

**TOWN OF WINDSOR LOCKS  
WATER POLLUTION CONTROL AUTHORITY  
REGULAR MONTHLY MEETING  
TUESDAY, JULY 14, 2015**

**MEMBERS PRESENT:** Steven N. Wawruck, Jr., Jeffrey Ives, Denise Balboni, Robert Crochetiere and Gary Laurito

**MEMBERS ABSENT:** Dennis Gragnolati, William Hamel and Michael Russo  
Dana Steele, Town Engineer, Ex Officio

**ALSO PRESENT:** Scott C. Lappen, Director of Public Works, Ex Officio  
Gary Kuczarski, Superintendent  
Heather Kane, Recording Secretary  
Scott Storms, WPCA Attorney

**CALL TO ORDER:** At 5:31 p.m., Steven N. Wawruck, Jr. called the meeting to order.

Gary Laurito made a motion: **TO ADD 252 MAIN STREET ASSIGNMENT OF LIEN TO THE AGENDA AS ITEM 1a** – Seconded by Jeffrey Ives. Without further discussion, the motion passed with 5 votes in favor and 0 votes opposed.

- a. **252 Main Street Assignment of Lien:** Attorney Scott Storms informed the Authority that he has been moving forward on the foreclosure for 252 Main Street which has an account balance of over \$6,000.00. He is about to foreclose on it, there is a sign at the property, but there are some notice issues that he is curing at the courthouse right now. In the meantime, Attorney Storms was approached by Attorney Landolina who is representing John Barberino. Mr. Barberino holds a second mortgage on 252 Main Street. He has indicated an interest in purchasing the WPCA liens on the property, jumping ahead of the first mortgage and taking over the property. That seems to be of interest to the Town as Mr. Barberino has done a wonderful job on some of the properties that he has managed and taken over. Attorney Storms thinks it is a good idea and would recommend it to the Authority. Attorney Landolina and Mr. Barberino would step in and continue the foreclosure, the WPCA and Attorney Storms would get paid for the liens and any costs and fees that have been incurred, which adds up to another \$5,000-\$6,000 on top of what is owed on the account. Attorney Landolina confirmed this afternoon that his client is still interested in taking over the liens after Attorney Storms informed him that the payoff cost would be about \$13,000. Attorney Storms normally does not recommend this but in this case there is a real benefit to the Town in getting rid of a blighted property. Mr. Barberino has expressed interest in cleaning up the property. Mr. Ives asked if there are any delinquent taxes on the property. Attorney Storms stated that there are about \$27,000 in back taxes that are in front of the WPCA liens. Before any permits are pulled, those taxes will need to be paid as per Town policy. Attorney Storms started foreclosing on the WPCA liens and not the tax liens because if he had foreclosed on the tax liens the WPCA liens would not have gotten paid. Jeffrey Ives made a motion: **THAT THE WPCA LIENS ON 252 MAIN STREET BE ASSIGNED TO JOHN BARBERINO** – Seconded by Gary Laurito. Mr. Laurito added an amendment to the motion: **UPON PAYMENT OF THE FEES AND THE COSTS THAT HAVE OCCURRED** – Seconded by Robert Crochetiere. Without further discussion, the amendment to the motion passed with 5 votes in favor and 0 votes opposed and the original motion passed with 5 votes in favor and 0 votes opposed.

Attorney Storms informed the Authority that his office just did 14 title searches on properties with delinquent WPCA accounts and within the next few weeks they will be sending out the complaints. If Attorney Storms' office is contacted, he is willing to accept payment installments (after passing it by Steven N. Wawruck, Jr.) as long as property owners can bring the account current within six months as that is how long it takes to foreclose anyway.

At 5:38 p.m., Attorney Storms thanked the Authority, requested a copy of the minutes from Mrs. Kane and left the meeting.

**MINUTES: June 9, 2015 Regular Monthly Meeting and June 9, 2015 Public Hearing:** Robert Crochetiere made a motion: **TO APPROVE BOTH THE MINUTES OF THE JUNE 9, 2015 REGULAR MONTHLY MEETING AND THE MINUTES OF THE JUNE 9, 2015 PUBLIC HEARING** – Seconded by Denise Balboni. Without further discussion, the motion passed with 5 votes in favor and 0 votes opposed.

**PUBLIC INPUT:** None

**FINANCIAL REPORTS:**

- a. **June 2015 Cash Reports:** Gary Laurito made a motion: **TO ACCEPT THE JUNE FINANCIAL REPORTS AND TO DEFER THE CD INVESTMENT REPORTS UNTIL THE AUTHORITY HAS THE UPDATE** – Seconded by Jeffrey Ives. Without further discussion, the motion passed with 5 votes in favor and 0 votes opposed.
- b. **CD Investments – update and changes:** Please see item (a) under Financial Reports for the related motion.

**CORRESPONDENCE:** None

**OLD BUSINESS:**

Gary Kuczarski informed the Authority that the caulking project in the Belt Filter Press room has been completed. The company and their crew did an excellent job and were clearly dedicated to doing it right. The WPCA operators will themselves caulk the support columns on the tiled walls.

**NEW BUSINESS:**

- a. **Sewer User Bills** – The Sewer User Bills were mailed out July 2, 2015 due to the office being short staffed. Property owners have until August 3, 2015 to pay the first installment. Mr. Ives asked if any appeals have come in yet. There has been one request for an appeal form. It was for a small business that would like to appeal the commercial minimum charge.

**ADJOURNMENT:** At 5:40 p.m., with no other business to discuss, Jeffrey Ives made a motion: **TO ADJOURN THE MEETING** – Seconded by Robert Crochetiere. Without further discussion, the motion passed with 5 votes in favor and 0 votes opposed.

Respectfully submitted,

Heather Kane  
Recording Secretary