

received November 30, 2018 @ 2:11 pm
Chm L. Aug ATC

MEMBERS OF THE WPCA THAT ARE UNABLE TO ATTEND THIS MEETING, PLEASE CALL
ETHER DIAZ, (860) 644-2511, EXT. 243, ON OR BEFORE 4:30 P.M. ON THE DAY OF
THE MEETING

**WATER POLLUTION CONTROL AUTHORITY
TOWN OF SOUTH WINDSOR**

REGULAR MEETING
MADDEN ROOM, TOWN HALL

REVISED AGENDA

Tuesday, December 4, 2018
7:00 P.M.

- A. ROLL CALL
- B. ACCEPTANCE OF MINUTES OF PREVIOUS MEETINGS
 - 1. November 7, 2018, Regular Meeting
- C. NEW BUSINESS
 - 1. Nevers Ridge, 655 Nevers Road (Approval to Connect)
 - 2. Sanitary Sewer System Extension on Ellington Road (Approval)
 - 3. 118 and 128 Troy Road (approval to change use of property from commercial to residential), 108 Troy Road (Lot No. 3) - (approval to connect)
 - 4. Election of Officers
- D. COMMUNICATIONS AND REPORTS
 - 1. CIP Report
 - a. Vegetation Management Plan
 - b. Miller Road
 - c. Evaluation Study
 - d. Sullivan Avenue Siphon
 - e. Ellington Road Manhole Raising
 - 2. Collection of Delinquent Accounts
- E. PUBLIC PARTICIPATION (Items not on the agenda)
- F. BILLS, CHANGE ORDERS, DISBURSEMENTS
- G. UNFINISHED BUSINESS
 - 1. Carla's Pasta (Discussion)
- H. MOTION TO GO INTO EXECUTIVE SESSION TO DISCUSS PENDING CLAIMS
- I. ADJOURNMENT

received 01-10-2019 @ 12:00 pm
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**REGULAR MEETING
DECEMBER 4, 2018 AT 7:00 PM**

A. ROLL CALL

Members Present: Richard Aries, Erik Dabrowski, Carol Fletterick, Toby Lewis, Ashwatha Narayana, Thomas Ruby and Stephen Wagner

Alternates Present: Anitha Elango

Alternates Absent: Vicki Paliulis

Staff Present: Tony Manfre, Superintendent of Pollution Control
Ether A. Diaz, Recording Secretary

Others Present: Ben Wheeler of Design Professionals, Inc.
Craig A. Kochanski of 118 & 128 Troy Road, South Windsor, CT
Andrew Paterna, Deputy Mayor
Attorney Donald Doeg
Chris Ecsedy of Fuss & O'Neill
Sergio Squatrito of Carla's Pasta

Chairman Richard Aries called the meeting to order at 7:00 p.m. The following actions were taken during the December 4, 2018 Regular Meeting of the Water Pollution Control Authority (WPCA).

B. ACCEPTANCE OF MINUTES OF PREVIOUS MEETINGS

1. November 7, 2018, Regular Meeting

Motion to accept the minutes of the November 7, 2018, regular meeting as presented.

The motion was made by Ms. Carol Fletterick and seconded by Mr. Stephen Wagner. Mr. Toby Lewis abstained as he was not in attendance of the WPCA November meeting. The motion passed.

C. NEW BUSINESS

1. Nevers Ridge, 655 Nevers Road (Approval to Connect)

Included with the Agenda was copy of the Narrative Report for this project (see Exhibit A). Mr. Ben Wheeler of Design Professionals, Inc. representing the applicant presented the request. Mr. Wheeler explained that approval was received from the Planning and Zoning Commission to subdivide the property for a total of three lots. There is an existing house in the center lot and two new lots, one in the north side and one in the south side of Nevers Road. The proposal is to connect all three houses to the Town's sanitary sewer system. There is one existing stub that has not been utilized because the existing house is on a septic system which will be abandoned in order to connect the

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house to the sewer system. There is a main line that runs from the end of Joseph Lane to the west of the property through an easement along the northern side of the property. The northern house will connect into that main and the southern house is proposed to connect to the main along Nevers Road.

