

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
SOUTH WINDSOR TOWN HALL**

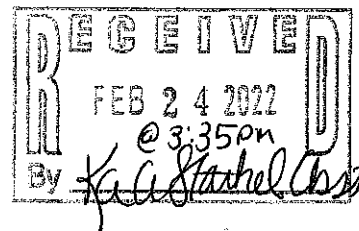
AGENDA

**TUESDAY, MARCH 1, 2022
7:00 P.M.**

A. Roll Call

B. Acceptance of Minutes of Previous Meeting

1. February 1, 2022 Regular Meeting



C. New Business

1. Adopt Section 17 "Miscellaneous Industrial User Wastewater or MIU Wastewater"; and renumber "Validity" to Section 18. (Decision)

D. Communications and Reports

1. Superintendent Report

E. Public Participation (Items not on the agenda)

F. Bills, Change Orders, Disbursements

1. Refund of Excess Payments (Decision)

G. Unfinished Business

1. FY 2022/2023 Budget (Discussion)
2. Sewer Use Billing (Discussion)

H. Executive Session

I. Adjournment

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TOWN OF SOUTH WINDSOR**

Debrah W. Reid, ATC
RECEIVED JUN 28 2022
@ 4:00pm

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Chairman Stephen Wagner called the Regular Meeting to order at 7:00 p.m. The following actions were taken during the March 1, 2022 Regular Meeting.

A. Roll Call

Members Present: Stephen Wagner, Joseph Botti, Toby Lewis, James Murray, and Bala Ramasamy

Members Absent: Carol Fletterick, Michael Lyon

Alternates Present: David Basile sitting in for Carol Fletterick

Alternates Absent: Vicki Paliulis

Staff Present: Ether Diaz, Recording Secretary
Tony Manfre, Superintendent of Pollution Control
Vincent Stetson, Director of Public Works

Others Present: Steven King, Jr., Council Liaison

Chairman Wagner appointed Mr. David Basile to sit in for Ms. Carol Fletterick.

B. Acceptance of Minutes of Previous Meetings

1. February 1, 2022, Public Hearing and Regular Meeting

Motion to accept the minutes of the February 1, 2022 Public Hearing and Regular Meeting as presented.

The motion was made by Toby Lewis.

Mr. Wagner made a correction to Item C1, Election of Chairman. He recommended replacing the wording on the cast of the election vote which reads as follows "4-2. The motion carried unanimously" to "Mr. Wagner was elected as Chairman of the WPCA by a vote of 4:2. Roll Call Vote was as follows: Carol Fletterick, James Murray, Bala Ramasamy, and Stephen Wagner in favor of Mr. Wagner; Joseph Botti and Toby Lewis in favor of Mr. Lewis.

Mr. Toby Lewis amended the motion to accept the minutes as revised. The motion was seconded by Mr. Bala Ramasamy. The motion carried unanimously.

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C. New Business

- 1. Adopt Section 17 “Miscellaneous Industrial User Wastewater or MIU Wastewater”; and renumber “Validity” to Section 18. (Decision)**

Included with the Agenda was a copy of the proposed changes to the WPCA Rules and Regulations; Definition of MIU (see Exhibit A), Section 17 (see Exhibit B) and Section 18 (see Exhibit C). Mr. Tony Manfre reported that a Public Hearing was held last month for the purposes of presenting the proposed changes to the Rules and Regulations. He did not receive any questions or comments from the public during or after the meeting.

Motion to adopt Section 17 “Miscellaneous Industrial User Wastewater or MIU Wastewater” into the South Windsor WPCA Rules and Regulations and to renumber “Validity” to Section 18.

The motion was made by Mr. Bala Ramasamy and seconded by Mr. David Basile.
The motion carried unanimously

D. Communications and Reports

- 1. Superintendent Report**

Included with the Agenda was a report from Mr. Tony Manfre, Superintendent of Pollution Control (see Exhibit D). Mr. Manfre briefly discussed each item on his report. He also added that the Collector of Revenue reported that the commercial/industrial collection rate is 99.76% and a residential collection rate is 95.7%. Letters were mailed to residential sewer users with an outstanding balance. After the accounts have been reviewed, lenders will be notified of the liens and delinquencies. If the debt is not satisfied Alias Warrants will be issued to interested Marshal's and/or Town Constables. The commercial/industrial sewer bills are scheduled to be mailed on March 21, 2022. Also, the Collector of Revenue staff is working on collecting from four remaining commercial/industrial delinquent accounts from last year. Mr. Manfre also reported that included with his report is a copy of the letter of recognition and certificate awarded to Mr. Jeff Lemay on behalf of the Authority for his career accomplishment. Mr. Lemay have been recognized as the Environmental Protection Agency's (EPA) Regional Wastewater Operator of the Year.

E. Public Participation (Items not on the agenda)

Mr. Vincent Stetson, Director of Public Works was in attendance this evening and introduced himself to members of the Authority. He stated that he also sita on the WPCA for the Town of Tolland and their sewer user fee is the highest user rate in the State of CT in comparison to South Windsor that has one of the lowest sewer rates in the state. “Kuddos” to you guys and the past commissioners before you, said Mr. Stetson. He expressed that in the past this

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commission has been fairly apolitical and very business driven and he hopes that it continues on with that tradition. Members of the Authority welcomed Mr. Stetson.

F. Bills, Change Orders, Disbursements

1. Refund of Excess Payments (Decision)

Included with the Agenda was a request from the Tax Office for the approval of three refunds totaling \$1,376.38 (see Exhibit E).

Motion to approve 3 refunds totaling \$1,376.38 as noted on the attached report from the Collector of Revenue's office.

The motion was made by Mr. Tobe Lewis and seconded by Mr. Joseph Botti.
The motion carried unanimously.

G. Unfinished Business

1. FY 2022/2023 Budget (Discussion)

Included with the Agenda was a copy of the proposed Fiscal Year 2022/2023 Budget (see Exhibit F) and a 10 year Capital Improvement Plan Chart (see Exhibit G); this plan is a projection of future projects in the next 10 years. Mr. Manfre explained that the budget is essentially the same proposed budget he presented at the last WPCA meeting and would need to be supported by a \$495 sewer user fee. Mr. Tony Manfre presented a PowerPoint presentation of the proposed budget. The only change in the budget is that he substituted the VFD Replacements for the Garage/Storage Facility. This is for the replacement of 28 variable frequency drive at the treatment plant.

Mr. Manfre highlighted the following considerations to keep in mind during the budget review process:

Phase IV Bid Prices: This project went out to bid and the proposed bid prices came in under budget. He'll recommend completing this project with the general funds and apply the local funds that were going to be used for this project to the Aeration Slide Gates project in the Fiscal Year 2023 budget.

Fuel Prices: Mr. Manfre explained that he always project the fuel prices a little higher but the current prices have already exceeded his projected prices.

Sludge Hauling Costs: Mr. Manfre explained that this is one of the highest operating cost; managing solids. The current contract expires in June 2022. The Town is currently soliciting bid proposals. Mr. Manfre will report on this matter at the next WPCA meeting.

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Mr. Manfre also emphasized the following points to keep in mind during the budget review process:

Capital Improvement Project Plan: a copy of the 10 Year Capital Improvement Plan was included with the Agenda packet (see Exhibit G). This is a “living document” which is continuously maintained and updated.

Rate Stabilization: The Authority has been working hard to maintain rate stabilization, said Mr. Manfre. The Reserve Fund Accounts are part of the WPCA Rules and Regulations and were essentially created to mitigate the economic consequences in case there are any sewer collapses or unforeseen emergency events that would otherwise affect the rate payer. The Replacement Reserve account is currently 40% underfunded, said Mr. Manfre.

CIP Plan – 5 Year Outlook Slide: The PowerPoint presentation shows only a 5 Year Outlook and includes the following projects:

Aeration Tank Slide Gate Rehabilitation (2023): Mr. Manfre explained that this is a project he’s looking to complete in Fiscal Year 2023; this is a critical repair that needs to be made as it is a process control measure at the Treatment Plant. Mr. Manfre will have more information to report at the next WPCA meeting on this matter.

Sanitary Sewer Evaluation Study (2024): Mr. Manfre stated that he’ll like to have another evaluation study done in FY 2024.

SSES Recommended Improvements (2025) and Complete SSES Recommended Improvements (2026): Mr. Manfre explained that he wants to plan on making the recommended repairs which result from the Sanitary Sewer Evaluation Study in FY 2025 and 2026.

Quarrybrook PS Upgrade (2027): Mr. Manfre explained that there’s eleven pump stations in Town, and their upgrades are spaced out; one per year. This will be approximately \$1 million to \$2 million per pump station. This will lead to the upgrade of the wastewater treatment facility at approximately \$60 million.

User Fees Slide:

Mr. Manfre explained that for the past three years the Authority kept the sewer user charge at \$415. The sewer billing collection rate are very good. Mr. Manfre explained that he doesn’t receive many complaints about the sewer user rate.

Sewer Rates Slide:

Mr. Manfre explained that he looked at surrounding town’s user rates and household income. The Town of South Windsor is below the State average according to the Tighe and Bond study which is done every two years. This rate is based on 79,000 gallons. The State average rate is \$520. In comparison to surrounding towns, South Windsor has the lowest rate (\$415), however, the highest household income (\$107,374).

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Budget Revisions Slide:

Mr. Manfre explained that there may be an opportunity to complete the Aeration Slide Gates project this year and remove \$800,000 from the proposed budget. Also, they checked on parts to make the repair and they are six months out. Now will be a good time to start this project.

Fuel Cost Increases: Mr. Manfre explained that he will need to increase the estimated fuel cost by roughly \$9,000.

Sludge Hauling Costs: This project is currently out to bid. Mr. Manfre will have an estimated cost by the end of the month when bids are opened.

In taking all of this into consideration the net result is estimated to be a \$60 reduction in the previously calculated user fee of \$495 to \$435 user rate. This is a \$20 increase in the sewer rates. Mr. Manfre expressed that he doesn't think that's an unreasonable increase considering that they had a zero dollar increase over the last two years and maintained a \$415 user rate for three years. He does realize that this could be a big dollar amount for some people, however, the Authority does offer a sewer user rate discount program for the qualified incomes of elderly and disabled users. Mr. Manfre asked if there were any questions or comments on the proposed budget.

Mr. Bala Ramasamy asked if there's an update on the revenue comparison previously discussed. Mr. Manfre responded that the revenue is going to change significantly with the user rate. As far as the other sources of revenue, those are good projections of what it is going to be. Mr. Ramasamy also asked how the new sewer connections are accounted for in the budget. Mr. Manfre explained that he projected 10 new residential connections for the year.

Mr. Botti asked how much is the sludge hauling; is it per gallon? Mr. Manfre responded that last year \$360,000 was budgeted for this item. The sludge hauling cost is per gallon and they do almost 60 loads per month at 6,300 gallons.

Mr. Toby Lewis expressed that it seems like the data presented by Mr. Manfre has been set up to make it logical that they need to raise the rates to a certain amount. I feel very resistant against that, said Mr. Lewis. He doesn't think they should be influenced by what other communities are doing because the South Windsor WPCA has their own expenses, their own ten year capital improvement project plan, and their own goals to meet. So the fact that the sewer rates in South Windsor are lower than other towns and the Authority needs to do something about it is the wrong mentality, said Mr. Lewis. Also, the income of the residents is a little bit irrelevant because they probably pay more for schools than other towns; "so it balances out".

Mr. Manfre explained that he was not suggesting for the rates of South Windsor to match other towns. He explained that when he put the budget together is in the best interest of

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the Treatment Facility and the Town's infrastructure. He does want to work on building up the reserve accounts in case there's any sewer failures. It is a very expensive business especially when there's unforeseen emergency repairs to make. That's another reason why he also wants to push to continue funding the capital improvement projects.

Mr. Lewis responded that Mr. Manfre has been doing a great job with the budget. It will be foolish not to plan for the future, but how quick and fast to get there concerns him because right now everything is going up in prices. Mr. Manfre responded that inflation costs are also effecting operational costs.

Chairman Wagner stated that is actually also a little misleading to say that the Authority hasn't raised the rates. The Authority recently reduced the minimum flow from 84,000 gallons to 79,000 gallons. This allowed to maintain the rate at \$415 for the residents, however, it increased the cost to businesses.

Mr. Vincent Stetson agreed with what Mr. Lewis was saying, however, he explained that there's a saying that "a rising tide raises all ships" but "it also can sink a lot" because when the cost of business is going up it is very difficult to keep squeezing until something breaks. If you were a business right now and you didn't raise your rates, what would happen, asked Mr. Stetson. You will go out of business; and this is essentially a business, said Mr. Stetson.

Mr. Botti asked if the 10 Year Capital Improvement Project plan is in today's dollars. Mr. Manfre responded that the first column has today's dollar cost and the remaining have a 3% increase year over year.

The discussion on this matter ended and Chairman Wagner moved on to the next Item on the Agenda.

2. Sewer Use Billing (Discussion)

Chairman Stephen Wagner presented a PowerPoint presentation on the different options to change the billing fee structure (see Exhibit H). All of the discussion this evening involves shifting the cost among the different groups of sewer users.

On the first slide of the PowerPoint "**Bedrooms**", Chairman Wagner explained that typically the apartments are one and two bedrooms. The condos tend to have two bedrooms and the single family houses tend to be three and four bedrooms. This data is in an effort to think about the kind of load on the sewer system that these different groups provide.

Apartments Slide: This data lists all of the 638 apartments in town. The South Windsor Housing Authority does not get charged for sewer. Also the schools and the municipal buildings are not charged for sewer use.

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Commercial Condos Slide: This data lists all of the Commercial and Industrial Condos. Mr. Wagner explained that the commercial condos tend to be a facility owned by a business and they can break it into small businesses. They are charged based on the minimum flow.

Recent New Housing Slide: this data is in terms of new developments coming in to Town and is from the Board of Education report dated October 2021. The South Windsor Woods has 150 occupied units and they are going to do 5 more units. The Chesnut Ridge is under construction. They have 40 units occupied and are going to have another 15 units.

Planned Housing Slide: In addition to Chestnut Ridge and South Windsor Woods, is the **Maskel Road Subdivision**. It has been approved by the Planning and Zoning Commission to extend Maskel Road and they are going to build 12 additional single family homes.

Geisslers Redevelopment: The general plan has been approved. They are planning on building 125 rental apartments.

Evergreen Walk Tempo 1 Expansion: They came in for a rezoning change and was rejected by 4:3 votes, said Chairman Wagner. However, he believes they are going to come in with a new application. This is a proposed 165 rental apartments at Evergreen Walk.

Relatively these are new sources of residential revenue coming in the next year from the Chestnut Ridge Subdivision and the Maskel Road Subdivision, said Chairman Wagner and asked if there were any questions or comments on this matter.

Mr. Vincent Stetson expressed that there's a lot of rumors out about future development that's he's unable to speak to. However, he believes that the impact that new housing is going to have to the WPCA revenue is a small percentage as opposed to raising the sewer fees.

Mr. Toby Lewis said that if the WPCA is a business and they need to operate fiscally wise, then there's an operating costs to business by charging a fee to the schools and the municipal buildings. Chairman Wagner added that all town residents' benefits from the sewer service that is provided to the schools and the municipal buildings, however, the only people paying for sewer use are the people who are connected to the town's sanitary sewer system. Mr. Lewis asked if they can do a forecast of how billing the schools and the municipal buildings would change the revenue. Is this even proper under the Charter, asked Mr. Vincent Stetson and explained that under the Charter the Town is responsible for the up keep of the schools and town buildings. Chairman Wagner responded that on the other hand the sewer user bill is another utility bill. The Town pays for its electric bills, the schools pay for their electric bills and their water bill. Mr. Manfre explained that the Charter was not checked two years ago when this idea of billing the schools and

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the municipal buildings was discussed. At that time he recalls approximately \$100,000 in revenue was projected.

Consumer Price Index Slide: Chairman Wagner stated that the sewer rates has been maintained at \$415 for 3 years while the Consumer Price Index (CPI) increased to 11.7%. The goals for fully funding the Reserve Accounts has not been achieved. One question is who's putting all that water down the drain? Chairman Wagner presented data from 2019 (see Water Usage Assumptions vs. Actual slide). He explained the first column is a list of different types of businesses. The next column is the way they are currently been billed. Assuming that the 1-4 family houses annual flow is 79,000 gallons a year and assuming that the condos also use 79,000 gallons a year. The apartments are billed differently; they are billed based on the total flow.

Rate Structure Changes at \$415 (slide): This data is based on one of the water bills for the treatment plant. This data is approximate but it gives a good idea about how changes in the billing structure will affect the sewer bills. For example, maintaining the sewer rate at \$415 with the minimum flow of 79,000 gallons will bring in a revenue of \$4.8. However, maintaining the sewer rate at \$415 but reducing the minimum flow from 79,000 gallons to 74,000 gallons will increase the revenue by approximately \$67,000. This will reduce the impact on the residential accounts; the burden will be for the businesses. The other option will be to treat apartments as condos and bill per unit. This will increase the apartments revenue from \$180,000 to \$265,000, said Mr. Wagner.

Mr. Stetson made reference to the slide regarding the average income in town. He expressed that raising the sewer fee for the apartments will be impacting the people with affordable income. Mr. Manfre added that last time when the Authority looked at this option the income level was the primary concern. Also, any changes in the billing structure that is been presented may increase the chance of error in the billing process. He explained that last time when the minimum flow was reduced from 84,000 gallons to 79,000 gallons it was a simple change in the billing. The commercial billing takes an enormous amount of time to complete versus the residential billing which is a flat rate of \$415 times 8,600 accounts.

Mr. Lewis expressed that there's a lot of unknown variables and explained that it's dangerous to make assumptions that because someone bought a condo in South Windsor that they have less money. That may be truth, he explained, however, it might be their third condo that they have in various places. He explained that the State offers Paid Family Medical Leave Act ((FMLA) to its employees. In doing so they take a certain percentage off everyone's checks to fund this project. Perhaps the Authority can create a similar fund; an inner contingency grant fund for qualified residents. Mr. Manfre responded that is similar to the Reserve Fund Policy that is in place.

Chairman Wagner designed a spreadsheet as a rate calculator to help figure out the effect of billing and revenue based on each option. Mr. Wagner asked for any comments. Mr. Toby Lewis expressed that it might be helpful to look at the spreadsheet with current

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data. There's so many options presented in terms of changing the fee structure that is so hard to say.

Mr. Joseph Botti expressed that he's definitely reluctant to make any changes and make the billing any more complicated. He thinks that they should keep the current billing structure. Chairman Wagner asked him how he feels about reducing the minimum flow. Mr. Botti responded that he's reluctant to change that too.

Mr. James Murray asked how the minimum flow of 84,000 gallons and 79,000 gallons was determined; where the data came from. Chairman Wagner explained that when he was a member of the Town Council people were complaining about sewer rates and a lot of people asking why don't they charged based on the amount of water use. A study was done to determine what would happen if the Authority charges based on water use and at that time the committee recommended to charge based on the water use. The Authority voted no. The minimum gallons was already in the regulation. The 94,000 gallons was incrementally reduced to bring 79,000 gallons to be in the average amount of water use at a residential home.

Chairman Wagner asked Mr. David Basile for his input. Mr. Basile explained that he agrees with Mr. Toby Lewis in terms of there's a lot of information to consider. He need to take time to think about it.

Mr. Bala Ramasamy explained that there are some challenges in changing the fee structure. He'll like to know what will the impact be on the businesses should the minimum flow is reduced.

Mr. Murray expressed that it seems a little sketchy for him coming from a business sector.

Mr. Manfre explained that in putting the budget together the main goal is to maintain the sanitary sewer system, treat the water, put out a good product to the river. Therefore, they need to make sure that the O&M costs are covered which includes all the labor, equipment, materials and capital improvement projects for preventive maintenance. As far as obtaining more revenue, dropping the minimum usage will create a more variable revenue budget. This will increase the rates for the commercial/industrial businesses. Mr. Lewis stated that the Authority can lower the minimum gallons at some point, but as the last resource. He recommended for members of the Authority to review the information presented this evening, to talk to people and their neighbors and prepare for further discussion at the next meeting.

H. Executive Session

None

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I. Adjournment

Motion to adjourn at 8:30 p.m.

The motion was made by Mr. Toby Lewis and seconded by Mr. Bala Ramasamy.
The motion carried unanimously.

Respectfully Submitted,

Ether Diaz, Recording Secretary

DEFINITION

"Miscellaneous Industrial User Wastewater" or "MIU Wastewater" (formerly known as "Miscellaneous sewer compatible wastewater" or "MISC wastewater"), means any wastewater discharge that is NOT subject to Federal Categorical Pretreatment Standards under 40 CFR 403.6 and 40 CFR chapter I, subchapter N as amended. Domestic sewage including septage or sewage from portable sources and groundwater remediation wastewater are excluded from this definition. MIU wastewater includes but is not limited to air compressor condensate & blowdown, boiler blowdown, building maintenance wastewater, commercial laundry wastewater, contact cooling & heating water, cutting & grinding wastewater, fire suppression system testwater, food processing wastewater, hydrostatic pressure testing wastewater, non-contact cooling water, non-destruct testing rinsewater, printing and photographic processing wastewater, tumbling or cleaning of parts wastewater, water treatment wastewater, and vehicle maintenance wastewater.

SECTION 17

MISCELLANEOUS INDUSTRIAL USER WASTEWATER (MIU WASTEWATER)

17.1 Authority

Connecticut state law requires all discharges of wastewater to obtain a permit for their discharge (CGS Sec 22a-430). On September 29, 2020, the Connecticut Department of Energy and Environmental Protection ("DEEP") issued a "General Permit for Discharges from Miscellaneous Industrial Users" ("MIU GP") which became effective October 31, 2020 and expires October 30, 2025. The MIU GP allows certain wastewater discharges to publicly owned treatment works ("POTW"), subject to the oversight of the applicable POTW Authority, which in South Windsor is the WPCA. Industrial dischargers must register qualifying discharges with the WPCA and certify that the discharge meets the criteria of the terms and conditions of the MIU GP.

17.2 Qualifying Discharges

A. The wastewater discharge categories below and text following them characterize the notification requirements:

a. **Group I: Process Wastewater Discharges Cumulatively Less Than 25,000 Gallons per Day**

- Commercial laundry wastewater
- Contact cooling and heating wastewater
- Cutting and grinding wastewater
- Food processing wastewater (including breweries and distilleries)
- Non-destruct testing rinse water
- Printing and photographic processing wastewater
- Reverse osmosis reject water
- Tumbling or cleaning of parts wastewater
- Water treatment wastewater
- *Other process wastewater*, including other wastewaters determined by the WPCA to be process wastewaters.

b. **Group II: Non-process Wastewater Discharges (All Flows)**

- Air compressor condensate & blowdown
- Boiler blowdown wastewater
- Building maintenance wastewater
- Fire suppression system testing wastewater
- Hydrostatic pressure testing wastewater
- Non-contact cooling water

- Potable water system maintenance or sampling wastewaters
- Swimming pool wastewater
- Vehicle maintenance wastewater
- *Other non-process wastewaters*, including other wastewaters determined by the WPCA to be non-process wastewaters.

B. Industrial Users that meet the criteria below who seek authorization to discharge wastewater under the MIU GP must submit a notification form to Town of South Windsor Pollution Control Department:

- a. Industrial Users discharging Group I process wastewaters with a cumulative maximum daily flow greater than or equal to 1,000 gallons per day (gpd) and less than 25,000 gpd;
- b. Except for vehicle maintenance wastewaters, Industrial Users discharging Group II non-process wastewaters with a cumulative maximum daily flow greater than or equal to 5,000 gpd ;
- c. Industrial Users discharging any flow of vehicle maintenance wastewater;
- d. Industrial Users discharging Group I Process wastewaters with a cumulative maximum daily flow greater than or equal to 1,000 gallons per day (gpd) and less than 25,000 gpd, or Group II Non-process wastewater with a cumulative maximum daily flow greater than or equal to 5,000 gpd, whose discharge:
 - I. Has an increase in flow or change in chemistry since the effective date of this MIU GP;
 - II. Has had an ownership change since the effective date of this MIU GP;
 - III. Notification requires correction of inaccurate or misleading information previously submitted to the POTW authority, in accordance with section 6(g) of the CTDEEP MIU GP;
 - IV. Will be undergoing any significant facility modifications, as described in Section 5(e)(3)(A) of the MIU GP;
 1. Industrial Users whose discharge will be transported to the receiving POTW;
- e. Industrial Users whose discharge requires a variance to meet the effluent limits and conditions of Table 3-1 of this policy, or
- f. Industrial Users that are required to notify an applicable POTW Authority.

C. Who Must Submit Additional Information Beyond Notification

- a. Industrial Users discharging any flow of vehicle maintenance wastewater, or Group I process wastewaters that meet any one of the following criteria must complete a Detailed Discharge Information attachment. The attachment must be submitted with the notification.
 - I. The cumulative maximum daily flow of the Group I process wastewater discharges is greater than or equal to 1,000 gpd and less than 25,000 gpd;
 - II. The discharge comprises greater than 2% but less than 5% of the average, dry weather, hydraulic or organic capacity of the POTW;
 - III. The discharge is transported to the receiving POTW;
 - IV. The discharge has an increase in flow or change in chemistry since the most recent registration/notification;
 - V. Requires a variance to meet the WPCA's limits or the limits and conditions of Table 3-1 of this policy;
 - VI. Requires treatment prior to discharge to meet the effluent limits in Table 3-1 of this policy or limits imposed by the WPCA; or
 - VII. If required by an applicable POTW Authority.

17.3 Effluent Limits

- A. Industrial Users discharging under the authority of the MIU GP must abide by each applicable POTW Authority's local ordinances and regulations and that Industrial Users shall not violate the prohibitions specified in subsection 5(a)(2) of the MIU GP.

Table 3-1 Monitoring Parameters

Conventional Pollutants		Metals and Other Pollutants			
Pollutant	Maximum Instantaneous Concentration, mg/L	Pollutant	Maximum Instantaneous Concentration, mg/L	Pollutant	Maximum Instantaneous Concentration, mg/L
Biochemical Oxygen Demand (BOD ₅)	212	Antimony, Total	4.0	Molybdenum, Total	4.0
Chemical Oxygen Demand (COD)	1200	Arsenic, Total	0.1	Nickel, Total	1.0
Total Suspended Solids (TSS)	238	Barium	5.0	Nitrous Oxide	10.0
Total Kjeldahl Nitrogen (TKN)	40.03	Beryllium, Total	2.0	pH, High	10.0
Nitrate-Nitrite (as N)	40.03	Boron	5.0	pH, Low	5.0
Total Fats, Oils and Grease ⁴	100	Cadmium, Total	0.1	Selenium, Total	0.5
Organic Pollutants		Chromium, Total	2.0	Silver, Total	0.1
Pollutant	Maximum Instantaneous Concentration, mg/L	Cobalt, Total	4.0	Strontium, Total	2.0
Total Volatile Organics	5	Copper, Total	1.0	Sulfur Dioxide	10.0
Formaldehyde	10.03	Cyanide	0.1	Thallium, Total	2.0
Methylene Chloride	1	Fluoride	20.0	Tin, Total	2.0
Phenols, Total	10	Hydrogen Sulfide	10.0	Titanium, Total	4.0
Phthalate Esters	2	Iron	5.0	Vanadium, Total	2.0
Polynuclear Aromatic Hydrocarbons	0.5	Lead, Total	0.1	Zinc, Total	1.0
Ethylene Glycol	300.03	Magnesium	5.0	Zirconium, Total	2.0
Propylene Glycol	300.03	Mercury	0.0		

17.4 Monitoring and Reporting

- A. Table 3-1 indicates monitoring parameters for various categories of flow, the most common being pH, total suspended solids, oil & grease, copper, lead, and zinc. Registrants must also monitor for any parameters specified in Table 3-1 that are known or suspected to be present in the discharge.
- B. The monitoring and reporting frequencies, based on discharge group and maximum daily flows, are shown in Table 4-1 below:

Table 4-1 Monitoring and Reporting Frequencies

Discharge Group	Total Maximum Daily Flow Thresholds per Category of Wastewater	Minimum Frequency of Pollutant Monitoring^{1,2}
Group I – Process Wastewaters (except as noted below)	Flow < 1,000 gpd	None
	1,000gpd ≤ Flow < 10,000gpd	Quarterly
	10,000gpd ≤ Flow < 25,000gpd	Monthly
Group I -- Food Processing, Commercial Laundry, Reverse Osmosis Reject Water	Flow < 5,000 gpd	None
	5,000 gpd ≤ Flow < 25,00 gpd	Annual
Group II – Non-process Wastewaters	All Flows	None

¹Discharges that do not have a prescribed monitoring frequency must comply with the effluent limits and conditions of Section 5(a) of the MIU GP. The permittee should maintain records of monitoring data that are representative of the current discharge.

²For water treatment wastewaters associated with annual or semi-annual maintenance cleaning of clarifier tank, settling lagoon, or other large tanks which may discharge greater than 50,000 gallons per day, samples shall be taken from the first 10% and last 10% of the discharge and analyzed separately. Such discharges shall not be counted toward the total maximum daily flow when determining monitoring frequency.

- C. Any false statement in any information submitted pursuant to this permit the authorization issued under this MIU GP may be suspended or revoked in accordance with law, and the POTW Authority or CTDEEP Commissioner may take any other legal action provided by law.

17.5 WPCA Authorities and Obligations

- A. It is the policy of the South Windsor WPCA to administer and enforce the MIU GP as it applies to Industrial dischargers to the Town of South Windsor, including the following activities:
- Receive and review notifications and certifications from Industrial Dischargers.
 - Perform inspections to determine compliance with the MIU GP.
 - Take any action provided by law to abate a violation of the MIU GP, including the commencement of proceedings to collect penalties for such violation.

17.6 Due dates (i.e. application and renewal)

- A. In accordance with Section 4(b) of the MIU GP, "[For] existing discharges previously authorized by a DEEP permit (e.g. **General Permit for Miscellaneous Discharges of Sewer Compatible (MISC) Wastewater** or **General Permit for the Discharge of Vehicle Maintenance Wastewater**) that are eligible to be covered under this MIU GP, the notification and certifications required to be submitted in accordance with this section shall be submitted to each applicable POTW Authority within ninety (90) days of the effective date of this MIU GP. If a new discharge, all notifications must be submitted prior to initiating the discharge."

B. Annual Renewal

Existing authorized discharges shall renew their notification on an annual basis. Notification forms and necessary attachments shall be received by the WPCA no later than January 31st of each year.

17.7 Permit Fees

- A. The South Windsor WPCA shall establish permit fees, as may be amended, to administer the requirements of the MIU GP, as described above.
- B. Any costs incurred by the South Windsor WPCA in performing its duties under the MIU GP, including, but not limited to, engineering or inspection fees, shall be reimbursed by the applicant/permittee.
- C. Fee schedule:
- a. All fees shall be applied on the Commercial/Industrial Sewer Use Bill.
 - b. Refer to the WPCA Fee Schedule for fee structure.
 - c. A one-time application fee shall be applied to the permittee on year one of the MIU GP.
 - d. An MIU GP usage fee will be issued to the permittee annually.

17.8 Reporting Requirements

If the permittee monitors any discharge more frequently than required by the MIU GP using test procedures approved under 40 CFR 136 or specified in the MIU GP, the results shall be included in the calculation and reporting of the data in the monitoring report.

17.9 Reporting Violations

The permittee shall follow the requirements set forth in Section 5(d) of the MIU GP. Table 9-1 outlines the required reporting of violations.

17.10 Enforcement Actions

- A. Section 8 "Powers and Authority of Inspector," subsection 8.1 of the South Windsor Water Pollution Control Authority's Rules and Regulations permit the Superintendent of Pollution Control or his/her duly representative permission to enter all properties with the owner's consent, for the purpose of inspection, observation, measurement, sampling, and testing in accordance with the provisions of the regulations.
- B. Section 9 "Penalties," subsection 9.1 of the Regulations cites any person found to be violating any provision of the regulations shall be served by the Authority with written notice stating the nature of the violation and providing a reasonable time limit for satisfactory correction thereof. The offender shall, by the expiration of the time limit stated in such notice, permanently cease all violations. Failure to abide by these regulations shall result in the offender being reported to the Connecticut Department of Energy and Environmental Protection and may be fined for each violation.
- C. Furthermore, subsection 9.2 mandates any person who shall continue any violation beyond the time limit provided for in Section 9.1 or any person who shall commit any violation of Section 7 of the WPCA Rules and Regulations shall be guilty of a misdemeanor, and upon conviction thereof shall be fined two hundred fifty (\$250) dollars for each violation. Each day in which any such violation shall continue shall be deemed a separate offense.

Violations of any of the terms, conditions, or limitations contained in this permit may subject the Permittee to enforcement action, including but not limited to, penalties and/or forfeitures pursuant to applicable sections of the South Windsor Water Pollution Control Authority's Rules and Regulations.

- 17.11** This Policy is hereby issued on October 31, 2020 and will expire on October 30, 2025 in accordance with the terms and conditions set for by CTDEEP in the General Permit for Discharges from Miscellaneous Industrial Users (MIU GP).

Recording and Reporting Violations
General Permit for Discharges from Miscellaneous Industrial Users
MIU

Compliance Violation	Permittee Responsibility	Submittal Info	Frequency
1) Greater than two times permitted level 2) Greater than 2 times POTW specific limits 3) Greater than the level established in a variance requested by the industrial user <ul style="list-style-type: none"> Analytical results, monitoring data or effluent limits 	Notify via phone call: 1) POTW 2) CTDEEP: Water Permitting and Enforcement Division of Bureau of Materials Management and Compliance Assurance 860-424-3025 (during business hours), 860-424-3338 (after business hours)	1) Permittee name and address 2) Maximum daily flow 3) Name and telephone number of contact person at the subject site. 4) Date and time of violation	Within two (2) hours of becoming aware of violation or start of next business day if occurrence is after business hours.
	Submit a written report to: 1) POTW 2) CTDEEP: Water Permitting and Enforcement Division of Bureau of Materials Management and Compliance Assurance	1) Condition(s) or effluent limit(s) violated 2) Analytical results and information demonstrating such violation(s) 3) Cause of violation(s) 4) Period of noncompliance including exact dates and times 5) If noncompliance has not been correct, the anticipated time it is expected to continue and upon correction, the date and time of correction 6) Steps taken and planned to reduce, eliminate, and prevent a recurrence of the noncompliance, and the dates such steps are executed 7) Name and title of the person recording the information and the date and time of such recording	Within five (5) calendar days of becoming aware of violation

Recording and Reporting Violations
General Permit for Discharges from Miscellaneous Industrial Users
MIU

Compliance Violation	Permittee Responsibility	Submittal Info	Frequency
	Log violation or condition 1) Must be maintained on site	1) The condition(s) or effluent limit(s) violated 2) The analytical results and information demonstrating such violation(s) 3) The cause of the violation(s) or noncompliance 4) Period of noncompliance including exact dates and times 5) If the noncompliance has not been corrected, the anticipated time it is expected to continue, and upon correction, the date and time of correction 6) Steps taken and planned to reduce, eliminate, and prevent a recurrence of the noncompliance, and the dates such steps are executed 7) Name and title of the person recording the information and the date and time of such recording	Within twenty-four (24) hours of becoming aware of violation
1) Three or more violations of any effluent limit from a single sample 2) Three successive sampling events each of which show a violation of any effluent limit 3) The occurrence of four or more violations of any effluent limit during any calendar year 4) The violation of the pH limit by more than one standard unit.	Submit a certified report to: 1) POTW 2) CTDEEP: Water Permitting and Enforcement Division of Bureau of Materials Management and Compliance Assurance	1) Condition(s) or effluent limit(s) violated 2) Analytical results and information demonstrating such violation(s) 3) Cause of violation(s) 4) Period of noncompliance including exact dates and times 5) If noncompliance has not been correct, the anticipated time it is expected to continue and upon correction, the date and time of correction 6) Steps taken and planned to reduce, eliminate, and prevent a recurrence of the noncompliance, and the dates such steps are executed 7) Name and title of the person recording the information and the date and time of such recording	Within twenty (20) calendar days of becoming aware of the non-compliance which triggered the report

Recording and Reporting Violations
General Permit for Discharges from Miscellaneous Industrial Users
MIU

Compliance Violation	Permittee Responsibility	Submittal Info	Frequency
	<p>Submit certified statement to:</p> <ol style="list-style-type: none"> 1) POTW 2) CTDEEP: Water Permitting and Enforcement Division of Bureau of Materials Management and Compliance Assurance 	<p>Statement Section 5(d)(5), page 26 of MIU GP.</p> <p>"I certify that in my professional judgement, based on reasonable investigation, including my inquiry of those individual responsible for obtaining information pursuant to Section 5(d)(4) of the General Permit for Discharges from Miscellaneous Industrial Users, that all discharge(s) which are maintained on the site referenced herein, and which are covered under the general permit comply with all conditions of said general permit, including but not limited to all effluent limits in Section 5(a) of such General permit, and proper operation and maintenance of any systems installed to treat such discharge(s) will meet all effluent limits and conditions of such general permit without treatment. This certification is based in part of my review of analyses of a minimum of three effluent samples collected, preserved, handled and analyzed in accordance with 40 CFR 136, which samples were representative of the discharge during standard operating conditions, were taken in the previous year, at least one week apart, and were of the type(s) specified in Section 5 of said general permit, and understand that a false statement made in this report, including all attachments thereto, or in this certification may, pursuant to section 22a-6 of the General Statutes, be punishable as a criminal offense under section 53a-157b of the General Statutes, and may also be punishable under sections 22a-438 of the General Statutes and any other applicable law."</p>	<p>Within sixty (60) days after the deadline for submitting the report</p>

SECTION 18

VALIDITY

- 18.1 All regulations or parts of regulations in conflict herewith are hereby repealed.
- 18.2 The invalidity of any section, clause, sentence, or provision of these regulations shall not affect the validity of any other part of these regulations which can be given effect without such invalid part or parts.

WPCA COMMUNICATIONS AND REPORTS

March 1, 2022

The following is a monthly report from the Superintendent of Pollution Control as an appendix to the Water Pollution Control Authority meeting.

General Information

DEEP Class IV Wastewater Operator Certification

On February 4, 2022 Jacob Plona who is the Lead Operator of our Collection System passed the Class IV Wastewater examination. Historically the Class IV exam has less than a 20% pass rate distinguishing Jacob as a leader in the wastewater field. Jacob started his wastewater career in 2013 at the South Windsor facility. Over the last nine years he has demonstrated a strong interest in GIS mapping, pipe inspection and scoring, and managing our facilities pipes/manhole assets. He has been instrumental in building our asset management plan of the collection system which consists of 11 pump stations and 130 miles of sewer pipe.

Pilot Test Participation

DEEP has referred the South Windsor treatment facility to AdvanceH2O as a participant in a pilot test for a product that aims to achieve proactive real-time predictions of performance based on advanced microbial analytics. The goal is to produce a product that can correctly measure microbial activities which will ultimately predict and prevent operational failures, reduce energy and chemical costs, and increase treatment capacity. AdvanceH2O will be analyzing the characteristics of our facilities wastewater to help develop this cutting-edge technology.

Treatment Plant and Collection Systems

Treatment Plant

Process

TREATMENT PLANT	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	AVERAGE
AVG FLOW (MGD)	2.63	2.76	2.61	2.57	2.55	4.67	3.57	4.15	2.93	2.67	2.51	2.63	3.02
BOD REMOVAL	98.2%	98.4%	98.6%	98.6%	99.0%	97.4%	98.4%	98.5%	98.5%	98.5%	98.7%	95.7%	98%
TSS REMOVAL	98.8%	99.0%	98.6%	98.6%	98.9%	97.4%	98.3%	98.2%	98.9%	98.8%	99.0%	95.6%	98%
NITROGEN LBS. (106 LBS. LIMIT)	95	87	86	96	87	142	102	115	97	97	88	95	99
NITROGEN mg/L	4.2	3.7	3.9	4.4	3.9	3.7	3.7	3.3	3.8	4.2	4.1	4.2	4

Maintenance

- Completed 2022 Desk Audit Inspection for Connecticut DEEP
- Worked with Aaron Associates to finalize the SCADA System Upgrade

- Repair of several failed sections of chain on headworks bar screen. More sections are on order and we will finish replacing the rest once material is in
- Repair of broken coupling and worn out belt on grit classifier
- Replacement of worn out belt and sheaves on Odor Control Fan 1. Also built new motor mount for easier adjustments
- Began thermal imaging of motors on influent pumps, primary pumps, and plant water pumps
- Rebuilt sludge transfer pump
- Replaced grease in all major treatment plant pump motors

Collection System

COLLECTION SYSTEM	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	AVG FT
CCTV (FEET)	6,544	7,100	8,621	2,977	4,077	5,457	0	0	2,080	2,000	1,200	2,642	3,338
Contracted CCTV	3,374	0	21,414	18,569	10,254	0	0	9,693	12,783	0	0	0	6,341
CLEANING (FEET)	3,000	4,500	7,251	22,000	12,300	0	2,200	6,050	2,700	4,100	4,000	1,363	5,675

- Provided technical support and traffic control for Green Mountain Pipe for rehabilitation of 15 deteriorating manholes
- Degreased Benedict Drive Wet Well and took apart and cleaned all the force main air vents and vacuum breaks
- Took apart and cleaned check valves on both Benedict Drive pump station pumps
- Replacement of inoperable discharge valves at Route 5 pump station
- Grease replacement in all dry pit pump station motors

Capital Improvement Project Updates

Clark Street, Benedict Drive, Pleasant Valley Pump Station Upgrades

- Arcadis continues to work on 60% design

Next Steps:

- *Engineer to perform Connecticut Environmental Policy Act (CEPA) Permit Review*
- *Project 90% design phase*
- *Submit design to DEEP for review and approval (min. 90-day review)*

Phase IV Part 1

This project has been approved with the FY22 WPCA budget and will include the lining of sewer pipe and rehabilitation of manholes. The line item budget is \$750,000.

- Wright Pierce has completed the final bid package
- Bid opening was February 23, 2022
- Bid tabulation and recommendation are pending

American Rescue Plan Act (ARPA) Funded Projects

Phase IV Part 2

This project has been approved utilizing American Rescue Plan Act funds. The budget for this project is \$1,100,000.

- Wright Pierce has completed the final bid package
- Bid opening was February 23, 2022
- Bid tabulation and recommendation are pending

UV Disinfection Upgrade

This project has been approved utilizing American Rescue Plan Act funds. The budget for this project is \$1,300,000.

- Executed an agreement with Weston & Sampson for the design, bid and construction oversight

Clark Street Bypass Valve

This project has been approved utilizing American Rescue Plan Act funds. The budget for this project is \$100,000.

- Notice of award was issued to VMS Construction
- Construction agreement was executed
- Preconstruction meeting is being scheduled

Collection of Sewer User Fees and Delinquent Accounts

Collector of Revenue Report

To be provided at the meeting.

Respectfully submitted by: Tony Manfre, Superintendent of Pollution Control

06  74

February 2, 2022

Jeff LeMay
Plant Supervisor
1 Vibert Road
South Windsor, CT 06074

RE: Letter of Recognition – EPA Regional Wastewater Operator of the Year

Dear Jeff:

At its meeting of February 1, 2022, the South Windsor Water Pollution Control Authority was informed that you have been recognized as EPA's Regional Wastewater Operator of the Year.

On behalf of the entire membership of the Authority it is my pleasure to congratulate you on this significant career accomplishment. Your achievement serves as recognition of the dedication and commitment that you bring to your professional endeavors and brings pride to you and the Town of South Windsor.

We wish you continued success as you further your career and continue your exemplary service to the community.

Sincerely,



Stephen Wagner

Chair, SWWPCA

SOUTH WINDSOR WATER POLLUTION
CONTROL AUTHORITY

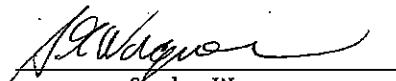
THIS ACKNOWLEDGES THAT

JEFF LEMAY

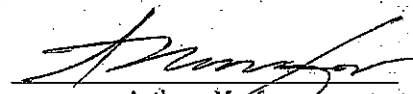
Has been awarded the Environmental Protection Agency's
Regional Wastewater 2021 Operator of the Year

CERTIFICATE OF RECOGNITION

Dated this 1st day of February, 2022


Stephen Wagner
WPCA Chair




Anthony Manfre
Superintendent

06



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SWCT
TMS

Exhibit E

JENNIFER R. HILINSKI SHIRLEY, CCMC, CCMO
COLLECTOR OF REVENUE

MEMO

DATE: February 22, 2022
FROM: Carlene Andrulat
TO: Ether Diaz & Tony Manfre, Public Works
SUBJECT: Refund Batch #10 for WPCA – March 1, 2022 Agenda
CC: Michael Maniscalco, Town Manager
Patricia Perry, Director of Finance
OF PAGES: 2

Please note that messages to and from the Town of South Windsor may be subject to public release in accordance with applicable laws.

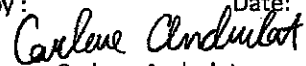
I respectfully request WPCA's consideration and approval of 3 refunds totaling \$1,376.38 as noted on the attached report. All refund request received by January 3, 2022 are included.


Collector of Revenue

FY 21-22

March 3, 2022 WPCA Meeting

Name	Bill	Prop Loc/Vehicle Info.	Reason	Over Paid
ANNAMALAI GANESAN & SUNDARAM ALAMELU	2022-06-0045362	12 PORTER GREEN	Sec. 12-129 Refund of Excess Payments.	(415.00)
SARMA BIPUL & GUSAIN ANJALI	2022-06-4729256	37 SCHOOLHOUSE DRIVE	Sec. 12-129 Refund of Excess Payments.	(415.00)
SIVADAS SIVAKUMAR	2021-06-0042768	107 SALLY DRIVE	Sec. 12-129 Refund of Excess Payments.	(546.38)
			Total of 3 refunds	(1376.38)

Drafted by :  Date: 2/22/22
Carlene Androlat
Revenue Clerk

Approved by:  Date: 2/22/2022
Jennifer Hilinski-Shirley CCMC, CCMO
Collector of Revenue

PUBLIC WORKS
POLLUTION CONTROL

FISCAL YEAR
2022/2023

ACCOUNT NO.
3252

	FY2021 APPROVED	FY21/22 Approved	FY 22/23 Proposed	DELTA FROM LAST YEAR	% USED
100 Salary & Benefits					
110 Full-time Salaries	\$ 1,081,700	\$ 1,097,110	\$ 1,120,080	\$ 22,969	2.1%
111 Overtime	\$ 114,472	\$ 117,542	\$ 121,533	\$ 3,991	3.3%
112 Longevity	\$ 700	\$ 700	\$ 700	\$ -	0.0%
113 Part-time Salaries	\$ -	\$ -	\$ -	\$ -	0.0%
130 Employee Benefits	\$ 522,872	\$ 538,558	\$ 555,835	\$ 17,277	3.1%
Subtotal:	\$ 1,719,744	\$ 1,753,910	\$ 1,798,148	\$ 44,237	2.5%
200 Materials & Expenses					
210 Office Supplies	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	0.0%
221 Operating Materials	\$ 118,950	\$ 138,950	\$ 149,950	\$ 11,000	7.3%
222 Motor Vehicle Supplies	\$ 24,100	\$ 25,213	\$ 27,838	\$ 2,625	9.4%
223 Uniforms & Clothing	\$ 15,750	\$ 15,750	\$ 15,750	\$ -	0.0%
232 Equipment Repair	\$ 115,000	\$ 115,000	\$ 125,000	\$ 10,000	8.0%
Subtotal:	\$ 275,800	\$ 296,913	\$ 320,538	\$ 23,625	7.4%
300 Contractual Services					
310 Advertising	\$ -	\$ -	\$ -	\$ -	0.0%
320 Professional	\$ 160,100	\$ 164,100	\$ 173,000	\$ 8,900	5.1%
330 Rentals & Leases	\$ 33,400	\$ 33,400	\$ 33,400	\$ -	0.0%
360 Utilities	\$ 456,000	\$ 486,000	\$ 492,000	\$ 6,000	1.2%
371 Maintenance Contracts	\$ 674,300	\$ 673,300	\$ 731,200	\$ 57,900	7.9%
373 Repair Maintenance Equip.	\$ 32,300	\$ 32,300	\$ 34,300	\$ 2,000	5.8%
374 Fees & Memberships	\$ 1,900	\$ 2,150	\$ 2,150	\$ -	0.0%
375 Recruitment & Training	\$ 23,750	\$ 23,750	\$ 23,400	\$ (350)	-1.5%
390 Other Purchase Services	\$ 326,000	\$ 326,000	\$ 358,000	\$ 32,000	8.9%
393 Internal Service Charge	\$ 45,000	\$ 45,000	\$ 47,500	\$ 2,500	5.3%
Subtotal:	\$ 1,752,750	\$ 1,786,000	\$ 1,894,950	\$ 108,950	5.7%
400 Capital Outlay					
430 Capital Projects	\$ 168,000	\$ 47,300	\$ 75,000	\$ 27,700	36.9%
441 Office Equipment	\$ -	\$ -	\$ -	\$ -	0.0%
442 Department Equipment	\$ 76,500	\$ 245,000	\$ 595,000	\$ 350,000	58.8%
Subtotal:	\$ 244,500	\$ 292,300	\$ 670,000	\$ 377,700	56.4%
Department Total:	\$ 3,992,794	\$ 4,129,123	\$ 4,683,635	\$ 554,512	11.8%

CODE NO. & DESCRIPTION	PROGRAM	COST
100 PERSONNEL SERVICES		\$ 1,798,148
110 FULL TIME SALARIES	ANNUAL	
	SUPERINTENDENT*	\$ 95,951
	PLANT SUPERVISOR	\$ 104,020
*SALARY IS 80% FUNDED BY WPCA	LEAD OPERATOR W/CERT	\$ 88,211
**SALARY IS 25% FUNDED BY WPCA	LEAD OPERATOR W/O CERT	\$ 87,350
	LEAD OPERATOR W/O CERT	\$ 87,350
	OPERATOR 3 STEP 3	\$ 80,896
	OPERATOR 3 STEP 3	\$ 80,896
CONTRACTUAL	OPERATOR 3 STEP 3	\$ 80,896
SALARY INCREASES:	OPERATOR 3 STEP 3	\$ 80,896
CSEA UNION 2.00%	OPERATOR 3 STEP 2	\$ 80,103
AFSME UNION 2.00%	OPERATOR 3 STEP 2	\$ 80,103
MANAGEMENT 2.25%	OPERATOR 3 STEP 1	\$ 79,302
	LABORTORY ANALYST	\$ 80,896
	ADMINISTRATIVE SECRETARY**	\$ 13,208
	Salary Total	1,120,080
111 OVERTIME		
SCHEDULED OVERTIME:		
SATURDAYS (52 DAYS)		
# OF HRS # OF STAFF WAGE x 1.5		
2 2 \$ 62.99	SATURDAY OVERTIME	\$ 13,103
	SUNDAY OVERTIME	\$ 17,470
SUNDAYS (52) AND HOLIDAYS (13)	HOLIDAY OVERTIME	\$ 4,368
# OF HRS # OF STAFF WAGE x 2		
2 2 \$ 83.99	SCHEDULED OT TOTAL	34,940
UNSCHEDULED OVERTIME:		
ALARMS/YR 100	ALARMS	\$ 58,793
LINE BLOCKAGES/YR 2	LINE BLOCKAGES	\$ 1,176
PLANT/PS REPAIR (HRS.) 75	REPAIRS	\$ 11,024
# OF HRS # OF STAFF WAGE x 1.75		
4 2 \$ 73.49	UNSCHEDULED OT TOTAL	70,993
STAND BY COMP:	STAND BY COMPENSATION	\$ 15,600
WKS/YR COST/WK.		
52 \$ 300	TOTAL	15,600
112 LONGEVITY		
	LONGEVITY PAYMENT	700
March 1, 2022 Draft	TOTAL	700

CODE NO. & DESCRIPTION	PROGRAM	COST
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114 TEMPORY HELP

TEMPORARY/SEASONAL HELP	\$	-
TOTAL \$		

130 EMPLOYEE BENEFITS

FICA	\$	96,596
BC/BS	\$	220,038
DEARBORN LIFE	\$	8,799
LTD	\$	1,632
STD	\$	234
W/C	\$	39,642
ICMA	\$	60,902
LAB CERTIFICATION	\$	1,591
AETNA PENSION	\$	117,748
CDL LICENSE	\$	2,652
STATE LICENSES	\$	6,000
TOTAL		\$ 555,835

PUBLIC WORKS
POLLUTION CONTROL

FICAL YEAR
2022/2023

ACCOUNT NO.
3252

CODE NO. & DESCRIPTION	PROGRAM	COST
200 MATERIALS AND SUPPLIES		\$ 320,538

210 OFFICE SUPPLIES

PAPER, PENS, FAX, AND PRINTER
CARTRIDGES

SUPPLIES	\$ 2,000
TOTAL \$ 2,000	

221 OPERATING SUPPLIES

221.1 PLANT SUPPLIES	\$ 1,500
221.2 PUBLICATIONS	\$ 1,500
221.3 SHOP SUPPLIES	\$ 6,000
221.4 SIGNS	\$ 1,200
221.5 EMERGENCY	\$ 1,500
221.6 CUSTODIAL SUPPLIES	\$ 3,500
221.7 LINE CLEANING SUPPLIES	\$ 17,000
221.8 SAFETY SUPLIES	\$ 4,000
221.9 CHEMICALS	\$ 24,000
221.10 BUILDING SUPPLIES	\$ 1,750
221.11 PLUMBING SUPLIES	\$ 2,000
221.12 LABORATORY SUPPLIES	\$ 20,500
221.13 HARDWARE SUPPLIES	\$ 3,500
221.14 SLUDGE DISPOSAL	\$ 2,500
221.15 LUBRICANTS	\$ 2,500
221.16 ELECTRICAL SUPPLIES	\$ 5,000
221.17 MECHANICAL SUPPLIES	\$ 52,000
TOTAL \$ 149,950	

222 MOTOR VEHICLE SUPPLIES

ASSUMPTIONS:
GASOLINE \$ 3.00
DIESEL \$ 3.50

	USE (GAL.)	
FUEL: Diesel Generators - Pump Stations	600	\$ 2,100
80SW - 2009 Ford Explorer	350	\$ 1,050
81SW - 2017 Ford F-250	350	\$ 1,050
82SW - 2014 Ford E-350 Cam. Tr.	500	\$ 1,500
83SW - 2019 F550 Utility Truck	775	\$ 2,325
84SW - 1995 Ford LN9000 Vac Tr.	775	\$ 2,713
86SW - 2008 Combination Truck	1500	\$ 5,250
87SW - 2014 Ford F-350 Utility Tr.	300	\$ 900
Pumps/Misc Equipment	100	\$ 300
TOTAL \$ 17,188		

REPAIR PARTS: Portable Equipment \$ 1,200
1995 - 84SW Ford LN9000 Vacuum Truck \$ 1,500
2008 - 86SW Combination Truck \$ 4,500
2009 - 80SW Ford Explorer \$ 1,200
2014 - 82SW Ford E-350 Camera Truck \$ 750
2014 - 87SW Ford F-350 Utility Truck \$ 500
2017 - 81SW Ford F-250 \$ 500
2019 - 83SW F450 Utility Truck \$ 500

TOTAL \$ 10,650	
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PUBLIC WORKS
POLLUTION CONTROL

FICAL YEAR
2022/2023

ACCOUNT NO.
3252

CODE NO. & DESCRIPTION	PROGRAM	COST
223 UNIFORMS		
	UNIFORM RENTAL	\$ 7,500
	SAFETY SHOES	\$ 3,250
	REPLACEMENT CLOTHING	\$ 5,000
		\$ 15,750
232 EQUIPMENT REPAIR		
	PLANT EQUIPMENT	\$ 80,000
	PUMP STATION EQUIPMENT	\$ 45,000
		\$ 125,000

PUBLIC WORKS
POLLUTION CONTROL

FISCAL YEAR
2022/2023

ACCOUNT NO.
3252

CODE NO. & DESCRIPTION	PROGRAM	COST
300 - CONTRACTUAL SERVICES		\$ 1,894,950
310 ADVERTISING/PRINTING		
	ADVERTISING	\$ -
320 PROFESSIONAL		
320.1 JobCal Support		\$ 500
320.2 Rockwell Support		\$ 1,000
320.3 Debt Mgt.		\$ 2,500
320.4 Water Consumption Reports		\$ 1,200
320.5 Insurance Premiums		\$ 150,000
320.6 NPDES Compliance Testing		\$ 16,000
320.7 NPDES PERMIT		\$ 300
320.8 Drug Testing and Innoculations		\$ 1,500
330 RENTAL & LEASES		
330.1 Communications		\$ 22,000
330.2 2 Way Radio		\$ 2,000
330.3 GPS Rental		\$ 2,100
330.4 SCADA Line Equipment Rental		\$ 3,300
330.5 Security System		\$ 2,000
330.6 Copier		\$ 2,000
360 UTILITIES		
360.1 ELECTRICAL USE:		
TREATMENT PLANT		\$ 350,000
PUMP STATIONS:		
Avery		\$ 3,000
Barrington		\$ 2,500
Benedict		\$ 22,000
Clark		\$ 35,000
Ellington		\$ 2,900
Pleasant Valley		\$ 8,500
Quarry Brook		\$ 3,100
Route 5		\$ 2,600
Rye		\$ 3,000
Scantic I		\$ 1,700
Scantic II		\$ 3,100
HEATING FUEL COST	360.2 HEATING FUEL 15,000/YR	\$ 43,500
\$2.90	360.3 TELEPHONE LAND LINES	\$ 3,000
	360.4 WATER SERVICE:	
	TREATMENT PLANT	\$ 7,500
	CLARK ST PS	\$ 600

CODE NO. & DESCRIPTION	PROGRAM	COST
371 MAINTENANCE CONTRACTS		
371.1 Treatment Plant Pest Control		\$ 7,000
371.2 Container Rental Grit/Trash Collection		\$ 30,000
371.3 Sludge Transportation and Disposal		\$ 400,000
371.4 Custodial Building Maintenance		\$ 19,000
371.5 Grounds Maintenance		\$ 17,000
371.6 Stormwater Inspection and Testing		\$ 3,000
371.7 Power Center and ATS Service Contract		\$ 6,000
371.8 Plant/PS Generator Load Test/Adjustment		\$ 6,000
371.9 SCADA Maintenance		\$ 20,000
371.10 Fire Alarm System Maintenance		\$ 8,000
372.11 HACH Analyzer Maintenance		\$ 7,000
372.12 HVAC Control System Service Contract		\$ 3,200
372.13 HVAC Mechanical System Maintenance		\$ 45,000
372.14 Controls/PLC Service Contract		\$ 5,000
372.15 Easement Vegetation Management		\$ 55,000
372.16 Sewer Line & Grease Trap Inspection		\$ 100,000
		TOTAL \$ 731,200
373 REPAIR MAINTENANCE EQUIP.		
Service calls		\$ 6,000
Hoist Certification		\$ 4,000
Fire Extinguisher Testing		\$ 1,200
Fall Protection Certification		\$ 2,800
Backflow Preventer Certifications		\$ 800
Boiler Certifications		\$ 3,000
Machining		\$ 12,000
Flow Meter Calibrations		\$ 1,500
Equipment Calibrations/Certifications		\$ 3,000
		TOTAL \$ 39,300
374 FEES & MEMBERSHIPS		
NEWEA		\$ 1,650
CTWEA		\$ 500
		TOTAL \$ 2,150
375 RECRUITMENT & TRAINING		
Training materials and conferences		\$ 18,000
DEEP Licensing Exams		\$ 400
NASSCO		\$ 2,500
Safety and Compliance Training		\$ 2,500
		TOTAL \$ 23,400

PUBLIC WORKS
POLLUTION CONTROL

FISCAL YEAR
2022/2023

ACCOUNT NO.
3252

CODE NO. & DESCRIPTION	PROGRAM	COST
390 OTHER PURCHASE SERVICES		
SANITARY SEWER SERVICES:		
Vernon (489 Units)		\$ 280,000
MDC		\$ 16,000
Manchester (85 units)		\$ 62,000
393 INTERNAL SERVICE CHARGE		
ENGINEERING/COLLECTOR OF REV.		
		\$ 47,500

PUBLIC WORKS
POLLUTION CONTROL

FISCAL YEAR
2022/2023

ACCOUNT NO.
3252

CODE NO. & DESCRIPTION	PROGRAM	COST
400 CAPITAL OUTLAY		\$ 670,000
430 CAPITAL PROJECTS		
	EV Power Station	\$ 20,000
	PS Fire Alarm Panel	\$ 50,000
	Sludge Storage Floor Repair	\$ 5,000
		TOTAL \$ 75,000
441 OFFICE EQUIPMENT		\$ -
		TOTAL \$ 0.00
442 DEPARTMENT EQUIPMENT		
	Electric Vehicle (Truck 80 Replacement)	\$ 60,000
	Truck 86 Replacement	\$ 500,000
	NH4_NO3 Probes	\$ 35,000
		TOTAL \$ 595,000

DEBT SERVICE/CIP/RESERVE TOTAL \$ 5,220,301

DEBT SERVICE - PRINCIPAL AND INTEREST

PROJECT NAME	COST
1 TOWN OF VERNON UPGRADE	\$ 93,771
SUBTOTAL	\$ 93,771
2 PLEASANT VALLEY PS UPGRADE (FINAL PAY. 2026)	
PRINCIPAL	\$ 22,604
INTEREST	\$ 1,617
SUBTOTAL	\$ 24,221
3 SUBMERSIBLE PS UPGRADE (FINAL PAY. 2027)	
PRINCIPAL	\$ 84,279
INTEREST	\$ 10,025
SUBTOTAL	\$ 94,304
4 DRY PIT PS UPGRADE (FINAL PAY. 2028)	
PRINCIPAL	\$ 97,000
INTEREST	\$ 36,005
SUBTOTAL	\$ 133,005
TOTAL DEBT SERVICE	\$ 345,301

CAPITAL IMPROVEMENT PROJECTS

PROJECT LOCATION	PROJECT NAME	COST
TREATMENT PLANT	Aeration Tank Slide Gates	\$ 800,000
	Odor Control System	\$ 200,000
	Var. Freq. Drive Replacement	\$ 225,000
COLLECTION SYSTEM	Clark St. Pump Station Upgrade	\$ 3,500,000
	I/I REMOVAL AND MH REHAB.	\$ 50,000
	CIP TOTAL	\$ 4,775,000

RESERVE FUND CONTRIBUTION

FUND NAME	COST
OPERATING RESERVE (FUND BALANCE)	\$ -
REPLACEMENT RESERVE (CAPITAL PROJECTS)	\$ 100,000
RESERVE TOTAL	\$ 100,000

DEFINITIONS

Ct = Total annual cost for operation, debt service, capital projects, contributions to reserves

Cr = Surcharges for removal of excess TSS/BOD

Ro = Other sources of revenue: dumping fees, permit fees, assessments, interest, liens, connection charges, grants, transfers from reserves, internal services transfers, and investment earnings

Qo = Annual individual user discharge (84,000 gallons)

Qt = total annual indust/comm and residential discharge

$$\text{USER CHARGE} = \frac{(\text{Ct} - (\text{Cr} + \text{Ro})) \times \text{Qo}}{\text{Qt}}$$

ASSUMPTIONS

Ct=	OPERATIONS	\$ 4,683,635
	DEBT SERVICE	\$ 345,301
	*REPLACE. RESERVE	\$ 100,000
	OPERATING RESERVE	\$ -
	CAP. IMPROVEMENT	\$ 4,775,000
	WPCA	\$ 3,200
	TOTAL EXPENDITURES	\$ 9,907,137

Cr= SURCHARGES \$ 50,000

Ro= OTHER SOURCES OF REVENUE \$ 4,039,050

Qt= RESIDENTIAL FLOW 690,000,000

COM/IND FLOW 260,000,000

TOTAL FLOW 950,000,000

Qo= USER DISCHARGE FLOW 79,000 GAL

USER CHARGE = \$ 483.82

ALLOWABLE FOR
UNCOLLECTABLES 2% \$ 9.68

USER CHARGE	\$ 493.50
FINAL USER CHARGE	\$ 494

RESIDENTIAL USERS 8,590

COM/IND REVENUE \$ 1,624,165

RES. REVENUE \$ 4,239,133

TOTAL \$ 5,863,297

**PUBLIC WORKS
POLLUTION CONTROL**

**FISCAL YEAR
2022/2023**

**ACCOUNT NO.
3252**

REVENUES					
Sources of Revenue	ACTUAL FY1819	ACTUAL FY1920	ACTUAL FY2021	PROJECTED FY2122	ESTIMATED FY2223
Sewer User Charges	\$ 4,986,299	\$ 4,745,397	\$ 5,310,339	\$ 5,000,000	\$ 5,863,297
Industrial Surcharges	\$ 112,044	\$ 71,287	\$ 14,625	\$ 25,000	\$ 50,000
Septic Dumping Fees	\$ 26,392	\$ 19,893	\$ 34,703	\$ 21,000	\$ 20,000
Grant Reimbursement/Loan	\$ -	\$ -	\$ -	\$ -	\$ 3,500,000
Interest Income	\$ 68,073	\$ 67,336	\$ 113,402	\$ 89,000	\$ 90,000
Lien Fees	\$ 18,487	\$ 16,712	\$ 21,845	\$ 10,000	\$ 17,000
Gen. Gov. Sundry	\$ 2,873	\$ 7,601	\$ 5,815	\$ 5,000	\$ 6,000
Permit Fees	\$ 7,840	\$ 4,160	\$ 4,800	\$ 4,000	\$ 6,000
Assessments	\$ 14,898	\$ 32,561	\$ 47,568	\$ 40,000	\$ 40,000
Connection Charges	\$ 129,559	\$ 335,699	\$ 196,833	\$ 200,000	\$ 250,000
Capacity Charge	\$ 50,439	\$ 67,869	\$ 33,300	\$ 20,000	\$ 65,000
Investment Interest Earnings	\$ 449	\$ 251	\$ 48	\$ 28	\$ 50
Cancel Pr. Year Encumbrances	\$ 10,918	\$ 119,824	\$ 20,106	\$ 20,000	\$ -
Internal Services	\$ 25,800	\$ 13,695	\$ 25,005	\$ 25,000	\$ 25,000
Fund Balance Appropriations	\$ -	\$ -	\$ -	\$ -	\$ -
Energy Rebate	\$ -	\$ -	\$ 1,591	\$ 20,000	\$ 20,000
	\$5,782,071	\$5,502,286	\$5,580,980	\$5,247,028	\$6,092,247

10 Year Capital Improvement Plan Revised March 1, 2022											
Fiscal Year	Est. Cost	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Inflation Factor @ 3%	1	1.03	1.06	1.09	1.13	1.16	1.19	1.23	1.27	1.30	1.34
TREATMENT PLANT											
Treatment Plant Upgrade (FY2035)	\$ 63,000,000										
Odor Control Upgrade	\$ 1,200,000										
Aeration Tank Slide Gates		\$ 800,000									
Facilities Study	\$ 850,000										\$ 1,142,329
SEWERS											
Clark St. FM Phase II			\$ 35,000								
Sanitary Sewer Evaluation Study	\$ 1,000,000		\$ 1,060,900								
SSES Recommendations				\$ 1,500,000	\$ 1,750,000						
I/I and MH Rehab		\$ 50,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
PUMP STATIONS											
Benedict Drive*	\$ 3,500,000										
Clark Street*	\$ 2,700,000										
Pleasant Valley*	\$ 1,900,000										
Quarrybrook	\$ 1,360,000					\$ 1,576,612.74					
Avery	\$ 930,000						\$ 1,110,469				
Scantic Meadow 1	\$ 345,000							\$ 424,306			
Scantic Meadow 2	\$ 420,000								\$ 532,043		
Ellington Road #1 (FY2031)	\$ 775,000									\$ 1,011,199	
Rye St (fy2032)	\$ 775,000										\$ 1,041,535
Rt 5 (fy2033)	\$ 680,000										
Barrington Estates (FY2034)	\$ 775,000										
CIP TOTAL	\$ 80,210,000	\$ 850,000	\$ 1,195,900	\$ 1,600,000	\$ 1,850,000	\$ 1,676,613	\$ 1,210,469	\$ 524,306	\$ 632,043	\$ 1,111,199	\$ 2,283,864

*ELIGIBLE CLEAN WATER FUND LOAN PROJECTS



SOUTH WINDSOR WATER POLLUTION CONTROL AUTHORITY

Fiscal Year 2022/2023
Budget Discussion
March 1, 2022

Presented Budget

- ⦿ Presented Budget

- \$9,907,035 (\$3.5m reimbursed by DEEP CWF)
 - User fee \$495

- ⦿ Substituted VFD Replacements for Garage/Storage facility

- ⦿ Considerations:

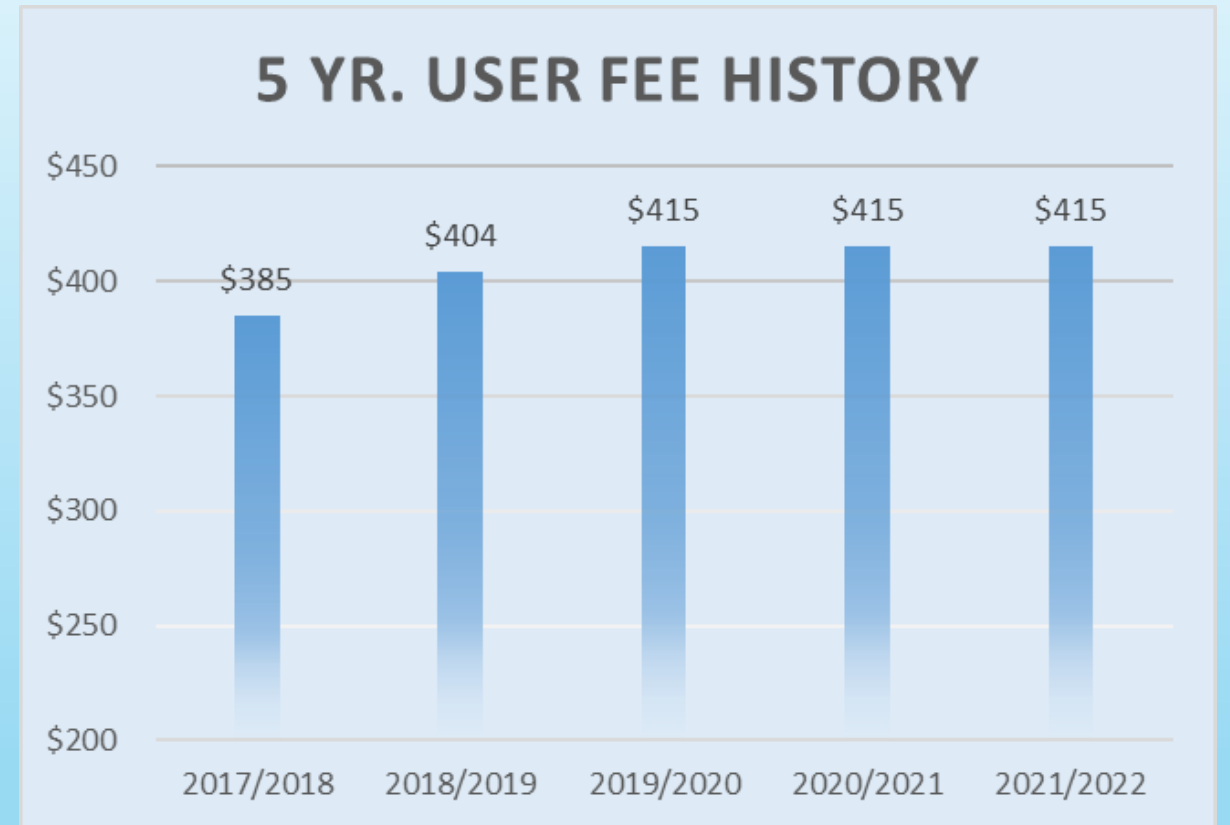
- Phase IV Bid Prices
 - Aeration Slide Gates
- Fuel Prices
- Sludge Hauling Costs
- 3 Yr. CIP and Rate Stabilization

CIP Plan – 5 Year Outlook

- ⦿ Aeration Tank Slide Gate Rehabilitation (2023)
- ⦿ Sanitary Sewer Evaluation Study (2024)
- ⦿ SSES Recommended Improvements (2025)
- ⦿ Complete SSES Recommended Improvements (2026)
- ⦿ Quarrybrook PS Upgrade (2027)

User Fees

- ⦿ Operation of WPCF and sewage system based solely on user fees
- ⦿ \$415 for 3 consecutive years



Sewer Rates

Town	User Rate per 79,000 gal	Household Income
State Average	\$520	\$67,740
South Windsor	\$415	\$107,374
Enfield	\$426	\$79,730
Vernon	\$477	\$64,587
Manchester	\$569	\$74,503
East Windsor	\$613	\$76,824

Budget Revisions

- ⦿ **Complete Aeration Slide Gates FY22**
 - \$800,000 reduction
- ⦿ **Fuel Cost Increases**
 - \$9,000 increase
- ⦿ **Sludge Hauling Costs**
 - Unknown
- ⦿ **Net Result = ~\$60 reduction in user fee**

Questions and Comments

WPCA Rate Structure Discussion

- Background information requested by Authority Members
- Possible changes to rate structure

S. Wagner

3/1/2022

Bedrooms

# of Bedrooms	1 Family	2 Family	3 Family	4 Family	1 Family w/In-Law	Mobile	Res. Apt.	Condo	Apart- ments	TOTAL	TOTAL BEDROOMS
1	17	-	-	-	-	33	-	396	212	658	658
2	321	3	-	-	3	44	-	1,103	426	1,900	3,800
3	3,593	7	-	-	18	-	1	111		3,730	11,190
4	2,512	16	-	1	65	-	5	1		2,600	10,400
5	304	10	1	-	46	-	2	-		363	1,815
6	34	13	4	1	14	-	1	-		67	402
7	6	3	-	-	1	-	-	-		10	70
8	1	1	1	-	-	-	-	-		3	24
9	3	-	-	1	-	-	-	-		4	36
TOTAL	6,791	53	6	3	147	77	9	1,611	638	9,335	28,395
					7,000						

Apartments

ADDRESS	NAME	#UNITS
50 ANDREW WAY	TEMPO EVERGREEN WALK	204
440 BUCKLAND ROAD	BERRY PATCH II	94
700 DEMING STREET	WATSON FARMS	72
	HILLCREST SENIOR	
25 GERBER ROAD	APARTMENTS	88
175 OAKLAND ROAD	BERRY PATCH III	78
205 OAKLAND ROAD	BERRY PATCH APTS	102
		638
30 Foster Street	S. Windsor Housing Authority	40Exempt

Commercial Condos

Commercial condominiums

<u>Street/locator</u>	<u>Count</u>	<u>Description</u>
Evergreen Way	53	shopping ctr-multi bldgs
Tamarack Ave(#35)	12	shopping ctr-multi bldgs
Evergreen and 35 Tamarack Combined		
Cedar Ave 100	1	Fitness ctr
Tamarack Ave	1	ECHN 2400
Tamarack Ave	1	ECHN 2600
Tamarack Ave	1	ECHN 2800
Tamarack Ave	1	ECHN 2800
Wentworth Park Oakland	24	Phase One
Wentworth Park Felt Rd	7	Phase Two
Sullivan Ave		
641	1	Mixed use
645	1	
647	1	
1050	7	Med offices
1330-1350	12	mixed use-Med & Off.
1333-1343	2	Day Care & Off.
112 Deming St		Med & Off
Unit A	1	
Unit B	1	
Unit C	1	
469 Buckland Rd	7	Medical
Subtotal	135	

Industrial Condominiums

<u>Street/locator</u>	<u>Count</u>	<u>Description</u>
400 Chapel Rd	35	Mixed use
Nutmeg Rd		
250 & 310 (One complex)		Mixed use
250 Nutmeg Rd.	14	
310 Nutmeg Rd. (4 Bldg.)	1	
Subtotal	50	
Total	185	

Recent new housing (from BOE report)

New Development Name	Status	Type	Occupied Units ¹
Clark Estates	Complete	Single-family	18
Clark Estates II	Complete	Single-family	22
Evergreen Walk	Complete	Apartments	200
Residences at Oakland Road	Complete	Apartments	78
Estates at South Windsor	Complete	Single-family	44
South Windsor Woods	Under Construction	Condominiums	150
Chestnut Ridge	Under Construction	Single-family	4
All New Developments	-		516

1. Occupancy data provided by the South Windsor Planning Department as of October 2021

South Windsor Woods Occupied Units estimated to be 150, 5 units remaining

Chestnut Ridge estimated to be 4, 15 units remaining

- 20 new single family and condo units coming from these

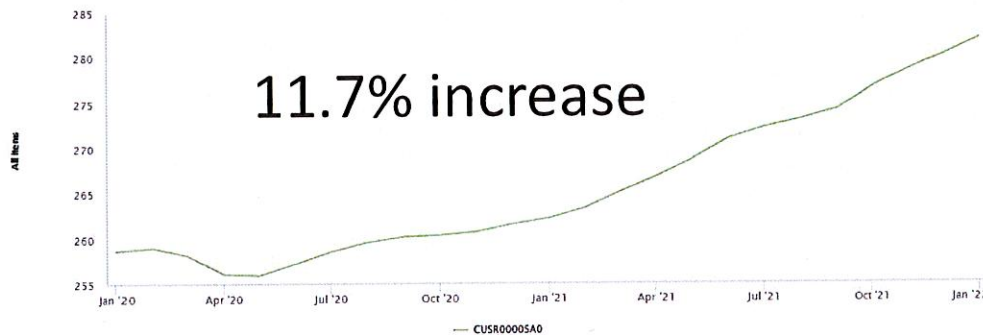
Planned Housing

Development Name	Type	Status	Units	Occupied Units ¹
South Windsor Woods	Condominiums	Under Construction	155	150
Maskel Road Subdivision (Manarino)	Single-family	Approved (Resubmitted 2021)	12	-
Chestnut Ridge Subdivision (Urso)	Single-family	Under Construction	19	4
Geisslers Redevelopment	Multi-Family	General Plan Appr.; Site Plan Not Appr.	~125	-
Evergreen Walk Tempo 1 Expansion (83 1Bdr & 82 2Bdr)	Multi-Family	Planned, Not approved	165	

- In addition to Chestnut Ridge and South Windsor Woods:
 - 12 single family
 - 125 rental apartments likely at Geisslers (FY 2025)
 - 165 rental apartments at Evergreen Walk (rejected but may reapply)

Consumer Price Index

All items in U.S. city average, all urban consumers, seasonally adjusted



- The WPCA and especially our staff kept house and condo rates at \$415 for 3 years while the CPI increased 11.7%
- Large business users did see increases
- Reserve goals not achieved

Water Usage Assumptions vs. Actual

Type	Billed Annual Flow per Unit (gal)	(2019)
		Estimate Actual Flow per Unit (gal)
1-4 Family	79000	55000
Condos	79000	45300
Apartments	23875	23875
Low-use Businesses (<74,000 gal)	79000	19401
Borderline-use Businesses (74,000-79000 gal)	79000	77202
High-use Businesses (except apartments) (>79,000 gal)	710140	710140
Com/Ind Flow	239,362,468	
Res. Flow	678,610,000	
Total Flow	917,972,468	

- Houses, condos, and low-use businesses are billed out of proportion to their water consumption.
- Apartments and high-use businesses (e.g. Carla's Pasta) are billed in proportion to water usage.
- WPCA has incrementally reduced the assumed water usage for houses, condos, and low-use businesses. Was 93,000 gal. in FY14.
- But any % reduction of flat rate is offset by 3x% increase for high-use businesses, to raise the same revenue.

Rate Structure Changes at \$415

Type	Basis		Revenue					
	Number of units	Flow	Current policy	Reduce flow to 74,000 gal	Charge apartments like condos	Both	\$ Change	% Change
1-4 Family	6889	544,231,000	\$2,858,935	\$2,858,935	\$2,858,935	\$2,858,935	\$0	0%
Condos	1701	134,379,000	\$705,915	\$705,915	\$705,915	\$705,915	\$0	0%
Apartments	638	15,232,129	\$80,016	\$80,016	\$264,770	\$264,770	\$184,754	231%
Low-use Businesses (<74,000 gal)	426	33,654,000	\$176,790	\$176,790	\$176,790	\$176,790	\$0	0%
Borderline-use Businesses (74,000-79000 gal)	11	869,000	\$4,565	\$4,763	\$4,565	\$4,763	\$198	4%
High-use Businesses (except apartments) (>79,000 gal)	267	189,607,339	\$996,039	\$1,063,338	\$996,039	\$1,063,338	\$67,300	7%
Total Revenue			\$4,822,260	\$4,889,757	\$5,007,014	\$5,074,511	\$252,251	5%
\$ Change			\$0	\$67,497	\$184,754	\$252,251		
% Change			0%	1%	4%	5%		
Coming Condo & Single Family	32	2,528,000	\$13,280	\$13,280	\$13,280	\$13,280		
Coming Apartments	125	9,875,000	\$80,016	\$80,016	\$264,770	\$264,770		
Projected total			\$4,915,556	\$4,983,053	\$5,285,064	\$5,352,561		

Increasing minimum

Minimum Charge	Type	Basis		Revenue					
		Number of units	Flow	Current policy	Reduce flow to 74,000 gal	Charge apartments like condos	Both	\$ Change	% Change
\$435.00	1-4 Family	6889	544,231,000	\$2,996,715	\$2,996,715	\$2,996,715	\$2,996,715	\$137,780	5%
	Condos	1701	134,379,000	\$739,935	\$739,935	\$739,935	\$739,935	\$34,020	5%
	Apartments	638	15,232,129	\$83,872	\$83,872	\$277,530	\$277,530	\$197,514	247%
	Low-use Businesses (<74,000 gal)	426	33,654,000	\$185,310	\$185,310	\$185,310	\$185,310	\$8,520	5%
	Borderline-use Businesses (74,000-79,000 gal)	11	869,000	\$4,785	\$4,992	\$4,785	\$4,992	\$427	9%
	High-use Businesses (except apartments) (>79,000 gal)	267	189,607,339	\$1,044,040	\$1,114,584	\$1,044,040	\$1,114,584	\$118,545	12%
	Total Revenue			\$5,054,658	\$5,125,408	\$5,248,315	\$5,319,066	\$496,806	10%
	\$ Change			\$232,398	\$303,148	\$426,056	\$496,806		
	% Change			5%	6%	9%	10%		