has been paid.

There was no one present for Laird Building LLC, 3 Shoham Rd. It was explained that this is an existing commercial building and one half of the FCC has been paid.

There was no one present for Laird Building LLC, 5 Shoham Rd. It was explained that this is an existing commercial building and one half of the FCC has been paid.

There was no one present for Pocket Aces LLC, 7 Shoham Rd. It was explained that this is an existing commercial building and one half of the FCC has been paid.

There was no one present for Pelka, 107 Old Ellington Rd. Mr. Enderle explained that this is a new single family and none of the FCC has been paid.

There was no one present for Pelka, 111 Old Ellington Rd. Mr. Enderle explained that this is a new single family and none of the FCC has been paid.

**Motion:** To close the public hearing for Newberry Village LLC, 15 Mourning Dove Trail through Pelka, 111 Old Ellington Rd.  
Tyler/Montstream  
Passed unanimously

**Motion:** To resume the regular portion of the meeting.  
Tyler/Montstream  
Passed unanimously

#### **X. Action on Facility Connection Charges**

**Motion:** To impose the facility connection charges as published for Newberry Village LLC, 15 Mourning Dove Trail through Pelka, 111 Old Ellington Rd.  
Tyler/Montstream  
Passed unanimously

#### **XI. Legal**

Attorney Lanza provided a Legal Opinion: Revision to Article II – Section 4. Public Sewers Required. He explained the most important part is the State Statute. He asked the board to keep that in mind when they read it. Mr. Anderson explained that the Town will want to rescind the old ordinance and replace with the new verbiage. Attorney Lanza explained that the ordinance could be rescinded at Town Meeting and this document could be made part of WPCA regulations by holding a public hearing. State Statute gives the WPCA that power. Mr. Tyler questioned why it was made an ordinance.

#### **Collections**

Attorney Lanza reported that he did title searches on 13 properties and will send letters to their mortgage holders. He expects to receive some payments.

#### **XII. Unfinished Business**

##### **IT Status**

This was not discussed.

##### **Benefit Assessment Policy**

This was not discussed.

### **XIII. New Business**

#### **Bill Sheet Review**

The bill sheets were in the meeting packet.

#### **Superintendent's Report**

Mr. Anderson reported that the Industrial Park Pump Station is virtually complete. There is a new generator and new electrical service. The area is new fenced in. Mr. Alibozek received a certificate for Certified Wireless Technology Specialist.

#### **Transfers**

There were no transfers.

### **XIV. Executive Session**

The WPCA Board Members went into Executive Session at 8:10 p.m. to discuss employee wages. Attorney Lanza and the Recording Secretary left the meeting at this time. There were no motions made.

### **XV. Adjournment**

**Motion:** To adjourn the meeting at 8:48 p.m.  
Tyler/Montstream  
Passed unanimously

Respectfully submitted,

Laura Michael  
Recording Secretary