Chairman Richard Aries asked if the easement is already in place. Yes, the sanitary main is existing and the easement is in place, responded Mr. Wheeler.

Mr. Tony Manfre requested removal of the trees in the existing easement. Mr. Wheeler responded that as part of the development on that lot they will remove the trees within the easement.

Mr. Ashwatha Narayana asked if the current easement agreement allows the sewer lateral connections for the new lots. Mr. Manfre responded that he didn't checked that but it shouldn't be an issue. Chairman Aries asked if the easement in place is strictly in favor of the Town allowing to have the sewer on their property. Right, responded Mr. Wheeler. Chairman Aries explained that perhaps the language doesn't inhibits the lateral connections. Therefore, he asked for copy of the easement in favor of the Town.

Motion to approve the connection of Nevers Ridge Subdivision under the following conditions:

1. Technical approval of the Engineering Dept.;
2. The sewer line is installed in substantial conformance with the design plans;
3. Payment of the current connection charge for each of the three properties;
4. Payment of a capacity charge in an amount to be determined when connected;
5. Payment of a current lateral charge for each of the two new laterals.
6. A copy of an updated easement allowing the Town access to the private property for sewer maintenance purposes.
7. Remove trees in the existing easement.

The motion was made by Mr. Toby Lewis and seconded by Mr. Erik Dabrowski. The motion carried unanimously.

2. Sanitary Sewer System Extension on Ellington Road (Approval)

Chairman Richard Aries explained that this matter has been presented in the Public Hearing this evening. He asked Mr. Tony Manfre to give a quick synopsis. Mr. Manfre explained that as previously stated in the Public Hearing this evening Scannell property at 359 Ellington Road, South Windsor, CT has proposed to install a forcemain. They will incur all the costs as long as the Town takes ownership of the forcemain in the future. Currently the Authority is looking at a design plan that will include a future Town owned pump station along with a future Town owned gravity feed to the pump station to service the rest of the properties on Ellington Road and the I291 Corridor Development.

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Chairman Richard Aries explained that the Town Council has been involved in this project in terms of financing for the pump station. He asked Mr. Manfre for a status on that. Mr. Manfre responded that at a recent Town Council meeting there was discussion about using fuel cell funds that will be due to the Town to help finance infrastructure projects like this one. The Town Manager is looking into this matter now, said Mr. Manfre. Mr. Andy Paterna, Deputy Mayor was in attendance this evening and confirmed that the money for the fuel cell could be used to finance infrastructure projects in that area for plan development.

Mr. Thomas Ruby asked if this proposal is for the forcemain running down the Chapel Road and the connection to a lateral to a pump station that the developers is going to build. Correct, responded Mr. Manfre. We are not at this time doing anything about undertaking construction or commitment to construct a separate pump station for the entire area, asked Mr. Ruby. Mr. Manfre responded that the only thing in the works at this point is a master design plan prepared by the WPCA Consultant Engineer, Wright-Pierce. They are going to develop the design plan for the Authority and any future constructions will have to be built to that standard which includes the forcemain.

The proposed project to run a single line incurs what cost to the WPCA, asked Mr. Ruby. There is no cost, responded Mr. Manfre, however this will be looked at in the design phase as it may be a dual forcemain due to the sizing of the existing forcemain.

Mr. Ruby asked if the sanitary sewer line on Chapel Road is adequate to handle additional flow. That's going to be looked at as well, responded Mr. Manfre. He explained that the manhole in Chapel Road is 200 ft to Ellington Road, and that's an 8" line. As proposed right now the 8" line will be able to handle the flow coming out of the proposed Coca-Cola Distribution Center at 359 Ellington Road. However, the sewer line size may have to be improved for future development, said Mr. Manfre.

