



Town of Simsbury

WATER POLLUTION CONTROL
36 DRAKE HILL ROAD
SIMSBURY, CONNECTICUT 06070

OFFICE HOURS
Monday - Friday 7:00 to 3:30
860-658-1380 or 860-658-3258
Fax: 860-658-6809

Watch Simsbury Water Pollution Control meetings LIVE and rebroadcast on Comcast Channels 96, 1090, Frontier Channel 6071 and LIVE streamed or on-demand at www.simsburytv.org

Virtual Meeting

Simsbury Water Pollution Control Authority
Regular Meeting

Thursday
February 9, 2023
7:00 p.m.

A G E N D A

- 1) Safety Brief
- 2) Belden Forest Court Condominiums – Continued Discussion
- 3) Dyno Nobel Assessment Request
- 4) Pine Hill Homeowner's Association Sewer Upgrade – Possibly Set Public Hearing
- 5) Status Report on Sewer Extension Projects, etc.
- 6) Treatment Facility Report
- 7) Correspondence
- 8) January Meeting Minutes – Possible Approval
- 9) Adjourn

TOWN CLERK'S OFFICE

RECEIVED
TOWN OF SIMSBURY, CT
2023 FEB - 3 A 11: 34

BELDEN FOREST COURT CONDOMINIUMS

Summary

Belden Forest Court Condominiums is a 44-unit single building complex with mostly individually owned units. Although they are not an assisted living facility, they operate within that realm. The individual condominiums do not have separate water meters, instead the complex has a main water meter for the building. Town staff has reviewed other complexes in Simsbury and has not found any similar instances; this complex is unique to Simsbury.

A letter was sent from the WPCA on November 8, 2010 stating the complex would switch from residential billing to commercial billing in 2011.

From the WPCA billing policy

Sewer Use Classifications: Sewer users are divided into two (2) classifications: Residential and Non-residential. Residential users are properties that are used for residential purposes only. They may be single or multiple family units. Non-residential users are properties that are engaged in business, education, non-profit enterprises, government, residential units with non-resident ownership, etc.

Belden Forest is requesting that their sewer use fee continue to be billed by water usage, as it has been since 2011.

Over the past several months, the Authority members have discussed changing the Sewer Use Billing Policy as well as only making an exception for this unique complex. At their October 13, 2022 meeting, a motion was made to bring this before the Town Attorney to see if revising the current policy for separately owned residential dwelling units set forth in multi-unit single metered complexes shall not be billed based upon EDU but shall be billed upon water usage. The Town Attorney's responded that a public hearing would be required.

Staff Analysis

Any change to the Sewer Use Billing Policy would require a public hearing, although not needed for a waiver/exception for this one unique complex.

Draft Motions

DYNO NOBEL ASSESSMENT REQUEST

Summary

Dyno Nobel is requesting to have the assessment payback be at 15 years.

The original project was bid and awarded in July of 2021 and construction was completed in April of 2022.

The Town and Dyno Nobel finalized an agreement for the sanitary sewers in the Woodland St and Hopmeadow St area in June of 2022. At that time, the assessment payback period was 10 years.

At its September 2022 meeting the WPCA authorized the change for assessment payback from 10 to 15 years.

Staff Analysis

All construction and the agreement were finalized prior to the change in the assessment payback.

Draft Motions

If the assessment is to remain at 10 years, no action is required.

If the board determines that the request to change to a 15 year payback should be made;

Move to approve the change the term of assessment payback for the Dyno Nobel Woodland St sewer upgrade from ten(10) to fifteen(15) years.

Pine Hill Homeowner's Association, 553 Hopmeadow St Sewer Upgrade

Summary

The Pine Hill Homeowner's Association has requested from the WPCA to upgrade the sanitary sewers in the Stebbins Brook Ln, Middle Ln, Woods Ln, South Rd and Pine Hill Dr. This upgrade would also include 553 Hopmeadow St.

An initial public hearing was held on the project in December of 2022 with an estimate for the work being \$975,000. The association determined they would have to vote on the additional funds, and the public hearing was closed.

On January 18, 2023, Town staff was informed that the association approved the estimated budget.

Staff Analysis

Staff has provided this budget based on past construction projects and has been working on initial layout for the project.

Draft Motions

If the board agrees;

Move to set a public hearing for the sewer upgrade in the Pine Hill Homeowner's Association and 553 Hopmeadow St for the WPCA meeting on March 9, 2023

TOWN SEWER EXTENSION - PROGRESS

Request and Project Review							Design				Construction											
Initial Request		Included Addresses	Measurement / Interest Card Sent			Preliminary Design/ Cost estimate	Public Hearing Date	Approved/ Denied	Project Manager	Comments	Survey	Design	ROW	Bid	Award	Begin	End	Total Cost	Comments	Bid Value	Linear FT Installed	Cost Per Linear FT
Address	Date		Date	Y	N																	
Woodland Street Area	8/22/2019	22-85 Woodland Street 552-643 Hopmeadow Street	12/19/2019	X		Design In Progress	3/12/2020	Approved		6/1/2020			7/6/2021	8/2/2021	8/31/2021	5/24/2022	\$ 1,656,445.36		\$1,323,990.00	6555	\$ 252.70	
Pine Hill Homeowner's Association	9/1/2021	1-11 Stebbins Brook Lane 1-12 Middle Lane 1-12 Woods Lane 1-3 South Road 33-39 Pine Hill Drive	5/12/2022	X			12/14/2022			10/24/22											#DIV/0!	
Sand Hill Road	4/4/2022	19-54 Sand Hill Road	5/25/2022	X																	#DIV/0!	
Eagle Lane	5/10/2022	3-6 Eagle Lane	5/27/2022	X		8/15/2022	6/29/2022	Approved		8/1/2022	8/15/2022			10/14/2022	10/17/2022				85000	606	\$ -	

WPCA / Sewer Extension Spreadsheet

Town of Simsbury

Water Pollution Control

Memorandum

To: Water Pollution Control Authority

From: Tony Piazza

Date: February 9, 2023

Re: January 2023 Summary Report

Permit Compliance: All permit requirements were met for the month of January.

Plant Operations:

With the warmer than expected winter, staff has been containing a foaming issue on the secondary clarifiers, this has not impacted any process or permit requirements. It is more of a nuisance issue.

Staff is also installing a new chemical metering system for the odor control scrubber. The new system will update the pumps and replace several older valves.

On Sunday, January 22, staff received a call regarding a sewer back up at 30 Selma Court. Staff found that the 14 inch line on Hopmeadow St was backed up due to a grease build up prior to the syphon. Staff worked throughout the night and cleared the line to reestablished flow. All reports have been filed with the State DEEP.

Sewer Lining

Granite InLiner is scheduled to be in next week to complete the lining of several sections of pipe in Tariffville and along Hopmeadow St. This work will complete the three year contract for the work. Staff will be reviewing the completed sections to determine any future needs.

Primary Clarifier Analysis:

Weston and Sampson has completed the initial analysis and has provided the initial report to Town staff. We are currently reviewing the report to determine what actions need to be taken to ensure the tanks can be ready for future use.

Summary Data from the Monthly Operating Report

PARAMETER		UNITS	Dec-22	Jan-23	Past 6 Months
Average Daily Flow		mgd	1.97	2.27	1.83
Peak Daily flow		mgd	4.80	4.70	4.67
Total Septage Received		gallons	77,915	311,650	486,016
Population Equivalent		@0.17 lbBOD/capita/d	31,410	30,291	27,940
BOD	Influent	mg/L	325	272	312
	Final Effluent	mg/L	5	7	4
	Percent Removal	%	98	97	98.78
TSS	Influent	mg/L	425	303	436
	Final Effluent	mg/L	4	5	4
	Percent Removal	%	99	98	99.05
TN	Influent	mg/L	42.0	40.0	44.9
	Final Effluent	mg/L	1.9	2.6	2.0
	Percent Removal	%	96	94	95.40
P	Influent, Ortho P	mg/L	2.92	2.86	3.08
	Effluent, Ortho P	mg/L	0.79	0.72	0.93
	Influent, Total P	mg/L	7.22	5.80	6.52
	Effluent, Total P	mg/L	0.80	0.89	1.15
	Effluent, Total P	lb (46.65 lb/d TMDL)	13.14	16.85	17.19
	Percent Removal	%	89	85	81.24
Aeration	MLSS	mg/L	4615	4547	4373
	SVI	ml/g	205	207	212
	DO, Avg. High	mg/L	0.3	0.3	0.2
	DO, Avg. Low	mg/L	0.17	0.2	0.1
	F/M ratio		0.17	0.16	0.16
	Organic loading	lb BOD/700 ft3	48	46	42
	Solids production	lb sldg/lb BOD rem	0.64	0.70	0.71

Total Sludge Trucked		dry ton	52	55	51
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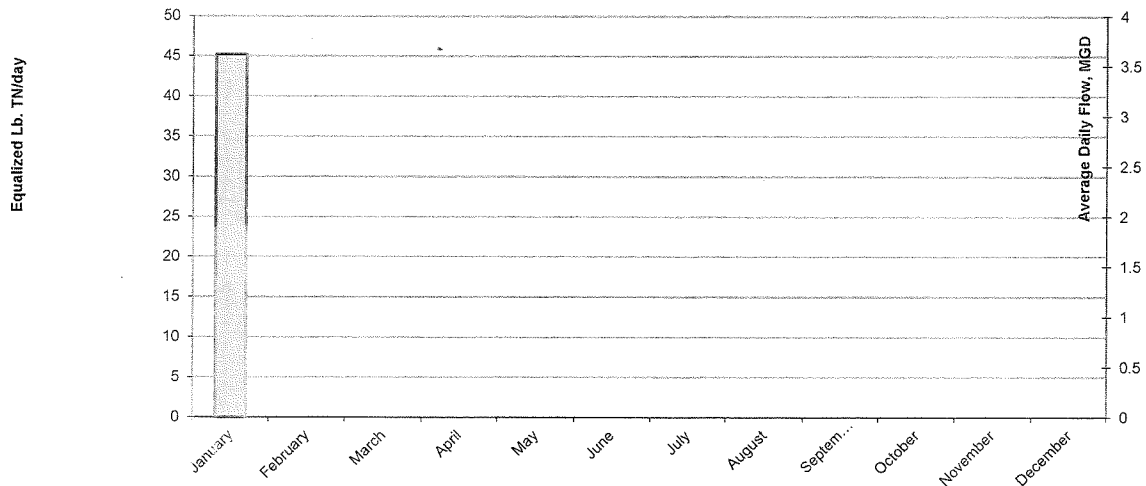
Month	Average Pounds TN/day	Excess Pounds TN/day	TN TMDL	Average Pounds Phos/day	TP TMDL	Monthly Avg Flow
January	45.2	-62	107	3	46.95	2.27
February		-107	107		46.95	
March		-107	107		46.95	
April		-107	107		46.95	
May		-107	107		46.95	
June		-107	107		46.95	
July		-107	107		46.95	
August		-107	107		46.95	
September		-107	107		46.95	
October		-107	107		46.95	
November		-107	107		46.95	
December		-107	107		46.95	
Annual Average to date	45	-62		3		

Estimated Annual Cost @	\$ 1.36	per equivalent lb TN/day
Amount due Simsbury	\$5,522	

TMDL	
Year	TN lb/d
2020	107

Equivalent pounds = excess x 0.18

Simsbury Effluent Total Nitrogen



**WATER POLLUTION CONTROL AUTHORITY
REGULAR MEETING
JANUARY 12, 2023
"Subject to Vote of Approval"**

1. CALL TO ORDER

Paul Gilmore called the regular meeting of the Water Pollution Control Authority to order at 7:00 p.m. via a Zoom meeting. The following members were present: Tom Hickey, Michael Park, Lucian Dragulski, and Jacques Brignac. Also present were Anthony Piazza, Superintendent, Tom Roy, Director of Public Works, and Alison Sturgeon, Administrative Secretary.

2. SAFETY BRIEF – Mr. Gilmore stated that everyone should be careful and exercise common sense when operating snow removal equipment.

3. 10 MASSACO STREET, APT P / ELDERLY RELIEF – UNDER REVIEW BY THE TOWN ATTORNEY

Mr. Gilmore stated that he spoke with the Town Attorney regarding this matter. The WPCA can establish a relief and optional method for payment of sewer use fees for the elderly in Simsbury. There is a State Statute that empowers a town to do this, although it would require that an Ordinance bring this into effect. There is an existing Town Ordinance, although it does not cover sewer use fees.

Mr. Gilmore stated that the Town Attorney could request the Board of Selectmen amend the current ordinance to provide for relief for sewer use fees. The Town Attorney can draft a resolution that the WPCA could send to the Board of Selectmen if they decide to move forward.

Mr. Piazza stated that if the Board of Selectmen approves the elderly relief, the WPCA would need to add this to their Sewer Use Billing Policy, which would require a public hearing. Mr. Roy stated that the Board of Selectmen would require a public hearing as well to amend an ordinance, which would take two meetings to accomplish.

A straw poll was taken of the Authority members regarding moving this forward to the Board of Selectmen. All members of the Authority were in favor.

4. BELDEN FOREST COURT CONDOMINIUMS – CONTINUED DISCUSSION

Mr. Piazza stated that he has an email from the Town Attorney regarding changing any sewer use billing, which read, "Given the original policy was adopted after a public hearing, any amendment that includes material revisions to the policy should also be subject to a public hearing". Mr. Piazza stated that if the WPCA wanted to change the Sewer Use Billing Policy, it would need to go through the public hearing process.

Mr. Hickey stated that he is not sure he sees a need to change the current situation. Mr. Gilmore stated that they are condominiums that are individually owned; there is only one water meter that serves the building. They are living in small units and they claim to be resource challenged, although proof of that is not required. It seems to be devising a rule that categorizing something that is a quasi-commercial use based upon the number of meters. He stated that he is having a hard time seeing that as solid reasoning. He is unsure if it would be fundamentally appropriate to change the policy. It was stated that if this is based upon individual units, some of the units would qualify for commercial billing and some would not.

Mr. Piazza stated that the elderly relief part of the change in the ordinance should apply to 90% of people living at Belden Forest Court Condominiums. There is also a disability aspect to it as well.

Mr. Roy stated that these condominiums are truly functioning as an apartment building. If this complex was labeled an apartment, they would be billed on water usage. Other than the potential administrative burden, if they use water use as the determining factor for the fee, no money will be lost. It is just a different way of measuring the service being provided. Mr. Dragulski stated that if they are being billed by water use, which is done for non-residential customers, then the elderly relief would not apply. He believes they should be given the non-residential status.

Mr. Piazza stated that this complex is unique; there are no other complexes like this in Simsbury.

Mr. Gilmore stated that although he would like to help the people of Belden Forest since they are most likely resource challenged, they could get relief through the ordinance the Town most likely will be amending.

Mr. Hickey questioned if it would be possible for this building to exist with new construction, with the way that it is currently set up. Mr. Piazza stated that by the WPCA's existing policy, if it was individually owned units, it will be individually billed.

Mr. Roy stated that the Belden Forest Association does have keys to all of the individual units and they take out resident's trash, etc. There is a high level of service at this complex; it is not a traditional condominium complex. The challenge is how to define it.

After more discussion, Mr. Gilmore questioned if the Authority members wanted to move forward with a public hearing to change the policy based upon if a single meter qualifies individually owned condos that are housed within a single structure to be subject to water usage instead of being billed by EDU. The other option is to have the owners of this complex await the adoption of the elderly relief ordinance.

There was a consensus among the Authority members to table this item until the next meeting.

5. FY 23/24 BUDGET – DISCUSSION

Mr. Piazza went over the FY 23/24 budget, including what was spent in 2022, what was requested in 2023 and what will be requested for 2024. He stated that most of the changes in the budget are for things that they have no control over, such as salaries, workers compensation, insurance, HVAC contracts, etc. The biggest increases will be for electrical costs and refuse disposal. The total budget increase is 11.2%, not including capital projects. With CIP, the increase would be 24%. The capital projects include: the primary clarifier project/study; sewer lining; a grit removal system; and an update to the polymer delivery system.

Mr. Dragulski made a motion to approve the FY 23/24 budget as presented. Dr. Park seconded the motion, which was unanimously approved.

6. STATUS REPORT ON SEWER EXTENSION PROJECTS, ETC.

Mr. Piazza stated that the Eagle Lane sewer extension is almost complete. He stated that three of the four residents would like to connect once completed.

7. TREATMENT FACILITY REPORT

Mr. Piazza stated that all permit requirements were met for the month of December. Manchester Landfill is no longer accepting special waste from any wastewater treatment plant. Simsbury grit disposal is now being brought to a waste management facility in Fitchburg, MA. Staff is creating a bid specification for a new grit washer which will allow this material to be classified as a municipal waste to allow for easier disposal.

Regarding the sewer lining, Mr. Piazza stated that Granite InLiner will be returning in January to complete the lining of several sections of pipe that were unable to be done due to access issues. Staff will be reviewing the completed sections to determine any future needs.

Mr. Piazza stated that Weston and Sampson has completed the initial analysis of the clarifiers to determine what actions need to be taken to ensure the tanks can be ready for future use.

8. CORRESPONDENCE – None.

9. DECEMBER MEETING MINUTES – POSSIBLE APPROVAL

Dr. Park made a motion to approve the December 8, 2022 minutes as written. Mr. Brignac seconded the motion, which was approved. Mr. Gilmore abstained.

10. ADJOURN

Mr. Hickey made a motion to adjourn the meeting at 8:18 p.m. Dr. Park seconded the motion, which was unanimously approved.

Paul Gilmore, Chairman