



AGENDA
Water Pollution Control Authority
Special Meeting
Monday, June 19, 2023
6:45 – Council Chambers

6:45 Public Hearing - 2023/2024 Sewer Service Fees and Rates

- 1. ROLL CALL**
 - 2. Approval of Meeting Minutes**
 - May 16, 2022
 - June 6, 2022
 - October 3, 2022
 - December 19, 2022
 - June 5, 2023
 - 3. Discussion/Resolution:** Resolution Adopting the 2023/2024 Sewer Service Fees and Rates.
 - 4. ADJOURNMENT**
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**Water Pollution Control Authority
Minutes of Special Meeting
Monday, May 16, 2022**

A Special Meeting of the Enfield Water Pollution Control Authority was called to order by Chair Bob Cressotti on Monday, May 16, 2022. The meeting was called to order at 6:45pm.

ROLL CALL- Present were Chairman Bob Cressotti, Vice-Chairman Gina Cekala and Commissioners Despard, Hopkins, Ludwick, Mangini, Pyznar, Santanella and Unghire. Commissioner Finger attended remotely.

RESOLUTION #6237 by Commissioner Mangini, seconded by Vice-Chairman Cekala.

WHEREAS, the Enfield Water Pollution Control Authority values the opinions and comments of its constituents; and

WHEREAS, in accordance with Section 86-52(f), the Enfield Water Pollution Control Authority must hold a public hearing on the proposed sewer service fees and rates for the upcoming fiscal year.

NOW THEREFORE BE IT RESOLVED, that the Enfield Water Pollution Control Authority shall conduct a public hearing in the Town Council Chambers at Town Hall, 820 Enfield Street, Monday, June 6, 2021 at 6:45 p.m. on the proposed sewer service fees and rates for fiscal year 2022/2023.

AMENDMENT #1 by Commissioner Mangini, seconded by Vice-Chairman Cekala to amend the date in **RESOLUTION # 6237** to read 2022 instead of 2021.

Upon a **SHOW-OF-HANDS** vote being taken, the chair declared the **AMENDMENT #1** adopted 10-0-0.

Upon a **SHOW-OF-HANDS** vote being taken, the chair declared **RESOLUTION #6237** adopted as amended 10-0-0.

ADJOURNMENT

MOTION #6238 by Commissioner Mangini, seconded by Commissioner Unghire to adjourn.

Upon a **SHOW-OF-HANDS** vote being taken, the chair declared **MOTION #6238** adopted 10-0-0, and the meeting stood adjourned at 6:49pm.

Respectfully submitted,

Sheila M. Bailey
Town Clerk
Clerk of the Council

Tina Demers
Secretary to the Council

**WATER POLLUTION CONTROL AUTHORITY
MINUTES OF A SPECIAL MEETING AND PUBLIC HEARING
MONDAY, JUNE 6, 2022**

The Public Hearing was called to order at 6:45pm by Vice-chair Cekala.

ROLL CALL- Present were Vice-Chairman Cekala, Commissioners Despard, Finger, Hopkins, Ludwick, Mangini, Pyznar, Santanella and Unghire. Chairman Cressotti was absent. Also present were Town Manager, Ellen Zoppo-Sassu; Assistant Town Manager, Steve Bielenda; Town Attorney, James Tallberg; Town Clerk, Sheila Bailey; and Director of Finance, John Wilcox.

**TOWN OF ENFIELD
LEGAL NOTICE**

The following Notice of Public Hearing was published in the Hartford Courant on Tuesday, May 24, 2022.

The Enfield Water Pollution Control Authority will hold a public hearing in the Enfield Town Hall Council Chambers, 820 Enfield Street, Enfield, CT on Monday, June 6, 2022, at 6:45pm to allow residents an opportunity to express their opinions regarding the PROPOSED SEWER SERVICE FEES AND RATES FOR FISCAL YEAR 2022/2023. Information can be found in the office of the Town Clerk or at www.enfield-ct.gov.

Sheila M. Bailey, Town Clerk
Dated this 19th day of May 2022.

Vice-Chair Cekala announced the ground rules for the public hearing.

Karen LaPlante, 166 North Maple Street

Ms. LaPlante stated that she chuckled when she read Resolution #6237 in the May 16th WPCA minutes. It stated that there would be a public hearing so constituents could voice their opinions. She is here to give her opinion.

As the WPCA you are in charge of a \$9 million budget, yet there are no meetings of the WPCA to discuss this. No meetings to discuss the projected revenue, no meetings to discuss how you arrive at these rates, no meetings to discuss capital improvements, and no meetings to discuss plant additions or the status of the facilities. Somehow you are able to have one meeting a year to set the date for the public hearing and another to have the public hearing and set the rate. The decisions of the WPCA should be the decisions of the Authority even though the Town Council members are the WPCA. These two entities are two separate entities and should have separate meetings. A person should not have to go through pages of Town Council minutes to find out what is going on with the Water Pollution Control Plant or why money had to be transferred to buy a new forklift. The money paid for revenues should be going into the WPCA, not the Town of Enfield. There is no data to determine if the rates are fair or even necessary. There is also no data on money received vs. money billed, no data on how much was spent on collections, no data on past due

receivables outstanding or collected, and no data on usage or current rates. How much is in the fund balance?

As no one else wished to speak, Vice-Chair Cekala declared the Public Hearing closed.

ROLL CALL- Present were Vice-Chair Cekala, Commissioners Despard, Finger, Hopkins, Ludwick, Mangini, Pyznar, Santanella and Unghire. Chairman Cressotti was absent.

RESOLUTION #4720 by Commissioner Mangini, seconded by Commissioner Despard.

