

Coventry Water Pollution Control Authority
Special Meeting Minutes
February 16, 2017

MEMBERS PRESENT: Matthew Twerdy, Richard Brand, Lyndon Wilmot, Susan Jamaitus, Daniel Murphy

OTHERS PRESENT: Mark Kiefer, Director of Public Works
Mike Ruef, WWTP Operator

MEMBERS ABSENT: None

1. **CALL TO ORDER:** Matthew Twerdy called the February 16, 2017 WPCA Special Meeting to order at 6:00 P.M. in the Coventry Public Works Facility, 100 Olsen Farm Rd. Coventry, CT.
2. **AUDIENCE OF CITIZENS:**

James Galey and Leo Papa spoke to the board briefly about development potential at 44 Lake Street and an undeveloped lot across Woodland Rd. Sewer system capacity will be a significant factor in determining the most feasible development potential for the property. The existing building at 44 Lake St. has 1000 gallons per day reserved. A medical office facility was approved by Planning and Zoning in 2004 but the plans never made it to WPCA. Discussions will continue during future meetings.

Christine Pattee of Brookline Drive came before the WPCA to discuss housing options for Coventry seniors and millennials. Ms. Pattee volunteered to wait until agenda item 4.c. to provide more details.

3. NEW BUSINESS:

- a. Debt Service and Sewer Use Fees were discussed. Beth Bauer, Finance Director and John Elsesser, Town Manager provided an explanation of the sewer project bond payoff. The Town was under court order to construct the sewer system. When the sewer project started the Town borrowed (bonded) money from the State to pay for construction and levied sewer assessments to recoup some of the funds. There is a deficit between the revenue we are collecting from sewer assessments and the bond payments we need to make to the State. The deficit occurred for 2 main reasons; the sewer assessments from later phases of the sewer project were not enough to cover the cost of construction. State law limits the amount Towns can levy against properties for sewer assessments. Additionally when the sewer project began the Town anticipated an interest rate on our investments of 7%. The actual interest return has been near 1%.

The WPCA discussed the need to offset the bond payoff deficit with an increase to sewer use fees. Our operating budget is balanced so a \$25/per year/per EDU increase would generate approximately \$27,000 for debt service.

MOTION 2-16-2017-1: To schedule a public hearing for proposed increase to sewer use fees.

By: Brand Seconded: Wilmot

The Motion carried with the following vote:

For: Brand, Twerdy, Jamaitus, Murphy, Jamaitus, Wilmot

Against: None

Abstain: None

A public hearing for the proposed sewer use fee increase will be scheduled for the beginning of the April 13, 2017 WPCA Regular Meeting.

- b. Discussion of development potential at 44 Lake Street was discussed. This topic was covered under the Audience of Citizens.
- c. The Minutes from the January 12, 2016 WPCA Regular Meeting were reviewed.

MOTION 2-16-2017-2: To approve January 12, 2016 WPCA Regular Meeting Minutes.

By: Murphy Seconded: Brand

The Motion carried with the following vote:

For: Brand, Twerdy, Jamaitus, Murphy, Wilmot

Against: None

Abstain: None

- d. Sewer use billing for #48 John Hand Drive was discussed. The house on this property was demolished and the lot was merged with #50 John Hand Drive. The sewer use fee for #48 John Hand Drive needs to be cancelled.

MOTION 2-16-2017-3: To cancel the sewer use fee for #48 John Hand Drive effective November 11, 2016.

By: Wilmot Seconded: Brand

The Motion carried with the following vote:

For: Brand, Twerdy, Jamaitus, Murphy, Wilmot

Against: None

Abstain: None

Staff will provide the Collector of Revenue with documentation showing that the lots were merged and the house was demolished.

- e. A service lateral warranty program offered by the National League of Cities was reviewed. The WPCA decided not to participate in the program due to investment of staff time and very low number of damaged lateral lines.

4. OLD BUSINESS:

- a. The Western Route 44 Sewer Planning Area was discussed. We are working with our engineers and their subcontractors to refine the scope of the hydraulic study and get a final cost.
- b. Revisions to the WPCA Regulations, Ordinance, and Water Pollution Control Plan were discussed. Members and Staff will continue to review.
- c. Sewer system capacity was discussed. Resident Christine Pattee explained her housing concerns. She is retired and wishes to move from her single family house into workforce/incentive style housing for median income households. Existing housing in Coventry is either above her price range or low-income subsidized which she does not qualify for. Ms Pattee has been in contact with several developers to explore options for affordable housing in Coventry and has learned that public sewers are necessary to make such a project feasible. She is also aware that our sewer system is nearing capacity. The WPCA explained that we are not at capacity but will be very close once all properties with sewers available connect. We hope to have a better gauge of capacity by the end of May at which time we will review development proposals on a case by case basis.
- d. Manhole rehab on southern Main Street was discussed. CT DOT will be paving Main Street in 2017 and we need to adjust 24 manholes to grade of the new road. Staff have solicited and reviewed quotes to purchase new manhole frames and covers and to have them professionally installed.

5. WPCA STAFF REPORT:

- a. Mike Ruef presented the Treatment Plant Operator Report for January 2017.
 - The plant is running well.
- b. Mike Ruef presented the Collection System Report for January 2017.
 - The motor and starter on the air compressor at Lakeview pump station broke and were replaced.

6. CORRESPONDENCE/COMMUNICATION:

- a. The WPCA 2016 4th quarter report was reviewed.
- b. An email was sent to CIL Development Inc. with a draft of the updated Developer's Agreement for Sanitary Sewer at Kenyon Falls, 28 Armstrong Rd. The sewer connection

charge needs to be adjusted for inflation since the original Agreement was signed 8 years ago.

7. ADJOURNMENT:

MOTION 2-16-2017-4: To adjourn the February 16, 2017 WPCA Special Meeting at 8:10 P.M.

By: Brand Second: Jamaitus


The Motion carried with the following vote:

For: Twerdy, Brand, Wilmot, Jamaitus, Murphy

Against: None

Abstain: None

Respectfully submitted,

 2/21/2017

Mike Ruef, WWTP Operator

****These minutes are not official until approved by the WPCA at the next regular WPCA meeting.***