

**TOWN OF SOMERS  
WATER POLLUTION CONTROL AUTHORITY  
REGULAR MEETING  
TUESDAY, AUGUST 5, 2008**

**I. CALL TO ORDER**

The meeting was called to order by Chairman Jim Botellio at 7:55 p.m. Present were members Jim Botellio, Jim Faust, Steve Getman and Dan Fraro. Also attending was Sanitarian Steve Jacobs.

**II. APPROVAL OF MINUTES – JULY 1, 2008**

*A motion was made by Mr. Fraro; seconded by Mr. Getman and unanimously voted to approve the minutes of the July 1, 2008 meeting of the WPCA.*

**III. 24 SCITICO ROAD - CHANGE OF USE - SCITICO, LLC**

Zen Kruckowski of STR (Specialized Technology Resources, Inc.) represented the applicant. He explained that Scitico, LLC is the owner of the building and STR will be their tenant. STR intends to move the two bathrooms, but they will retain the same number of bathroom fixtures.

Mr. Jacobs stated that based on 6,000 square feet, the existing user charge is 7.79 EDU's. The added space will increase this amount by 2.67 EDU's per the ordinance. Mr. Jacobs recommends that the new rate be set at 10.46 EDU's. The user charge will be prorated for the remainder of the year once the tenant moves in.

*A motion was made by Mr. Fraro; seconded by Mr. Faust and unanimously voted to set the sewer user rate at 10.46 EDU's.*

*A motion was made by Mr. Getman; seconded by Mr. Fraro and unanimously voted to prorate the user charge for the remainder of the year in which the tenant occupies the space at the time of issuance of the Certificate of Occupancy.*

**IV. FOUR BRIDGES & GEORGE WOOD ROADS - PROPOSED WATER MAIN EXTENSION - J. LIPTON**

Jeff Lipton, owner of 2Js, LLC, presented the plans of the property he is developing on Four Bridges Road which had formerly been a nursery. He needs to connect to the Public Water System because of the water pollution and high iron that would affect any well on the property.

The current plan is to divide the 29-acre lot into 15 lots. The original plan was for 20 lots but 5 were not approved for septic.

Mr. Lipton received a water connection agreement from Mr. Jacobs. He is satisfied with the agreement except for the requirement to pay \$39,000 up front for the connections. He explained that in light of the current housing market he may not develop the property for a few years.

The per home fee is about \$2,600. The commission reminded Mr. Lipton that this is the current connection fee, but this fee will be increased. Mr. Lipton stated that he has no objection to paying the rate assessed at the time of connection.

Three options for payment of the connection fee were discussed:

1. Payment upfront, to which Mr. Lipton objects.
2. Payment at the prevailing rate at the time the building permit is issued.
3. Payment of three connection fees per year for five years, based on a fixed rate.

The Authority members were asked which option they preferred. Mr. Fraro favored option #3; Mr. Getman and Mr. Faust favored option #2.

*A motion was made by Mr. Getman; seconded by Mr. Faust and unanimously approved to reword the agreement to defer payment of the water connection fee until the time the building permit is applied for, at which time the prevailing rate for water connection will be paid.*

## **V. 27 QUALITY AVENUE - CHANGE OF USE - R. GUISTI**

Mr. Guisti was unable to attend so Mr. Jacobs spoke on his behalf. He explained that the unoccupied space on the ground floor of 27 Quality Ave. will become 1,100 square feet of office space. The current water assessment rate for the building is 5.2 EDU's. Under the ordinance an increase of 1,100 square feet does not increase the assessment for water.

The current sewer assessment rate is 4.55 EDU's. The addition of 1,100 square feet of office space increases the rate by 0.49 EDU's, bringing the total to 5.04 EDU's, an increase of \$2,450. The 5.04 EDU assessment is for whole design capacity.