WHEREAS, in accordance with Chapter 103, Section 7-255 of the Connecticut General Statutes, the Enfield Sewer Authority held a public hearing on June 6, 2022, at 6:45pm in the Council Chamber of the Town Hall, 82o Enfield Street, Enfield, CT, hearing comments on the proposed 2022-2023 Sewer Service Fee Schedule.

THEREFORE, BE IT RESOLVED, the Enfield Sewer Authority does hereby adopt the Sewer Service fee Schedule, attached hereto as "Attachment A".

AMENDMENT #1 by Commissioner Pyznar, seconded by Commissioner Mangini to amend the resolution from 2019-2020 to 2022-2023.

Upon a **SHOW-OF-HANDS** vote being taken all were in favor of the Amendment.

Councilor Ludwick asked for background on the collection of back sewer fees.

Director of Finance, John Wilcox stated that as of June 30, 2021 we had a fund balance of \$2,150,000. We have been using State Marshals to collect back-due sewer use fees. We give a grace period of 6-8 months before we refer to the State Marshals. We have collected \$1.9 million in back fees.

Commissioner Mangini asked where we regarding the State of CT paying their fair share for the prisons?

Mr. Wilcox stated that the Sate of CT paid the full amount two years ago. They are paid in full.

Commissioner Hopkins stated that he thinks that there needs to be a separate entity for WPCA, either a separate TC meeting or pairing off and creating a separate entity for future planning.

Upon a **ROLL-CALL** vote being taken, the Vice-Chair declared **RESOLUTION #4720** adopted 9-0-0.

ADJOURNMENT

MOTION #4721 by Commissioner Mangini, seconded by Commissioner Unghire.

Upon a **SHOW-OF-HANDS** vote being taken, the Vice-Chair declared **MOTION #4721** adopted and the meeting stood adjourned at 6:52pm.

Respectfully submitted,

Sheila M. Bailey
Town Clerk
Clerk of the Council

Tina Demers
Secretary to the Council

**TOWN OF ENFIELD
WATER POLLUTION CONTROL AUTHORITY
SEWER SERVICE FEE SCHEDULE**

Pursuant to §86-203(2)
FOR FISCAL YEAR 2022-2023

WATER USAGE BASED SEWER RATES

- Billed water consumption < 20,000 \$3.60 per 1,000 gallons
- Billed water consumption > 20,000 \$5.39 per 1,000 gallons

A seasonal adjustment is made by reducing the daily consumption of potable water for the months of June, July, and August by 7.5%.

**SEWER USAGE BASED RATES
(FOR SEWER USERS WITH SEWER METERS)**

- Significant users with sewer meters: charges will be computed by multiplying the quarterly volume of sewerage by \$5.39 per 1,000 and billed quarterly.

PRIVATE WELL BASED RATES

- Well Users will be charged quarterly based on the average consumption by user classification:
 Residential and small non-residential 12,780 gallons per quarter for FY 22/23
 Commercial and industrial 90,000 gallons per quarter for FY 22/23

The base quarterly charge for well users will be based on the smallest meter size.

DELINQUENT ACCOUNTS

Interest will be charged on delinquent accounts at the rate of 1-1/2% per month, with a minimum charge of \$2.00, as provided by statute. Appeals for such charges must be filed within 30 days after the mailing of the bills. NOTE: Sewer Fees are the responsibility of the property owner.

BASE QUARTERLY CHARGE

METER SIZE	SIZE FACTOR	CHARGE
5/8"	1.0	\$39.00
3/4"	1.5	\$58.50
1"	2.5	\$97.50
1-1/2"	5.0	\$195.00
2"	8.0	\$312.00
3"	15.0	\$585.00
4"	25.0	\$975.00
6"	50.0	\$1,950.00
8"	80.0	\$3,120.00

The Base Charge is established to provide for the fixed expenses of owning and maintaining the water pollution system such as the physical plant, lift stations, pump stations, manholes, collection lines and piping. For customer billed on a monthly basis, the monthly fixed charged shall be one third of the values shown in the table above.

SEWER CONNECTION FEES

\$3,000* per EDU

*Houses and commercial/Industrial buildings built prior to January 1, 2014 and were not connected to the Town of Enfield Sanitary Sewer System as of January 1, 2014 will be charged pursuant to the WPCA policy on Sewer Connections.

OTHER FEES

Inspection Fee: \$100 per occurrence for any new construction, replacement, renovation or repair work during published business hours
(\$300 per occurrence for nights, holidays, and weekends)

**Sewer Meter
Reading Charge:** \$50 per reading (quarterly) of non-Water Company meters

**Septage Disposal
Permit:** \$100 per year for each registered septage hauler

**Septage Disposal
Fees:** \$60 per 1,000 gallons based on full truck capacity of residential septage
\$80 per 1,000 gallons based on full truck capacity of
industrial/commercial septage
\$10 per discharge for sewage from recreational vehicles (campers)

**FOG Inspection
Fee:** \$50 per inspection visit (no more than monthly)

**Industrial Groundwater
Remediation Discharge:** \$250 per quarter

WATER POLLUTION CONTROL AUTHORITY
MINUTES OF A SPECIAL MEETING
MONDAY, OCTOBER 3, 2022

Chairman Cressotti called the Special Meeting of the Water Pollution Control Authority to order at 6:16pm on Monday, October 3, 2022 in Council Chambers

Roll Call – Present were Chairman Cressotti, Vice Chairperson Cekala, Commissioners Despard, Finger, Hopkins, Ludwick, Mangini, Nelson, Pyznar, Santanella and Unghire. Also present were Town Manager, Ellen Zoppo-Sassu; Assistant Town Manager, Steven Bielenda; Town Attorney, James Tallberg; Town Clerk, Sheila Bailey; Director of Public Works, Donald Nunes; and Superintendent of WPC, Todd Matthewson.