Mr. Ben Wheeler was in attendance this evening and explained that he represents the developer of 359 Ellington Road, Scannell Properties, LLC. He explained that the plan is to install the private pump station and forcemain line so that a section near the road could be abandoned at the time if and when the Town pump station gets built; a short portion of the line could be abandoned and a new line be put in to divert the water to the town pump station. He also explained that the discussion between one forcemain and two forcemains will probably impact the ultimate design of that as well. Chairman Aries explained that two forcemains seems like an opportunity for failure and he asked what the benefit of that is. Mr. Manfre responded that 359 Ellington Road is estimated to have 20,000 gallons per day discharge. Full build out of the entire area could reach 400,000 gpd so instead of building a 4" forcemain today and then have it reconstructed to an 8" in the future, the plan will be to just lay two pipes which would also serve as a redundancy if there is a failure in the 4" line.

Mr. Narayana asked if the existing sewer line all the way down to the treatment plant will have adequate capacity to handle the proposed pump station flows. Yes, it goes from

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Ellington Road into Chapel Road, however, in the future the size of that sewer main will need to be increased, responded Mr. Manfre.

Motion to approve extending sewer service to the area known as the "I-291 Corridor Development" on Ellington Road which may include a gravity sewer, pump station, and force main.

The motion was made by Mr. Toby Lewis and seconded by Mr. Erik Dabrowski.

Mr. Stephen Wagner asked what does this approval entails. Mr. Manfre explained that currently there is no sewer in this area, and the statutes says that the Authority need to hold a Public Hearing for the development of the sewer or any part of the sewer. As presented in the Public Hearing this evening this approval is for the construction of the sewers in that area; to extend sewers on Ellington Road which will include Scannell property private forcemain and in the future the Town owned pump station along with a future gravity feed to the pump station.

With no further discussion, the motion carried unanimously.

3. 118 and 128 Troy Road (approval to change use of property from commercial to residential), 108 Troy Road (Lot No. 3) - (approval to connect)

Mr. Craig A. Kochanski, property owner of 108, 118 and 128 Troy Road was in attendance this evening. Included with the Agenda was a copy of the Narrative Report for this project (see Exhibit B). Mr. Kochanski explained that the property was recently subdivided into three lots. The properties located at 118 and 128 Troy Road are presently connected to the sanitary sewer system under commercial use. The Planning and Zoning Commission approved the zone change from commercial to residential. The property known as 108 Troy Road is a vacant lot. Therefore, Mr. Kochanski was seeking approval to accept the change in use of the properties located at 118 and 128 Troy Road from commercial use to residential use. Also, he was seeking approval to connect the vacant lot known as 108 Troy Road to the Town's sewer system.

What is the actual use of the property located at 128 Troy Road, asked Mr. Stephen Wagner. Currently is a vacant garage, responded Mr. Kochanski. Mr. Wagner explained that there could be a non-conforming property in a residential zone. However, just because the property has been zoned to residential doesn't means the use of the property is residential. He explained that once Mr. Kochanski has abandoned the use of that garage as a commercial property in a residential zone, he can no longer go back and use that without getting a variance as a commercial property. Mr. Kochanski responded that the garage is vacant and that he has agreed to abandon the commercial use of this property.

Mr. Kochanski didn't have plans showing the sewer connection for the proposed property at 108 Troy Road as this is a vacant lot. Mr. Manfre explained to members of

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the Authority that the approval will be contingent upon the Engineering Department review and approval of the design plans.

Motion was made to accept the change in use of the property located at 118 and 128 Troy Road from commercial to residential and to accept the connection to the town sewer system of 108 Troy Road under the following conditions:

1. Technical approval of the Engineering Dept.;
2. The sewer line is installed in substantial conformance with the design plans;
3. Payment of the current connection charge;
4. Payment of a capacity charge in an amount to be determined when connected;
5. Payment of the current lateral charge for each new lateral.

The motion was made by Mr. Toby Lewis and seconded by Mr. Erik Dabrowski. The motion carried unanimously.

Motion was made to move to Item G – Unfinished Business.

The motion was made by Toby Lewis and seconded by Erik Dabrowski. The motion carried unanimously.

G. UNFINISHED BUSINESS

1. Carla's Pasta (Discussion)

Mr. Chris Ecsedy of Fuss & O'Neill, Mr. Sergio Squatrito of Carla's Pasta with his representative Attorney Donald Doeg were in attendance this evening to discuss this matter and come to an agreement with the Authority. Chairman Richard Aries thanked them for all their cooperation and efforts taken into this matter.

Atty. Doeg explained that he reviewed the proposed agreement and requested to make a change in the language of Paragraph No. 8 which reads as follows "If the daily discharge exceeds 210,000 gallons per day, Carla's Pasta will notify Town Manfre within 24 hours of said exceedance". He explained that with the monitoring system that they use, they might not know for a day or two when they get the reports if they are exceeding the daily discharge, therefore, he asked that the language be changed to read as follows "If the daily discharge exceeds 210,000 gallons per day, Carla's Pasta will notify Tony Manfre within 24 hours of *becoming aware of said exceedance*".

Chairman Aries asked for clarification on paragraph no. 13 which was added by Atty. Doeg. The paragraph reads as follows "This Agreement shall apply only the facility at 50 Talbot Lane, it should not apply to the facility at 280 Nutmeg Lane". Chairman Aries asked what the plan of action is; is there going to be wastewater diverted through 280 Nutmeg Road or is it just a standalone facility. Mr. Sergio Squatrito responded that both properties are two separate entities. They have separate mailing addresses, separate sewer and separate meters. Chairman Aries asked what the purpose was for

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adding that language in the agreement. Atty. Doeg responded that when they are measuring flows they will be taking flows from one facility; they will not be combining the flows of the two facilities.

Chairman Aries explained that monthly reports will be required; reports may contain status of the project, objective progress of the following month and any delays. He expressed that seeing good progress is going to be important and seeing continued good faith for the action toward a remediation is also going to be very helpful.

Motion was made to go into Executive Session at 7:43 p.m.

The motion was made by Chairman Richard Aries and seconded by Mr. Tom Ruby. The motion carried unanimously.

H. MOTION TO GO INTO EXECUTIVE SESSION TO DISCUSS PENDING CLAIMS

ROLL CALL: Chairman Richard Aries, Vice-Chairman Erik Dabrowski, Anita Elango, Carol Fletterick, Toby Lewis, Ashwatha Narayana, Thomas Ruby, Stephen Wagner, Tony Manfre, Superintendent of Pollution Control, Ether Diaz, Recording Secretary.

Motion was made to adjourn Executive Session at 8:20 p.m. and go back to order.

The motion was made by Mr. Toby Lewis and seconded by Mr. Erik Dabrowski.

Chairman Richard Aries explained that members of the Authority were prepared to agree to the agreement as presented with minor changes.

Motion was made to accept the agreement between Carla's Pasta and the WPCA as discussed.

The motion was made by Mr. Erik Dabrowski and seconded by Mr. Ashwatha Narayana. The motion carried unanimously.

4. Election of Officers

Motion to nominate Mr. Richard Aries as Chairman of the WPCA.

The motion was made by Mr. Stephen Wagner and seconded by Ms. Carol Fletterick.

Motion to nominate Mr. Erik Dabrowski as Chairman of the WPCA.

The motion was made by Mr. Toby Lewis and seconded by Mr. Ashwatha Narayana

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Upon a Roll Call vote in favor of nominating Mr. Aries as Chairman of the WPCA, the ayes were as follows: Richard Aries, Carol Flettrick, Thomas Ruby, and Stephen Wagner.

All in favor of nominating Mr. Dabrowski as Chairman of the WPCA, the ayes were as follows: Erik Dabrowski, Toby Lewis, and Ashwatha Narayana

Mr. Richard Aries was declared Chairman of the WPCA. The motion passed with 4 ayes.

Motion was made to nominate Mr. Erik Dabrowski as Vice Chairperson of the WPCA.

Motion was made by Ms. Carol Fletterick and seconded by Mr. Ashwatha Narayana. The motion carried unanimously.

Motion to nominate Ms. Carol Fletterick as Secretary of the WPCA.

Motion was made by Chairman Richard Aries and seconded by Mr. Thomas Ruby. The motion carried unanimously.

D. COMMUNICATIONS AND REPORTS

Mr. Manfre reported on the following:

1. CIP Report
 - a. ***Vegetation Management Plan:*** Area IV has begun this week; this is the final area of clearing the easements.

Chairman Aries reported that Mr. Manfre recently was requested to explain to the Town Council the WPCA projects costs and expenses. The Vegetation Management Plan was costly overall, said Chairman Aries. It has four areas and multiple phases and the Authority is finally now reaching the end of a rather expensive process of making sure that the Treatment Plant staff can access all the sewer pipes and what's necessary to prevent any problems. Mr. Manfre explained that manholes that have not been located in years are being rediscovered and once Phase IV is completed, there will be a maintenance phase and all easements will be accessible. Mr. Manfre took the opportunity to thank members of the WPCA for having a foresight and a proactive attitude to keep the Town's infrastructure in good shape.

- b. ***Miller Road:*** Mr. Manfre is waiting for the final cost to set the benefit assessments for the properties. Chairman Richard Aries explained to the new members of the WPCA that this project is part of an understanding of when a particular resident has a failed system and the only option is to connect to the Town's sewerage system. There were no sewers in this part of Miller Road.

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and the WPCA extended the sewers with the understanding that they'll keep the cost low and the benefit of assessment is due at the time of connection.

- c. ***Evaluation Study:*** This project is for the evaluation of the eleven pump stations in Town in an effort to prioritize the pump stations that need to be updated; also, these assessments studies need to be done to acquire the financing that will be needed from the State of CT Department of energy and Environmental Protection (DEEP), explained Mr. Tony Manfre. The Town applied for the Clean Water grant with DEEP. It was a 55% grant of the cost for the amount of \$41,429.30, however, apparently it was a pending grant and it was based on the Quality Base Selection (QBS) process. DEEP is rejecting the 55% grant for this project, said Mr. Tony Manfre and explained that in the 2010 QBS process the WPCA had Wright-Pierce as the Consultant Engineer. The project is grant eligible, but DEEP is saying that the Town didn't go through the appropriate process of awarding the contract again. Mr. Manfre explained that currently he is working with Wright-Pierce on negotiating to reduce the cost for the work. Chairman Richard Aries asked how much money has been allocated for this project. Mr. Manfre responded that \$75,000 was appropriated to evaluate the eleven pump stations, however, he was expecting from DEEP a reimbursement in the amount of \$41,429.30 which has been rejected.
- d. ***Sullivan Avenue Siphon:*** The contractor is working on the corner of Hillside Drive and Sullivan Avenue. There is roughly a two week delay mainly due to the weather conditions and also there was some conflicts with other utilities and conflict with water main coming off Morgan Farms Drive which was due to bad elevation on the asbuilt. The expected completion date is December 14, 2018.
- e. ***Ellington Road Manhole Raising:*** This work has been completed. Mr. Manfre is in the process of confirming the number of manholes that have been raised up and will be seeking reimbursement from the State.

2. **Collection of Delinquent Accounts**

The Town's 2019 residential sewer collection rate was at 91%. The Collector of Revenue will be issuing warrants this week to the Town Constables for the outstanding residential sewer accounts. Also, the Collector of Revenue filed 775 liens this year as opposed to 897 liens last year. The 2018 commercial sewer collection rate was at 100%, said Mr. Manfre. Included with the Agenda was a collection report from TaxServ (see Exhibit C) for the delinquent accounts placed with TaxServ Capital Services, LLC for the month of October 2018. TaxServ collected \$30,912.16 (total gross) through October. The outstanding balance is in the amount of \$361,167.80.

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E. PUBLIC PARTICIPATION (Items not on the agenda)

Mr. Andrew Paterna, Deputy Mayor was in attendance this evening. He raised concerned on the way the Authority assess the sewer user fees and informed the Authority that he will be asking Dr. M. Saud Anwar, Mayor to convene a study committee that will include members of the WPCA as well as Town Council members to look at this issue again. He reported that he as well as Councilor Audrey Delnicki, Councilor Liz Pendleton, and Councilor Janice Snyder have received numerous telephone calls and email messages from Town residents expressing their concern about the sewer user fees and the flat rate method. Deputy Mayor Paterna presented two ideas for calculating the sewer fees. He explained that over 50% of the towns in the State of CT use water usage as a form to calculate the sewer user fees. They are doing it based on the twelve months a year, but reduce the flow measurement by 7% to 10% for the month of June, July, and August for water used in gardens and lawns during these months. They come up with a pretty good average of water usage and a sewer fee is assessed based on the formula they use, said Mr. Paterna. Another way of assessing the sewer user charge could be by looking at the property tax rate. He explained that the property tax rates are based on the number of people who live in a home and the size of the home. For example if the rate is 4% of the property tax that they own in town, those residents will pay a higher rate because it's a larger home, therefore, more people in the home. Those people who live in a smaller unit, with fewer people will get a lower property tax assessment. This way the fees will be distributed differently among the Town residents. Chairman Richard Aries asked if the property tax rate takes into consideration the number of people in a household or is it just the size of the property. Mr. Paterna responded that is based on the size of the house, however, a larger house means more rooms and more people living in the house. He explained that it may not be the number of people; there could be a large house with two people but at the same time there are many people who live in a smaller home with 1 or 2 people who are paying the same flat sewer rate and they are sending the questions to members of the Town Council as to why are they paying the same flat rate as someone else with four members in their family or five members yet paying the same rate.

Mr. Stephen Wagner explained that about four years ago members of the Authority looked at the law and at that time the law allowed the Authority to assess fees on a number of different things such as the number of bathrooms in a house. There is a lot of flexibility, said Mr. Wagner. He also explained that several meetings ago he asked Mr. Tony Manfre what part of the cost are actually dependent on the actual flow through the system and in looking at the WPCA budget that number is actually a very small part of the budget. The WPCA have electricity and chemical costs to just take care of the whole system. There is some fairness in assessing the sewer fee based on water usage, however, it wouldn't actually reflect those costs.

Deputy Mayor Paterna expressed that Council members are receiving complaints from residents stating that the flat rate is not a fair method. Chairman Richard Aries explained that there is a lot of people who have no kids in our schools and maybe the Town should consider not requiring them to pay as much taxes and use those taxes for sewer user fees. Mr. Erik Dabrowski asked why should someone pay taxes towards the

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school system when they may have no kids in the school system. Mr. Paterna responded that comparing the sewer user fees with the property taxes for the school is not a fair comparison. He explained that when he moved into this Town he had a family, however, before he had kids he was paying into the school system. And somebody else before him was paying in to the system in order for his kids to go to school. It's not a fair comparison between the education and the sewers as sewers are different; sewers is a direct usage by you and your family and the rate structure should be fair to the residents in Town, said Mr. Paterna. That is a good point, said Mr. Ruby, as the WPCA does not charge the Municipal buildings or the Board of Education for sewer use. However, in the regulations there is no exception for those, but there is a very high volume use from the Board of Education.

Chairman Richard Aries explained that there is a budget that the Authority needs to meet because they need to make sure that the sewer system is always not only good today but good for the future. The Authority needs to plan ahead; they have capital reserves and operating reserves in place. When members of the Authority do certain calculations based on household, it can be surprising of how high a bill can be quickly generated for a family of four or five. When the Taskforce Committee had discussions of the fee structure, the Authority came up with the program to provide assistance for the eligible elderly and disabled through the Human Services Department. This program has impacted some of the households. Chairman Aries explained that he is open to listening to any new evidence, not the same arguments, not the same evidence that they had two years ago worth of special taskforce meetings. There was no real persuasive argument that could outweigh the fact that water use is a real rough measure of sewer usage, said Chairman Aries. Mr. Manfre explained that the Town of Enfield as well as the MDC are considering to change their method of calculating the sewer user charge to a flat fee.

Mr. Erik Dabrowski recommended adding this matter as an Agenda item for next meeting. Mr. Paterna expressed that he's just representing the input that they are getting from town residents. Mr. Manfre explained that this year during the billing cycle he received about three telephone calls from the residents. He asked Mr. Paterna how many calls did the Councilors received. Mr. Paterna responded that he is not aware of the number of calls received by the other Council members, however, he only receive three telephone calls. He explained that he will certainly suggest to the Mayor to form a study committee to further discuss this matter. He asked that perhaps the WPCA can add to the WPCA meeting agenda a discussion item on the sewer user rates and invite people from the public to come in before the sewer user fees are set.

Chairman Aries thanked Mr. Paterna for this information and asked him to update members of the Authority with any progress on this subject matter.

F. BILLS, CHANGE ORDERS, DISBURSEMENTS

None

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PM

H. ADJOURNMENT

Motion was made to adjourn the meeting at 9:41 p.m.

The motion was made by Mr. Stephen Wagner and seconded by Mr. Erik Dabrowski.
The motion carried unanimously

Respectfully Submitted,

Ether A. Diaz
Recording Secretary



Exhibit A

P.O. BOX 1167
21 JEFFREY DRIVE
SOUTH WINDSOR, CT 06074
PHONE: 860.291.8755
FAX: 860.291.8757
www.designprofessionalsinc.com

CIVIL & TRAFFIC ENGINEERS / LAND SURVEYORS / PLANNERS / LANDSCAPE ARCHITECTS
Serving Connecticut, Massachusetts, & Rhode Island

November 14, 2018

Tony Manfre
Superintendent of Pollution Control
Town of South Windsor
1540 Sullivan Avenue
South Windsor, CT 06074

Re: WPCA Application for New Commercial Sewer Connection
Nevers Ridge
655 Nevers Road
South Windsor, CT

Dear Mr. Manfre,

Design Professionals, Inc. has been engaged to do an engineered site plan for a proposed subdivision to divide a single 2.06± acre residential lot, into three 0.69± acre residential lots. The proposed development will include construction of two new single-family homes (existing to remain) with an associated paved driveways, subsurface utilities, and landscaping.

Feel free to contact us with any questions or comments.

Regards,

Daniel Jameson, E.I.T.
Project Engineer

Exhibit B

Craig A. Kochanski
2 Stepping Stone Drive
Broad Brook, CT 06016

Town of South Windsor
1540 Sullivan Ave
South Windsor CT 06074

November 30, 2018

Re: 108, 118 & 128 Troy Road Connection Change; New Connection Authorization.
Owner/Applicant: Craig Kochanski

Dear Mr. Anthony Manfre:

I have submitted the WPCA application for the following:

1. Change the sewer use connection from commercial to residential at 118 Troy Road and 128 Troy Road.
2. Get authorization to connect to a new building lot#3 at 108 Troy Road

The town planning and zoning commission approved the zone change for 108, 118, & 128 Troy Road on November 27, 2018 under application 18-59P from General Commercial (GC) to Residential (A-30) During this same meeting, the P&Z commission also approved the three (3) lot subdivision named Lot#1-3 for three single family houses.

Lot#1 128 Troy Road is presently connected to the sanitary sewer system under commercial use where the application request change to residential use.

Lot#2 118 Troy Road is presently connected to the sanitary sewer system under commercial use where the application request change to residential use.

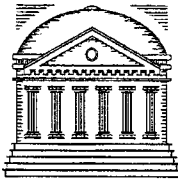
Lot#3 108 Troy road is a new building lot and requests a new connection.

If you have any questions, please feel free to contact me via cell phone at 860-559-5140

Sincerely,

Craig A. Kochanski

Craig A. Kochanski



TAXSERV CAPITAL SERVICES, LLC

MUNICIPAL TAX SERVICES

21 Oak Street, Suite 301

Hartford, CT 06106

TELEPHONE (860) 724-9100 ♦ FACSIMILE (860) 727-1080

E-MAIL: taxserv@taxserv.com

November 9, 2018

Via Email

Anthony Manfre
 Superintendent
 Town of South Windsor
 Water Pollution Control Authority
 1540 Sullivan Avenue
 South Windsor, CT 06074

Re: Professional Services Agreement dated April 1, 2018 ("Contract")
 Monthly Collections Report for October 2018 ("Report")

Dear Mr. Manfre:

The following presents the collections report for the delinquent accounts placed with TaxServ Capital Services, LLC ("TaxServ") for the month of October 2018.

1. Status for October 2018: The following Table 1 presents the characteristics of the bills placed for collection with interest, costs accrued and collections through October 2018:

Number of Active Bills/Accounts: 632 / 297

Lien Age Range: 2008-2018

Table 1

Category	Original Balance ⁽¹⁾	Collected Amount ⁽²⁾	Current Balance ⁽³⁾
Principal	\$568,199.67	\$401,916.48	\$209,144.31
Interest	\$177,636.10	\$182,994.90	\$93,577.40
Collection Fee	\$111,875.37	\$32,106.62	\$45,408.26
Costs of Collection	\$36,136.83	\$85,787.50	\$13,037.83
Total Receivable	\$893,847.97	\$702,805.50	\$361,167.80

Total gross historical collections are \$702,805.50 (\$670,698.88 net of collection fees). Total gross collections in October 2018 are \$30,912.16 (\$27,041.52 net of collection fees) and described in Table 2. A report that details the Table 2 collections is attached hereto as Schedule A.

Table 2

Collected by	Principal	Interest	Costs of Collection	Net Tax Collected	Collection Fee	Total Collected
South Windsor	\$14,021.50	\$9,071.82	\$958.15	\$24,051.47	\$3,444.34	\$27,495.81
TaxServ	\$2,201.74	\$640.34	\$147.97	\$2,990.05	\$426.30	\$3,416.35
Grand Total	\$16,223.24	\$9,712.16	\$1,106.12	\$27,041.52	\$3,870.64	\$30,912.16

2. Table 3 provides a summary of Schedule B which provides total number of attempts to collect for both Outstanding and Redeemed accounts.

Table 3

Description	October 2018 Count of Attempts	Total Count of Attempts	Average of Total Count of Attempts
Outstanding	6	1,246	7
Redeemed	2	1,386	6
Grand Total	8	2,632	6

3. Collection Charts: Attached hereto as Schedule A1 through Schedule A3 are the collection charts providing for monthly and cumulative collections, monthly collection comparison and collection rates by Grand List year. Schedule B provide the detail and summary of attempts made to collect.

Thank you and please advise if you have any questions or comments.

Sincerely,



Maria Thomas
Service Manager
TaxServ Capital Services, LLC
Phone: (561)799-9626 ext 303
Email: mthomas@taxserv.com

cc: Mr. Roger Blain
Ms. Rhonda Gelormino

SCHEDULE A1
South Windsor CT - TAXSERV CAPITAL SERVICES, LLC
MONTHLY COLLECTIONS FOR THE PERIOD October 2017 THROUGH October 2018

