

**TOWN OF TOLLAND, CONNECTICUT
WATER POLLUTION CONTROL AUTHORITY
REGULAR MEETING MINUTES OF OCTOBER 19, 2010**

Members Present: John Konrad, Chair
Todd Rolland, Vice Chair
Jim Williams, Secretary
Perne Maynard
Bruce Allen
Michael Longenbaker, Alternate
Matthew Rood, Alternate

Others Present: Jennifer Usher, PE, Town Engineer & Public Works Administrator
Beverly Bellody, Human Services Director
Jason Hofmann, Water Planet
Kurt Mailman, Fuss & O'Neill
Jack Flynn, Town Council liaison
Richard Lee

1. **Call to Order:** John Konrad called the meeting to order at 7:05 P.M. in the 1st Floor Community Room. He introduced new alternate member, Matthew Rood, asking him to share a little about himself. Matt grew up in Manchester. He and his family have lived in Tolland now for two years. He is an environmental engineer and consultant.
2. **Public Comment:** None
3. **Public Hearing:** None
4. **Action on Public Hearing:** None
5. **95 Hartford Turnpike, Richard Lee:** Richard Lee provided a drawing of a conceptual plan he has for 10-1/2 acres at 95 Hartford Turnpike, which he has owned for about 20 years. He said the property is about 1,400' from the sewer at the intersection of Old Post Road. Mr. Lee would like to build a condominium project on this property, which would require a zone change. He came before the Board on a preliminary basis. Assuming the State will allow the town to extend the sewer line, he said he would need the WPCA's approval and then also PZC approval to make the zone change. If he got approval, he would look to putting together a developer's agreement proposal whereby he would pay for the extension and then be repaid as other properties in between, which includes a dentist's office, lawyers, and day care tie in. Mr. Lee said he feels these property owners would favor an extension of the sewer line. Additionally, further up at the intersection with Arnold Drive, he said there are some intensive uses on septic systems, and if he was allowed to extend the line to his property, it might be incentive for the town or someone else to extend it to Arnold Drive.

Richard Lee asked if he did get approvals and had a developer's agreement approval, he would request that if he paid for the extension that he be exempted from having another assessment tacked onto his property. He said he is contemplating doing 42 two-bedroom units on the property. He said he is uncertain how flow allotments are determined, but has heard from

Gardner and Peterson that he might be expected to be allotted 150 gallons per unit per day. He said he recalled seeing a map a long time ago that had allotment information.

Jennifer Usher noted that Richard Lee has already approached Linda Farmer, Director of Planning and Community Development as he would like to determine at this point if the sewer line extension would be feasible before he goes before the PZC with a zone change request. She included his correspondence with town staff in their packets. Jennifer Usher said she and Ivonne Hall at the Department of Environmental Protection both agree that this is not in the Shenipsit watershed area. She said the map Richard Lee is referring to was part of the Phase I Facilities Plan and was not intended to be used for gallonage allotments. She said design flows are still to be determined and they are asking developers to present those figures in their proposals for the town to review. She said she agrees that Richard Lee should pay any connection fees but not another assessment if he pays for extending the line.

Kurt Mailman said that based on bedrooms, he believes the Department of Public Health recommends 150 gallons per day per bedroom for the first four bedrooms, then 75gpd for each additional bedroom. With 42 units, this would amount to 12,600. He noted that there are other calculations for determining flows such as basing it on population density. He said these are conservative figures. Richard Lee said he thought the 150 gpd figure was per unit. There was consensus to allow the extension as it is in the Sewer Service Area on the Facilities Plan. The next steps would be for Richard Lee to put together a developer's agreement and to seek PZC approval. The WPCA placed some time constraints asking that Richard Lee get back to them within a year with a developer's agreement and that if he finds the project would not be feasible to let them know he is not going forward.

6. Operator Report, Jason Hofmann, Water Planet

6.1 System Status Report – Jason Hofmann submitted Report #33. He said he had one alarm for the Post Road generator, but Clem Langlois with the Town Highway Department quickly fixed the problem.

Jason Hofmann said the pumps were delivered yesterday and they are setting up to install them on Friday. The fan was installed yesterday by Ackert Electric. Jason Hofmann noted that the box is not vandal proof, and it should be modified. He would suggest having a steel cage welded to the cabinet. John Konrad said they should alert the Board of Education. Jim Williams asked if they should consider installing a chain link fence around it. Kurt Mailman said this was not desirable by the Board of Education because of aesthetics and because kids sometimes find a fence inviting to climb over it. Jim Williams asked Jason Hofmann to take a digital picture of it and send it to them. Bruce Allen said the box should be labeled with caution stickers of some kind. John Konrad said he would draft a letter to Dr. Guzman at the Board of Education and they can advise them what they would like to do regarding signage.

Beverly Bellody suggested they talk to their insurance carrier for risk assessment to get signage advice. Jason Hofmann said he could order signs out of the USA BlueBook, a wastewater catalog, which he does for other towns. John Konrad suggested he go ahead with this.

Bruce Allen asked if it makes sense to pull out the large inoperable air compressor when they pull the pumps. After some discussion, there was consensus to leave it where it is for now.

7. **Route 195 Sewer Extension Project – Status Update:** Kurt Mailman said this is nearly substantially complete. Everything is in the ground and the 9” of paving is scheduled to begin this week with 2” to be mill and overlaid next Spring after settling for the winter. All tests have been passed so far. After the 9” paving, they will be sending a letter to the town and the town can inform their customers when they can begin discharging wastewater flows. He said the project ran a little longer than was anticipated as the rainy weather was an issue.

Jennifer Usher said customers will have 60 days to pay their assessments up front after which they may hook up, or they can also choose to spread their assessment fees over 15 years. She said the WPCA will have to determine when to inform customers—either when the testing is complete or when the 9” of paving is done. She said if they choose to wait until the paving is done, it may get into the colder weather. If they choose to go forward when the testing is complete, then the letter to customers should say that their assessments are due with the amounts and that they have 60 days to arrange payment before they can hookup. The letter would also say that there will continue to be paving done during this time.

Todd Rolland/Perne Maynard motion to notify property owners about their assessments and eligibility for hookup when all testing is done with the notification to include that more paving is to be done. Motion was unanimously approved.

8. **Old Post Road – Inspection and Report:** Jason Hofmann said that the meter was installed by Siemens last Monday. It is hanging in the manhole. The readings are showing 2 parts per million of hydrogen sulfide, which is very low. The meter is in the manhole which is two manholes up from the drop manhole. The information readings are being downloaded to a Siemens company laptop. The meter will later be moved to the next manhole down.

Jason Hofmann said what they did find was a lot of grease, which is starting to choke off the pipe. Based on this information, he feels the odors Roger Lentocha and other neighbors are finding are likely caused by grease. He added that he did a walk through with some Board members just two days after the meter was installed visiting four businesses that had FOG problems in the past. Three of the four businesses needed to have their grease traps cleaned. He said they were full of grease which was flowing freely into the system. He said the force mains are starting to plug with grease and will need to be flushed. Jason Hofmann suggested they could do the air relief valve work on Old Post Road when the mains are being flushed.

Kurt Mailman said smoke testing would determine if there is a cracked pipe, but it appears that FOG is the likely source problem. He said Bioxide is not as effective on grease as H₂S. Todd Rolland asked if they got a handle on the grease problem, would it likely eliminate much of the odor problem. Mike Longenbaker asked if they could recoup any of the costs of fixing the problem from the companies that are causing it. Beverly Bellody said she would expect they could do so after they have a FOG ordinance in place.

Jason Hofmann said they inspected these same businesses two years ago and they were the same ones that were causing the problems. The Board reviewed the regulations for grease trap pumping. Kurt Mailman said if they put a business on notice, the onus is on the business to

prove they made the proper corrections. The town would have the option to disconnect the property if they do not comply with the regulations. The Board discussed what exactly disconnection would involve. Jason Hofmann said turning off the drinking water would effectively shut a business down. Beverly Bellody suggested a proactive approach, holding training sessions for businesses so they know what they need to do.

Jason Hofmann suggested making an immediate amendment to the regulations requiring businesses to pump out their systems and provide pumpout data to the town. John Konrad said two years ago when they sent out violation notices, Tolland Pizza submitted data that showed they were pumping out their system every three months. However, at the inspection two years ago, their grease traps were full, so this would mean they need to pump out more often. Jennifer Usher said their records show in 2008 that nine letters were sent out, six to operators and three to owners of properties. This included both Tolland High School, which has an external trap where no grease was found and to Tolland Intermediate School, which has an internal grease trap.

Jim Williams/Todd Rolland motion to send letters to the three businesses that were inspected and found to have full grease traps that they are in violation of regulations and are required to pump out. The letter will also say they will check in 30 days to make sure this measure was taken. Motion was unanimously approved.

Jennifer Usher said she will send the letters by certified mail.

Jennifer Usher asked if there was a possibility if the grease traps get cleaned at the various establishments if the odor problem will go away. Jason Hofmann said he would not expect so. He said lines should be flushed at least every ten years. This system is about six years old. He said if there is no hydrogen sulfide problem, then the Bioxide levels do not need to be touched, and they should then focus on grease in the system. He said the feed lines may need to be cleaned out. He said they will have a better handle on things in a week whether or not they need to do any smoke testing. Jason Hofmann said the flushing is very expensive and likely to run about \$50K, and they would need to get a good handle on the grease or it is just going to come back. There was consensus to continue with the meter testing to gather more data and hold off on any flushing or smoke testing until that data is collected.

9. **Grease Interceptors – Inspections and Reports:** This item was covered in the previous discussion.
10. **Smoke Testing** – Proposals & Notification: This item was covered in the previous discussion.
11. **Carbtrol Proposal:** Jason Hofmann said the spent carbon canisters have been reclassified as semi-hazardous which has caused the pricing for disposal to go up significantly. The total price would run about \$5K. He said he does not expect they could find a cheaper price than what they received from United Industrial Services, who were recommended by Carbtrol. Kurt Mailman said down the road as their collection system expands, there will be less detention time in the line so less a chance for wastewater to become septic. He said there are other options but they are all more expensive than the canisters.

Jim Williams/Bruce Allen motion to accept the United Industrial Services proposal for replacement and disposal of the carbon canisters with connections to be done when needed.

12. **Gerber Pump Station Maintenance – Proposed Action Plan:** Jim Williams asked if the replacement cover at the Gerber Station might require any engineering. Kurt Mailman said there has been no structural evaluation of the core strength of the lid done. He said there are safety issues there that need to be addressed.

Jason Hofmann said he can have United Concrete come out and look at the cover and provide their opinion and a quote to either resurface and repair the cover or replace it. He said there is no question that the hatch must be replaced. Jim Williams asked if the town could put a bar across it with a padlock to lag the hatch down. Jennifer Usher said she would follow up with town staff on it. Beverly Bellody suggested if a favorable quote was received from United Concrete before the next meeting that they schedule a special meeting if necessary.

13. **Phase II Facilities Plan – Schedule Workshop:** There was consensus to hold a meeting this Thursday from 6 to 8 p.m on this topic as several members would be able to attend.

14. **Budget:** The Board reviewed the expenditure budget sheet provided by Laura Schwabe in Finance. Jim Williams asked if they could get something similar from Finance with a breakdown on the capital reserve fund and revenue income, so they could track these things on a yearly basis. He asked also if it would be possible to do a line item transfer of funds, moving an item from operating expenses to the reserve fund if necessary. Jennifer Usher said the Board should have a sinking fund which they could use for capital improvements and emergencies. She said if something meets the definition of a capital improvement, funding for it could come out of the reserve fund.

Jennifer Usher suggested the Board may want to go before the Town Council to give a quick presentation of the challenges they are looking at. John Konrad said if they increased the size of the WPCA they might have more people to break into subcommittees to focus on some issues. Jennifer Usher said they would also want to bring up the pump out ordinance and the overall additional O & M that is needed. She said they should be prepared to answer questions and concerns.

15. **Other WPCA Business – Status Review & Updates:** There was consensus that these items need to remain in their minds as they move forward in scheduling workshops.

16. Approval of Minutes

16.1 July 20, 2010 Regular Meeting: Jim Williams/Perne Maynard motion to approve the minutes. Jim Williams, Perne Maynard, and Mike Longenbaker voted to approve. All other members abstained. Motion passed.

16.2 July 29, 2010 Joint Workshop Meeting with Water Commission: Jim Williams/Perne Maynard motion to approve the minutes. Jim Williams, Perne Maynard, John Konrad, Bruce Allen, and Mike Longenbaker voted to approve. Todd Rolland abstained. Motion passed.

16.3 August 17, 2010 Regular Meeting: Jim Williams/Todd Rolland motion to approve the minutes as amended by Kurt Mailman. (Amended copy attached to these minutes). Jim Williams, Todd Rolland, and John Konrad voted to approve. Bruce Allen and Perne Maynard abstained. Motion passed.

16.4 September 21, 2010 Regular meeting: Jim Williams/Todd Rolland motion to approve the minutes. Jim Williams, Todd Rolland, and Perne Maynard voted to approve. John Konrad and Bruce Allen abstained. Motion passed.

17. **Topics for Next Agenda**: Consensus to include standard items and to discuss the outcome of the workshop.

18. **Adjournment**: Jim Williams/Perne Maynard motion to adjourn the meeting and pay the clerk at 10:00p.m. Motion was unanimously approved.

Respectfully submitted,

Annie Gentile
Clerk