

**TOWN OF WINDSOR LOCKS
WATER POLLUTION CONTROL AUTHORITY
REGULAR MONTHLY MEETING
TUESDAY, JUNE 9, 2015**

MEMBERS PRESENT: Steven N. Wawruck, Jr., Jeffrey Ives, Denise Balboni, Robert Crochetiere, Dennis Gragnolati, Gary Laurito and Michael Russo

MEMBERS ABSENT: William Hamel
Dana Steele, Town Engineer, Ex Officio

ALSO PRESENT: Scott C. Lappen, Director of Public Works, Ex Officio
Gary Kuczarski, Superintendent
Heather Kane, Recording Secretary
Frederick Mielke, Optimus Senior Living
K. Christian Boysen, Land Solutions

CALL TO ORDER: At 5:30 p.m., Steven N. Wawruck, Jr. called the meeting to order.

Dennis Gragnolati made a motion: **TO MOVE ITEM 6b UP TO ITEM 1a ON THE AGENDA** – Seconded by Gary Laurito. Without further discussion, the motion passed with 6 votes in favor and 0 votes opposed.

- a. **Old County Senior Living Center developer:** Frederick Mielke attended the meeting to request a lower connection fee for the memory care area (20 units) and assisted living area (56 units). He has no issue paying \$3,000 for each of the 36 independent living units. The memory care units and assisted living units, according to Mr. Mielke, are more like hotel rooms. Mr. Mielke is not asking the WPCA to change the set rate structure but instead to see how these rooms are more like hotel rooms than a residential property and to charge the hotel rate of \$2,000 per unit plus a \$3,100 connection and inspection fee. Each unit does have a shower, sink and toilet in the bathroom. There is no communal shower room. The memory care units do not have any kitchen facilities. The assisted living units do have a microfridge, which is a dorm size refrigerator and microwave, a bar sink, and 2 upper cabinets (one of which is used as a locked medicine cabinet). The residents in the assisted living units enjoy three meals a day in the dining room. Mr. Boysen noted that 112 units are to be built in Windsor Locks for 126 occupants which averages out to 1.125 people/unit. Mr. Mielke stated that the water usage for similar facilities on average is about 10,000-12,000 gallons/day.

At 5:39 p.m., Michael Russo arrived at the meeting.

Denise Balboni asked if the WPCF staff contacted other towns with similar facilities to see what rate they charged such facilities. Mr. Lappen stated that South Windsor goes by the acreage of the facility. After some discussion, Jeffrey Ives made a motion: **TO CHARGE EACH OF THE 36 INDEPENDENT CARE UNITS A \$3,000 SEWER CONNECTION FEE AND TO CHARGE EACH OF THE 76 MEMORY CARE AND ASSISTED LIVING UNITS A \$2,000 CONNECTION FEE PLUS THE ONE EXTRA FEE OF \$3,100** – Seconded by Denise Balboni. Without further discussion, the motion passed with 6 votes in favor and 0 votes opposed with one abstention for Michael Russo.

The total sewer connection fee for this development is \$263,100.00.

At 5:53 p.m., Mr. Mielke and Mr. Boysen thanked the Authority and left the meeting.

MINUTES: May 12, 2015 Regular Monthly Meeting: Gary Laurito made a motion: **TO ACCEPT THE MINUTES OF THE MAY 12, 2015 REGULAR MONTHLY MEETING** – Seconded by Dennis Gragnolati. Without further discussion, the motion passed with 6 votes in favor and 0 votes opposed with one abstention for Michael Russo.

PUBLIC INPUT: None

FINANCIAL REPORTS:

- a. **May 2015 Cash Reports:** Gary Laurito made a motion: **TO ACCEPT THE FINANCIAL REPORTS FOR MAY 2015 INCLUDING THE CD INVESTMENTS REPORTS**– Seconded by Dennis Gragnolati. Without further discussion, the motion passed with 7 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:

- a. **Clean Water Fund – Dexter’s and Halfway House Pump Stations update:** Copies of the reapplication letter sent to the CT DEEP from Mr. Dombrowski were sent to the Authority prior to the meeting. This letter is a state requirement. The proposed budget for the project is \$2.3M.
- b. **Old County Senior Living Center developer:** Please see item (a) under Call to Order for the discussion on this topic.
- c. **FY 15-16 Budget Discussion / Adoption:** This topic was tabled until after the Public Hearing. Please see this item under Old Business further down in these minutes for the discussion on this topic.

NEW BUSINESS:

- a. **2015 Infrastructure Improvement Project: \$1,115,000:** Mr. Wawruck requested a motion to approve the 2015 infrastructure improvement project on Wicklow Street. This project will go to a Town Public Hearing / Referendum on July 7th. Jeffrey Ives made a motion: **TO APPROVE THE 2015 INFRASTRUCTURE IMPROVEMENT PROJECT FOR WICKLOW STREET** – Seconded by Gary Laurito. Without further discussion, the motion passed with 7 votes in favor and 0 votes opposed.

At 6:00 p.m., Jeffrey Ives made a motion: **TO RECESS THE REGULAR MONTHLY MEETING UNTIL AFTER THE PUBLIC HEARING** – Seconded by Dennis Gragnolati. Without further discussion, the motion passed with 7 votes in favor and 0 votes opposed.

At 6:02 p.m., Steven N. Wawruck, Jr. reconvened the WPCA’s regular monthly meeting.

OLD BUSINESS:

FY 15-16 Budget Discussion / Adoption: Jeffrey Ives made a motion: **TO ADOPT THE PROPOSED 2015-2016 BUDGET AS PRESENTED** – Seconded by Robert Crochetiere. Without further discussion, the motion passed with 7 votes in favor and 0 votes opposed. Gary Laurito made a motion: **TO ADOPT THE USAGE RATES AS DEFINED ON THE TOWN OF WINDSOR LOCKS WATER POLLUTION CONTROL AUTHORITY PROJECTED SEWER USER CHARGES FOR FISCAL YEAR 2015-2016 AND REQUEST THAT A COPY OF THIS [SHEET] BE INCLUDED AS PART OF THE MINUTES OF THE MEETING** - Seconded by Dennis Gragnolati. Without further discussion, the motion passed with 7 votes in favor and 0 votes opposed.

ADJOURNMENT: At 6:04 p.m., with no other business to discuss, Jeffrey Ives made a motion: **TO ADJOURN THE MEETING** – Seconded by Dennis Gragnolati. Without further discussion, the motion passed with 7 votes in favor and 0 votes opposed.

Respectfully submitted,

Heather Kane
Recording Secretary