*A motion was made by Mr. Faust; seconded by Mr. Getman and unanimously voted to approve the increased assessment of 0.49 EDU's.*

*A motion was made by Mr. Fraro; seconded by Mr. Getman and unanimously voted to set the user fee to 4.03 EDU's.*

The Public Hearing for the change of use of 27 Quality Ave. and for the WPCA Budgets will be on September 2, 2008 at 7:00 pm.

## **VI. SOMERSVILLE WPCF - EXPANSION UPDATE**

Mr. Mocko distributed a "Punch List" to the Authority. He explained that the items on the list are incidental work. He went over each item on the list explaining how each would be addressed.

1. Manhole #1 will be repaved. The job should only take a couple of hours.
2. Regrading and seeding has been done around the filter chamber.
3. Leveling of beds five and six will be done by Hinckley Construction and will probably take one full day.
4. Covers will be installed on the dewatering sump.
5. The rutting of the driveway will be graded out.

6. Landscaping fabric covered by stone mulch will be installed around the Quality Ave pump station.
7. Mr. Mocko did not know the status of the manhole at the electrical vault.
8. Cat and Lamp Rack at U.V. Chamber - Mr. Mocko suggested that the lamp rack be mounted outside of the chamber for safety sake as the UV chamber is considered a borderline confined space. Mr. Mocko stated that cleaning the bulbs should be a two-man job because there should be an observer who does not enter the chamber. Doing the cleaning outside minimizes the time a person is below grade inside the chamber.  
Mr. Jacobs disagreed because it is a two-man job to get the bulbs outside the chamber and two bulbs have already been broken. He believes that the awkwardness of lifting the bulbs out creates a more hazardous situation.  
It was suggested that rather than having an observer present, the person cleaning the bulbs should be in constant contact via cell phone with another person. However, OSHA requirements and accident response times were cited as precluding this option. It was suggested that racking systems used by other towns should be investigated. However, since this a retrofit there may not be other comparable systems. It was decided that the worker should meet with Mr. Jacobs and Mr. Mocko to plan a safe bulb cleaning protocol.
9. Mr. Mocko wants to make a final check for leaks in the chlorine contact chamber and around the weir plate and the U.V. piping.
10. The concrete wall must be notched to accommodate the flow weir.
11. Frank Smith intended to check on the need to calibrate pumps 1 & 2 on Friday August 8<sup>th</sup>. At this time he would also check for proper cycling of the valve actuators.
12. Hinckley will provide the as-built drawings showing final location and elevations.

**Extras without cost to the Town:**

A vent will be provided on the filter chamber and handle for removing the filters from the filter tank will be supplied. A backflow preventer will also be provided. These items are supplied in lieu of the hydrants that were not needed.

**U.V extras** include a recirculating pump and a baffle. The temporary pump currently in use is working superbly.

Mr. Mocko explained that a signal line from the treatment plant to the chlorine contact chamber was broken during excavation. He would not have expected this break to burn out the hydromanager. He had been told by Frank Smith's lead man that the hydromanager did fire up and continued working for two days when the line was replaced. The insurance deductible to replace the unit is \$2,500.

Mr. Mocko asked Frank Smith to put together a proposal of what will be required to make the hydromanager operational. At this time a final estimate has not been provided, however Mr. Smith offered that it may cost about \$1,500.

The Fire Marshal is getting another quote for repair of the Emergency Generator. The quote provided by the original installer seemed exorbitant. However, there is a possible problem regarding the warranty if someone other than the original installer does maintenance on the unit.

Mr. Mocko presented the Authority with his own invoice for payment and with Invoice #6 from Hinckley Construction. The payment of \$35,149.00 represents the final contract amount to Hinckley less retainage of \$78,426.00. At the next WPCA meeting, Mr. Mocko will have estimates from Hinckley of any extra charges and the status of the job.

## **VII. SUNSET DRIVE - TCP CONTAMINATION**

Mr. Jacobs stated that he and Selectman Pinney will be having a meeting with the DEP in Hartford on Thursday August 7<sup>th</sup> about this issue.