ARPA FUNDING FOR WATER POLLUTION CONTROL

Town Manager, Ellen Zoppo-Sassu stated that the Town Council elected to put aside \$2,920,906 under the category of wastewater treatment. We have also allocated \$468,000 to be used in FY24 for one of the WPC pump stations.

The Director of Public Works and the Supervisor of Water Pollution Control are here to talk about how some of that money may be allocated as well as a general update concerning the status of ongoing projects.

WATER POLLUTION CONTROL AUTHORITY PROJECT UPDATE

Donald Nunes, Director of DPW

Todd Mathewson, Supervisor of WPC

Mr. Nunes explained that they are almost ready to go out to bid for the Great Brook Pump Station which is a massive project in the area of \$2.5M - \$3M range and is quite detailed work. The specs for this project are over a thousand pages long. This is a very complicated project involving many different disciplines as well as how to handle all that waste while still keeping the pump station running. After that we will be sourcing engineers to start the Sparkle Street Pump Station which is going to cost in the neighborhood of \$2M - \$2.5M to rehab. Those are our two major pump station projects.

There is some good news regarding the WPCF upgrade. Multiple permits have been filed and now it is in Amtrak's hands. We're about two weeks away from actually starting the berm which should only take three to five days to complete. We need to finish that before December and are now basically in line waiting for the final signature to come back from Amtrak.

Mr. Matthewson explained that the Town of Enfield was given almost no notification that the Town of Manchester, which is the last remaining facility in the State of Connecticut, is no longer accepting wastewater screenings or grip. This announcement turned the entire State upside down as there's no place to take it. He has been able to secure a one-year agreement for 2023 on a trial basis in a

landfill in Massachusetts that'll take this product. Our grit is considered a special waste, not a hazardous waste. We could get out of the special waste category if we do certain things to clean it but that's going to be very expensive. In the past we would just call up and hire a contractor. They would come with a truck and suck up all our grit out of our channels and drive it away we'd never see it again. This year we had to suck it up with our own equipment because nobody can take it. We place it on a wash down pad and attempt to dry it out ourselves because it has to pass a paint filter test before we can get rid of it. The last time we did that we had a couple odor complaints. Our plan for the springtime is to purchase a hoop house to put over a wash down pad to control odors while we dry the grit until we can find a more permanent solution.

Mr. Matthewson stated that we almost lost our place at the MDC to truck out our cake product. They are down to one-year renewal contracts. The thicker we get our cake the less we have to truck. However, if we go over 25 percent, they will reject the solids, so it is getting really tricky. We had one number that came back in our laboratory data that was a high. I had to provide them with five years' worth of data to prove to them that it was an anomaly. We looked at a 100-200 mile radius to find anyone else that would take our cake if this deal fell through and wasn't able to find one. Even the sludge byproducts have become a problem. Maine is shutting down land applications this month so there are a lot of treatment facilities in New England scrambling.

On the good side, the new camera trucks are coming this month and we've already scheduled training. As soon as the training is complete, we'll take it to Meadowlark to get ready for the roads projects.

Commissioner Finger asked whether we have considered hauling liquid rather than cake. Mr. Matthewson responded that hauling it as a liquid would be more expensive because we would be paying the weight of water.

Commissioner Mangini is concerned that the State seems to be washing their hands of this issue. Mr. Matthewson answered that equipment could be bought but it is very expensive. Commissioner Mangini asked whether we have looked at applying for any grants. Mr. Matthewson indicated that right now, we have been scrambling to address the urgency of the issue but will continue to look for alternative solutions.

Commissioner Nelson asked if Manchester is the only Town that's been taking this waste, aren't we going to be forced to deal with this sooner than later? Shouldn't we start addressing this before every other town does and we can't find a place to get rid of it? Mr. Matthewson agrees and informed the Commissioners that the Town of Vernon is doing an upgrade right now and they actually shut down their upgrade because of this notification. They are doing a very big change order so they can get ahead of this problem. Commissioner Nelson said he would be interested in seeing rough numbers of what this could potentially cost the town.

Councilor Nelson asked for an update on the Weymouth Road Pump Station. It was mentioned that every time it rains that pump station runs three to four days in a row. This Town has spent millions trying to keep drainage and groundwater out of the sewer system so we're not paying to treat it. That pump station is only for Pheasant Hill. Will the new camera equipment be able to look in the sewer lines and find out where this groundwater is coming from and try to eliminate it? Mr. Matthewson indicated possibly yes; we may be able to locate it.

Commissioner Nelson said we talked about putting a storage tank in or pumping only at two o'clock in the morning. Perhaps he can design a system that will work with our facility and only pump at two o'clock in the morning so it really shouldn't affect the pump station. Commissioner Nelson is interested in the town working with him instead of reinventing the wheel just to put in this 500-gallon pump system.

Commissioner Hopkins thanked Mr. Mathewson for coming in front of the Commissioners as it is always quite elucidating. As he understands this grit issue, there are only really three options. One is to build a new cleaning plant for a multi-million-dollar figure. He would also like to know what that figure might be because there may be a limited number of options. Option two is to continue to rely on this facility in Massachusetts and continue cleaning on our side. For that option to continue to work is contingent upon the plant in Massachusetts continuing to accept our waste. What infrastructure is needed in town to continue this option provided the facility in Massachusetts continues to accept our waste?

Mr. Mathewson indicated that in order for the company in Massachusetts to continue to accept our product, it comes with a lot of stipulations. It can't have one drop of water in it. It takes a long time and is really hard for us. We have to go out there and flip that product two or three times with our Bobcat on the washdown pad. If it rains, we start all over again. We don't have a lot of options at the moment. We are still in the exploratory phase of what we can do. ESI told us that the landfill was going to take it, but this is only on a trial basis. They were not going to promise any more than one year. The material is very odorous which is why Manchester has decided not to continue due to numerous complaints.

Commissioner Ludwig asked if they have an idea of what some of the of these other towns are doing now that they can't bring it to Manchester. Mr. Mathewson responded that he is only aware of the Town of Vernon. Commissioner Ludwig asked if there were any opportunities to join in with other towns. Mr. Mathewson responded that he is not aware of any at this time.

Councilor Ludwick asked that concerning the Great Brook pump station as well as the Sparkle Street station, do we have to go to referendum to finish this project or have we been putting away money for the WPCF Capital Fund? Mr. Nunes answered that we've been putting away about \$500,000 a year for many years now so we do have almost \$1.928 million in that fund right now. Commissioner Ludwick asked how many pump stations we have. Mr. Nunes responded 16. Commissioner Ludwick asked of the remaining 14, what condition are they in? Mr. Mathewson responded that they all have to be replaced. Some of them are way past their life expectancy. We just completed a study with Wright/ Pierce who did a lift station analysis for us, and we have some work to do.

RESOLUTION #4722 by Commissioner Mangini, seconded by Commissioner Cekala

WHEREAS, 11 Pearl Street was the Thompsonville Fire District fire house for several years; and

WHEREAS, the Thompsonville Fire District's fire house is now located at 35 North Main Street; and

WHEREAS, the water line servicing 11 Pearl Street has a two-inch meter which has a Base Quarterly Charge of \$312.00 per the Town's Sewer Service Fee Schedule for Fiscal Year 2022-2023; and

WHEREAS, Patrick and Jeanette Tallarita purchased 11 Pearl Street in July 2021 and have converted the building to a single-family residence; and

WHEREAS, Pursuant to the Town of Enfield Sewer Usage Adjustment Policy, subsection D, Mr. and Mrs. Tallarita have requested that the Base Quarterly Charge be adjusted to reflect the rate for a 5/8-inch meter, which size is the typical size for single family residences.

NOW THEREFORE BE IT RESOLVED, that the Base Quarterly Charge, as set forth in the Sewer User Fee Schedule, shall be adjusted to reflect the rate for a 5/8-inch meter for 11 Pearl Street.

BE IT FURTHER RESOLVED, that the adjustment shall commence as of the date of this resolution and shall be effective only for the period that 11 Pearl Street is used primarily as a single-family residence.

Commissioner Nelson stated that he feels this decision is under the purview of the Planning and Zoning Commission. If the Tallarita's would like, they can apply for a zone change from commercial to residential and then come back and have a 5/8 meter installed. In the future they are looking to use the building for some commercial use.

Commissioner Mangini respectfully disagrees with Commissioner Nelson in the sense that although this building is zoned commercial, the Tallarita's purchased the property with the intent of using it as a residence and in the future, as a mixed use. The resolution clearly states that the adjustment shall commence from the date of this resolution and be effective only for the period that 11 Pearl Street is used primarily as a single-family residence which essentially means that once the use changes to commercial the fees will change back.

Commissioner Hopkins doesn't believe this resolution requires a zone change. It is within the capacity of the WPCA to allow this adjustment. It is a matter of equity as well as incentivizing development of this property.

Commission Finger stated that this is a commercial building. He agrees with Commissioner Nelson that this should go before Planning and Zoning.

Commissioner Pyznar commented that she realizes he is trying to revitalize Thompsonville and she respects that and is grateful he wants to be part of the revitalization. However, he purchased the property as a commercial building, and we will be setting a precedent for others in the future.

Commissioner Santanella supports this as a temporary fix during the transition period and feels it's a reasonable request. He agrees with Commissioner Hopkins that it is well within the rights of the WPCA to make this decision and it should not need to go to Planning and Zoning. He doesn't believe that this is particularly special treatment. It is an unusual circumstance that requires a special action more than special treatment.

Commissioner Hopkins welcomes anybody who has a great idea for developing Thompsonville to come in front of the Council. Many Council members are very interested in its continued development. Thompsonville is like a small flame right now that Council should foster so that we can have a booming center of town again.

Chairman Cressotti is going to support this resolution and supports the revitalization of Thompsonville. This topic has been brought up many times before and has been ignored by WPC. This is a temporary fix for someone who's doing something good for our town and he's made a commitment to the residents in this area of town. If somewhere down the road the use goes back to commercial, then the rate will revert to what it is.

Town Manager Zoppo-Sassu clarified for the Commission that at the July 5th meeting, the Council voted to amend the WPCA dispute process, Town Code 86-204, Subsection C which gave the Water Pollution Control authority to amend the dispute resolution process based on the Town Manager's recommendation. When Council did that, they amended the Sewer Usage Adjustment Policy and added a new section, Section D - Change in Use. If a property is converted from a non-residential use to a primarily single-family residential use the base quarterly charge may be adjusted to reflect the residential use. You are within your powers as WPCA to take this action.

Ms. Zoppo-Sassu stated that Commissioner Nelson is correct that if this was a Planning and Zoning matter there would be a change of use. We are not there yet. Her recommendation in July was based on the fact that we have to do everything in our power to enable appropriate redevelopment in the Thompsonville area. That is why we are working with Mr. Salus to redo all the lines and part of his site plan application. It's why we are invested in the Strand and in Lamagna. We are probably going to see a lot more very unique situations as more people come forward.

Upon a **ROLL-CALL** vote being taken, the chair declared **RESOLUTION #4722** adopted 6-5-0. Commissioners Finger, Ludwick, Nelson, Pyznar and Unghire voted against.

ADJOURNMENT

MOTION #4723 by Councilor Nelson, seconded by Councilor Cekala.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #4723** adopted 11-0-0 and the meeting stood adjourned at 7:07pm.

Respectfully submitted,

Sheila M. Bailey
Clerk to the Council
Town Clerk

**ENFIELD TOWN COUNCIL ACTING AS THE
WATER POLLUTION CONTROL AUTHORITY
MINUTES OF A SPECIAL MEETING
MONDAY, DECEMBER 19, 2022**

Chairman Cressotti called the Special Meeting of the Water Pollution Control Authority to order at 6:51pm on Monday, December 19, 2022 in Council Chambers.

Roll Call – Present were Commissioners Cekala, Cressotti, Despard, Finger, Hopkins, Ludwick, Mangini, Nelson, Pyznar, Santanella and Unghire. Also present were Town Manager, Ellen Zoppo-Sassu; Assistant Town Manager, Steven Bielenda; Town Attorney, James Tallberg; Town Clerk, Sheila Bailey; and Director of Public Works, Donald Nunes.

RESOLUTION #4724 by Commissioner Mangini, seconded by Commissioner Cekala to request a waiver of the \$7,950 sewer connection fee for the proposed farm brewery at 50 Weymouth Road.

Town Manager, Ellen Zoppo-Sassu, explained that there are two issues in play. One is the fee waiver for the sewer connection and the other is CGS 7-255 regarding sewer user fees.

Public Works Director, Donald Nunes, explained how the connection fee was calculated. \$7,950 is calculated based upon equivalent dwelling units. According to Enfield's ordinance, the fee for new sewer connections is \$3,000 for every 200 gallons. JR Russo provided an estimate of \$510 gallons per day. Divide 510 by 200 and it equals 2.55. $2.55 \times \$3,000$ equals \$7,650. Add to that the commercial permit fee of \$200 and the inspection fee of \$100 and the total is \$7,950.

Section §86-181 of the ordinance states that the *WPCA shall establish a one-time connection fee in order to recover a portion of the cost of the sanitary sewer and the person seeking service shall be liable for such charge*. Mr. Nunes has no authority to waive it. The established fee covers the privilege of connecting to our sewer system and is not intended to cover the costs of the actual piping. The sewer for the proposed brewery will be dumping into the pump station at Pheasant Hill which is at capacity. JR Russo designed a system that involves a holding tank that will pump at a slow 10-15 gallons a minute around 2:00am during non-peak hours to not overtax our system.

For comparison, 113 North Maple Street recently connected to our system for \$46,380, 12 Meacham Drive paid \$3,000, 14 Watch Hill paid \$3,000, and 25 Troy Lane will pay \$3,000. He is not aware of any other waivers being granted in the past.

Commissioner Mangini stated that she does not remember granting any sewer connection fee waivers in the past. She inquired why this is before the council now and will granting this waiver put the town in any disadvantage in the future. Ms. Zoppo-Sassu responded that the taxpayer has requested this waiver. This is a unique project in that Mr. Mastroberti installed his own sewer line for the neighboring property that services 54 Weymouth Road. This request is for a new property to connect into this same sewer line.

Attorney Tallberg and his staff are reviewing new state legislation, CGS §7-255, which addresses how a municipality may calculate sewer use fees for a farm brewery specifically, which may also be a benefit to Mr. Mastroberti. Commission Mangini remarked that she feels it would be wise to postpone any decision until we have more information.

Commissioner Nelson stated that the regulations say that to the extent a developer is required by the WPCA to install a trunk or other sewer pipe through or to their property exceeding the size needed to service such property, the excess cost resulting from such requirement as determined by the WPCA may be deducted from the current charge. Mr. Mastroberti spent about \$8,000 to engineer a system because of a Town of Enfield problem. It is not the resident's problem that our water pollution control pump station is way undersized.

The Chairman asked Attorney Tallberg to weighed in and he stated that the answer to the question of whether to grant a waiver for the connection fees is solely at the discretion of the Town Council, acting as commissioners of the WPCA. It has been suggested that council wait on making that decision. In HB 5331, *An Act Concerning the Liquor Control Act*, the language states that sewer charges are not applicable to permittees who held a manufacturer permit for a brew pub issued prior to July 1, 2020. We need to see what kind of permits have been issued, if at all, to this facility. Maybe this legislation is not applicable and there will be sewer use charges, we just don't know right now.

Commissioner Hopkins supports this business and would like to encourage future businesses. He supports waiving this fee as the owner has already invested significant funds and the town will benefit from the improvements he is making on this property.

Director Nunes clarified that the Pheasant Hill pump station was designed to service all the homes on the north and south side of Weymouth Road going easterly and on Pheasant Hill. We do not have a sewer east of Pheasant Hill. There was no intention of extending the line. The house at 54 Weymouth Road pumps almost 1300 feet up the hill and into that manhole. Those properties do not have sewer in front of their homes.

Commissioner Santanella stated that he feels these are charges incurred from starting a business on property not designed for this type of business and are simply a cost of doing business. He is against setting a new precedent and is not going to support this fee waiver.

Commissioner Pyzner asked if the other businesses Mr. Nunes listed paid to install their own sewer lines. Mr. Nunes answered that they installed the lateral lines. Commissioner Nelson added that Mr. Mastroberti paid to install the main line already. It is Mr. Nunes opinion that Mr. Mastroberti's line is a lateral line and not a main line. If a neighbor across the street wanted to connect to Mr. Mastroberti's line, they could not because it is not sized as a main line. It is just for that home and cannot be used by multiple users.

Commissioner Finger suggested they utilize the camera system to inspect the sewer lines to see if ground water is infiltrating them. He is going to support this waiver to show support for small businesses.

Chairman Cressotti likes the idea of a farm brewery on this property. He feels Mr. Mastroberti has done everything asked for on his end and he has no problem supporting this waiver.

Commissioner Ludwick asked what the process was that Mr. Mastroberti went through to receive approval to install the original sewer line. The property across the street is for sale. If they wanted to install a lateral, what is the process? Mr. Nunes stated that they would have to apply for a permit which would be reviewed to make sure it was reasonable, and the owner or developer would pay for a lateral.

Commissioner Cekala wanted confirmation that it is uncertain at this point whether the owner would be paying sewer user fees. Ms. Zoppo-Sassu agreed that this is still uncertain. Commissioner Cekala asked whether there were other exemptions the owner might be eligible for. Ms. Zoppo-Sassu responded that depending upon the results of the Town Attorney's research, if the waiver is approved and the owner doesn't pay a connection fee, there may not be any opportunity in the future to collect any money on the cost of processing waste being generated from this new business. There is still a lot of information to gather, and we can come back to the commissioners once we have more information. At this point, the commission will be setting a precedent for the future. Commissioner Cekala stated that she would be comfortable waiting until the next meeting for answers to the outstanding questions.

MOTION #4725 by Commissioner Santanella, seconded by Commissioner Mangini to table the question until the next meeting.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #4725** failed 4-7-0 with Commissioners Cressotti, Despard, Finger, Ludwick, Nelson, Pyzner and Unghire voting against.

Upon a **ROLL-CALL** vote being taken, the chair declared **RESOLUTION #4724** adopted 8-3-0 with Commissioners Cekala, Mangini and Santanella voting against.

ADJOURNMENT

MOTION #4726 by Commissioner Finger, seconded by Commissioner Unghire to adjourn.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #4726** adopted 11-0-0 and the meeting stood adjourned at 7:30pm.

Respectfully submitted,

Sheila M. Bailey
Clerk to the Council
Town Clerk

**ENFIELD TOWN COUNCIL ACTING AS THE
WATER POLLUTION CONTROL AUTHORITY
MINUTES OF A SPECIAL MEETING
MONDAY, DECEMBER 19, 2022**

Chairman Cressotti called the Special Meeting of the Water Pollution Control Authority to order at 6:51pm on Monday, December 19, 2022 in Council Chambers.

Roll Call – Present were Commissioners Cekala, Cressotti, Despard, Finger, Hopkins, Ludwick, Mangini, Nelson, Pyznar, Santanella and Unghire. Also present were Town Manager, Ellen Zoppo-Sassu; Assistant Town Manager, Steven Bielenda; Town Attorney, James Tallberg; Town Clerk, Sheila Bailey; and Director of Public Works, Donald Nunes.

RESOLUTION #4724 by Commissioner Mangini, seconded by Commissioner Cekala to request a waiver of the \$7,950 sewer connection fee for the proposed farm brewery at 50 Weymouth Road.

Town Manager, Ellen Zoppo-Sassu, explained that there are two issues in play. One is the fee waiver for the sewer connection and the other is CGS 7-255 regarding sewer user fees.

Public Works Director, Donald Nunes, explained how the connection fee was calculated. \$7,950 is calculated based upon equivalent dwelling units. According to Enfield's ordinance, the fee for new sewer connections is \$3,000 for every 200 gallons. JR Russo provided an estimate of \$510 gallons per day. Divide 510 by 200 and it equals 2.55. $2.55 \times \$3,000$ equals \$7,650. Add to that the commercial permit fee of \$200 and the inspection fee of \$100 and the total is \$7,950.

Section §86-181 of the ordinance states that the *WPCA shall establish a one-time connection fee in order to recover a portion of the cost of the sanitary sewer and the person seeking service shall be liable for such charge*. Mr. Nunes has no authority to waive it. The established fee covers the privilege of connecting to our sewer system and is not intended to cover the costs of the actual piping. The sewer for the proposed brewery will be dumping into the pump station at Pheasant Hill which is at capacity. JR Russo designed a system that involves a holding tank that will pump at a slow 10-15 gallons a minute around 2:00am during non-peak hours to not overtax our system.

For comparison, 113 North Maple Street recently connected to our system for \$46,380, 12 Meacham Drive paid \$3,000, 14 Watch Hill paid \$3,000, and 25 Troy Lane will pay \$3,000. He is not aware of any other waivers being granted in the past.

Commissioner Mangini stated that she does not remember granting any sewer connection fee waivers in the past. She inquired why this is before the council now and will granting this waiver put the town in any disadvantage in the future. Ms. Zoppo-Sassu responded that the taxpayer has requested this waiver. This is a unique project in that Mr. Mastroberti installed his own sewer line for the neighboring property that services 54 Weymouth Road. This request is for a new property to connect into this same sewer line.

Attorney Tallberg and his staff are reviewing new state legislation, CGS §7-255, which addresses how a municipality may calculate sewer use fees for a farm brewery specifically, which may also be a benefit to Mr. Mastroberti. Commission Mangini remarked that she feels it would be wise to postpone any decision until we have more information.

Commissioner Nelson stated that the regulations say that to the extent a developer is required by the WPCA to install a trunk or other sewer pipe through or to their property exceeding the size needed to service such property, the excess cost resulting from such requirement as determined by the WPCA may be deducted from the current charge. Mr. Mastroberti spent about \$8,000 to engineer a system because of a Town of Enfield problem. It is not the resident's problem that our water pollution control pump station is way undersized.

The Chairman asked Attorney Tallberg to weighed in and he stated that the answer to the question of whether to grant a waiver for the connection fees is solely at the discretion of the Town Council, acting as commissioners of the WPCA. It has been suggested that council wait on making that decision. In HB 5331, *An Act Concerning the Liquor Control Act*, the language states that sewer charges are not applicable to permittees who held a manufacturer permit for a brew pub issued prior to July 1, 2020. We need to see what kind of permits have been issued, if at all, to this facility. Maybe this legislation is not applicable and there will be sewer use charges, we just don't know right now.

Commissioner Hopkins supports this business and would like to encourage future businesses. He supports waiving this fee as the owner has already invested significant funds and the town will benefit from the improvements he is making on this property.

Director Nunes clarified that the Pheasant Hill pump station was designed to service all the homes on the north and south side of Weymouth Road going easterly and on Pheasant Hill. We do not have a sewer east of Pheasant Hill. There was no intention of extending the line. The house at 54 Weymouth Road pumps almost 1300 feet up the hill and into that manhole. Those properties do not have sewer in front of their homes.

Commissioner Santanella stated that he feels these are charges incurred from starting a business on property not designed for this type of business and are simply a cost of doing business. He is against setting a new precedent and is not going to support this fee waiver.

Commissioner Pyzner asked if the other businesses Mr. Nunes listed paid to install their own sewer lines. Mr. Nunes answered that they installed the lateral lines. Commissioner Nelson added that Mr. Mastroberti paid to install the main line already. It is Mr. Nunes opinion that Mr. Mastroberti's line is a lateral line and not a main line. If a neighbor across the street wanted to connect to Mr. Mastroberti's line, they could not because it is not sized as a main line. It is just for that home and cannot be used by multiple users.

Commissioner Finger suggested they utilize the camera system to inspect the sewer lines to see if ground water is infiltrating them. He is going to support this waiver to show support for small businesses.

Chairman Cressotti likes the idea of a farm brewery on this property. He feels Mr. Mastroberti has done everything asked for on his end and he has no problem supporting this waiver.

Commissioner Ludwick asked what the process was that Mr. Mastroberti went through to receive approval to install the original sewer line. The property across the street is for sale. If they wanted to install a lateral, what is the process? Mr. Nunes stated that they would have to apply for a permit which would be reviewed to make sure it was reasonable, and the owner or developer would pay for a lateral.

Commissioner Cekala wanted confirmation that it is uncertain at this point whether the owner would be paying sewer user fees. Ms. Zoppo-Sassu agreed that this is still uncertain. Commissioner Cekala asked whether there were other exemptions the owner might be eligible for. Ms. Zoppo-Sassu responded that depending upon the results of the Town Attorney's research, if the waiver is approved and the owner doesn't pay a connection fee, there may not be any opportunity in the future to collect any money on the cost of processing waste being generated from this new business. There is still a lot of information to gather, and we can come back to the commissioners once we have more information. At this point, the commission will be setting a precedent for the future. Commissioner Cekala stated that she would be comfortable waiting until the next meeting for answers to the outstanding questions.

MOTION #4725 by Commissioner Santanella, seconded by Commissioner Mangini to table the question until the next meeting.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #4725** failed 4-7-0 with Commissioners Cressotti, Despard, Finger, Ludwick, Nelson, Pyzner and Unghire voting against.

Upon a **ROLL-CALL** vote being taken, the chair declared **RESOLUTION #4724** adopted 8-3-0 with Commissioners Cekala, Mangini and Santanella voting against.

ADJOURNMENT

MOTION #4726 by Commissioner Finger, seconded by Commissioner Unghire to adjourn.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #4726** adopted 11-0-0 and the meeting stood adjourned at 7:30pm.

Respectfully submitted,

Sheila M. Bailey
Clerk to the Council
Town Clerk

**WATER POLLUTION CONTROL AUTHORITY
MINUTES OF SPECIAL MEETING/PUBLIC HEARING
MONDAY, JUNE 5, 2023**

The Special Meeting was called to order at 7:30pm by Chairman Cressotti.

ROLL CALL- Present were Commissioners Cressotti, Cekala, Despard, Finger, Hopkins, Ludwick, Mangini, Nelson, Pyznar, Santanella and Unghire.

RESOLUTION #4727 by Councilor Mangini, seconded by Councilor Nelson.

WHEREAS, the Enfield Water Pollution Control Authority values the opinions and comments of its constituents; and

WHEREAS, in accordance with Section 86-52(f), the Enfield Water Pollution Control Authority must hold a public hearing on the proposed sewer service fees and rates for the upcoming fiscal year.

NOW THEREFORE BE IT RESOLVED, that the Enfield Water Pollution Control Authority shall conduct a public hearing in the Town Council Chambers at Town Hall, 820 Enfield Street, Monday, June 19, 2023 at 6:45 p.m. on the proposed sewer service fees and rates for fiscal year 2023/2024.

Councilor Hopkins stated that he is comfortable moving forward with the public hearing as long as more information is provided. There needs to be a rate system that fairly charges people who use under 20,000 gallons. Most folks in town use under 20,000 gallons and some businesses use over 20,000 gallons.

Chairman Cressotti stated that they will be getting that information soon.

Councilor Ludwick asked where this information will be posted. Ms. Zoppo-Sassu stated that it will be on the Town Manager's page and on the main page with the alerts.

Upon a **ROLL-CALL** vote being taken, the chair declared **RESOLUTION #4727** adopted 11-0-0.

ADJOURNMENT

MOTION #4728 by Commissioner Finger, seconded by Commissioner Nelson.

Upon a **SHOW-OF-HANDS** vote being taken, the chair declared **MOTION #4728** adopted and the meeting stood adjourned at 7:34pm.

Respectfully submitted,

Sheila M. Bailey
Town Clerk
Clerk of the Council

Tina Demers
Secretary to the Council

OFFICE OF THE TOWN MANAGER

Date: June 19, 2023

To: Water Pollution Control Authority

From: Ellen Zoppo-Sassu, Town Manager

Re: PUBLIC HEARING GROUND RULES-

1. Roll Call.
2. READ BY MAYOR: The following Notice of Public Hearing was published in the Hartford Courant on Friday, June 9, 2023.

TOWN OF ENFIELD
LEGAL NOTICE

The Enfield Water Pollution Control Authority will hold a Public Hearing in the Enfield Town Hall Council Chambers, 820 Enfield Street, Enfield Connecticut on Monday, June 19, 2023, at 6:45 P.M. to allow interested residents an opportunity to express their opinions regarding **PROPOSED SEWER SERVICE FEES AND RATES FOR FISCAL YEAR 2023/2024.**

Dated this 6th day of June, 2023
Sheila M. Bailey, Town Clerk

3. Announce Ground Rules for Public Hearing:
 - a. There is no time limit, but I ask that each person not take up too much time, so that everyone will have an opportunity to speak.
 - b. After each person, who desires, has had one chance to speak, I shall permit those individuals who desire a second chance.
 - c. After those individuals who desire to speak a second time, I shall permit those individuals who desire a third, fourth, etc., time.
 - d. Please refrain from personalities.

**ENFIELD WATER POLLUTION CONTROL AUTHORITY
RESOLUTION NO. _____**

**Resolution Setting Sewer Use Charge Rate
for 2023-2024 Billing**

WHEREAS, in accordance with Chapter 103, Section 7-255 of the Connecticut General Statutes, the Enfield Sewer Authority held a public hearing on June 19, 2023, at 6:45 P.M. in the Council Chamber of the Town Hall, 820 Enfield Street, Enfield, Connecticut, hearing comments on the proposed 2023-2024 Sewer Service Fee Schedule.

THEREFORE, BE IT RESOLVED, the Enfield Sewer Authority does hereby adopt the Sewer Service Fee Schedule, attached hereto as "Attachment A".

Prepared by: Town Manager's Office

**TOWN OF ENFIELD
WATER POLLUTION CONTROL AUTHORITY
SEWER SERVICE FEE SCHEDULE**

Pursuant to §86-203(2)
FOR FISCAL YEAR 2023-2024

WATER USAGE BASED SEWER RATES

- Billed water consumption < 20,000 \$4.19 per 1,000 gallons
- Billed water consumption > 20,000 \$6.27 per 1,000 gallons

A seasonal adjustment is made by reducing the daily consumption of potable water for the months of June, July, and August by 7.5%.

**SEWER USAGE BASED RATES
(FOR SEWER USERS WITH SEWER METERS)**

- Significant users with sewer meters: charges will be computed by multiplying the quarterly volume of sewerage by \$6.27 per 1,000 and billed quarterly.

PRIVATE WELL BASED RATES

- Well Users will be charged quarterly based on the average consumption by user classification:
 Residential and small non-residential 12,780 gallons per quarter for FY 23/24
 Commercial and industrial 90,000 gallons per quarter for FY 23/24

The base quarterly charge for well users will be based on the smallest meter size.

DELINQUENT ACCOUNTS

Interest will be charged on delinquent accounts at the rate of 1-1/2% per month, with a minimum charge of \$2.00, as provided by statute. Appeals for such charges must be filed within 30 days after the mailing of the bills. NOTE: Sewer Fees are the responsibility of the property owner.

BASE QUARTERLY CHARGE

METER SIZE	SIZE FACTOR	CHARGE
5/8"	1.0	\$39.00
3/4"	1.5	\$58.50
1"	2.5	\$97.50
1-1/2"	5.0	\$195.00
2"	8.0	\$312.00
3"	15.0	\$585.00
4"	25.0	\$975.00
6"	50.0	\$1,950.00
8"	80.0	\$3,120.00

The Base Charge is established to provide for the fixed expenses of owning and maintaining the water pollution system such as the physical plant, lift stations, pump stations, manholes, collection lines and piping. For customer billed on a monthly basis, the monthly fixed charged shall be one third of the values shown in the table above.

SEWER CONNECTION FEES

\$3,000* per EDU

*Houses and commercial/Industrial buildings built prior to January 1, 2014 and were not connected to the Town of Enfield Sanitary Sewer System as of January 1, 2014 will be charged pursuant to the WPCA policy on Sewer Connections.

OTHER FEES

Inspection Fee: \$100 per occurrence for any new construction, replacement, renovation or repair work during published business hours
(\$300 per occurrence for nights, holidays, and weekends)

Sewer Meter Reading Charge: \$50 per reading (quarterly) of non-Water Company meters

Septage Disposal Permit: \$100 per year for each registered septage hauler

Septage Disposal Fees:
\$60 per 1,000 gallons based on full truck capacity of residential septage
\$80 per 1,000 gallons based on full truck capacity of industrial/commercial septage
\$10 per discharge for sewage from recreational vehicles (campers)

FOG Inspection Fee: \$50 per inspection visit (no more than monthly)

Industrial Groundwater Remediation Discharge: \$250 per quarter