## **VIII SOMERSVILLE WPCF - 2008-09 BUDGET**

Mr. Jacobs submitted the Somersville WPCF 2008-09 Budget. Last year's expenditures were under budget. Most of the amounts on the current years budget are about the same as last year's budget. However, the budget for tank cleaning has been increased by \$1,000 in anticipation of escalated fuel costs. Maintenance was increased because of the cost of the U.V. bulbs (two already broken) and the increased cost of sand. Bed resanding has gone up \$3,000 however, the WPCA hopes to be able to save money on the sand in the future. The new filter will allow the sand to be changed every five years rather than every three years. Furthermore, when the sand is stockpiled the WPCA will be able to rotate the sand and reuse it allowing even greater savings.

Mr. Jacobs reported that because there 26 ½ additional EDU's the WPCA is doing well financially, there will be no need for an increase.

*A motion was made by Mr. Faust and seconded by Mr. Fraro to accept the proposed WPCA 2008-09 Budget and to keep the Somersville user charge rate at \$198 per EDU. Voting in favor of the motion: Mr. Faust, and Mr. Fraro; Abstaining: Mr. Botellio and Mr. Getman*

## **IX MAPLE RIDGE CSS - 2008-09 BUDGET**

Mr. Jacobs distributed the Maple Ridge Community System 2008-09 Budget. Mr. Jacobs explained that expenses were high last year but the previous year expenses were very low. This is because tanks are done every other year. He recommends keeping the budget the same as last year as well as retaining last year's rate of \$81 per EDU.

*A motion was made by Mr. Getman; seconded by Mr. Fraro and unanimously voted to set the user charge for Maple Ridge at \$81 per EDU.*

The Public Hearing for the Somersville and Maple Ridge user charge will be on September 2, 2008 at 7:00 pm.

## **X CORRESPONDENCE/AUDIENCE PARTICIPATION**

Mr. Jacobs reported that last year over \$110,000 was collected in sewer deposits and almost \$90,000 in water deposits. The demand notices that were sent generated four payments; one on a payment plan the other PIF. There are six properties that are still long term delinquent. These properties will be tagged on to a tax sale that the tax collector has assigned to an attorney.

The Board of Finance requested a year-end report therefore Mr. Jacobs updated last year's revenues and activities and created a draft report that he distributed to the Authority. The draft was reviewed and approved by the Authority.

The quarterly report from the Department of Corrections on the remediation at the prison was received. Levels in the remediation wells continue to drop slowly. The same applies to the report from LEA Engineering regarding the residence well monitoring.

Mr. Jacobs resampled the homes on Applewood and Brittany Lane where there had been arsenic problems. He reported that there are still only two wells impacted. The DEP has been testing the soils there, but Mr. Jacobs has not seen their report.

## **XI. BILLS**

The following bills were presented for payment:

Ward Engineering	Invoice #15	\$2,375.00
Hinckley Construction	Invoice #6	35,149.00
Somers Ace	Various minor purchases	133.18
CT Management Services	Building software maintenance	1,080.00
GMH Fence Company	Fencing at Somersville WPCF	27,673.00
Avery Septic Service	Emergency call, 84 Maple Ridge	150.00
Environmental Monitoring Lab	Toxicity testing	826.60
CBS Company	¼ ly bill for map copier maintenance	90.00
McAllister Bicknell	Tank restocking at the Sewer plant	225.73
Steve Jacobs	Reimb for State license renewal	20.00
Ferguson Water Works	Covers	218.59
Ferguson Water Works	Cover for Maple Ridge	1,704.47

(The covers were bought from Ferguson in March and this expense will be applied to the last fiscal year.)

*A motion was made by Mr. Faust; seconded by Mr. Getman and unanimously voted to pay the bills as presented.*

## **XII ADJOURNMENT**

*A motion was made by Mr. Getman; seconded by Mr. Fraro and unanimously voted to adjourn the WPCA meeting of August 5, 2008 at 9:55 pm.*

Respectfully submitted,

Dan Fraro, Secretary

Jeanne Reed, Recording Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING