



City of Derby – WPCA  
Joan Williamson Aldermanic Chambers  
Wednesday, April 16, 2014  
Minutes

Richard Bartholomew  
Robert Miani  
Carolyn Duhaime

James Gildea  
John Saccu – Chairman

Meeting called to order at 6:31PM.

Roll Call: John Saccu - Chairman, Richard Bartholomew, Carolyn Duhaime. Also present Lindsay King – Plant Superintendent. Anthony DeSimone from Weston & Sampson. Absent Robert Miani and James Gildea. Elyse Callaghan as Recording Secretary.

**Public Portion**

No One

**Giordano, Angelo**

Mr. Giordano's situation was taken care of at the last meeting. He was not present.

**Southern CT Properties LLC**

Dennis Nelson Sole Owner of Southern CT Properties LLC was present at the meeting.

Mr. Nelson purchased the property in December of 2000. Before Mr. Nelson bought the property he called the Derby City Hall to find out more about the property. Assessor's office had told him that it was listed as a 6 family house.

Mr. Nelson stated that the Building Inspector at that time David Kopjanski had come to the apartment when there was a water break and advised Mr. Nelson that this was an illegal apartment and that despite the fact there were tenants living in the apartment they had to vacate the apartment. Mr. Nelson was compliant and had the tenants leave the apartments as advised by David Kopjanski. There was a tenant that had a dispute with Mr. Nelson resulting in her calling the health department. David Kopjanski was contacted by the Health Department and went back to Mr. Nelson's apartment for an inspection. Mr. Nelson was told that there was another illegal apartment, so only four units were legally allowed to have tenants. Mr. Nelson wants to address that he was being charged for six units when he believes it should only be four units because two are illegal

and must remain vacant. He offered to merge two of the units and making them into one big apartment so it will be five units only. Has been working with the new Derby Building Inspector Carlos Sarmiento regarding the newest additions to the combining of both apartments and has just recently completed that project. Now the building is to a five unit house. But is planning to take the second floor and also merge those two units into one large unit. Mr. Nelson can't start that project due to an uncooperative tenant that is on that second floor and refuses to have his apartment merged as one. Mr. Nelson is waiting for the tenant to leave the premises. Mr. Nelson has four units functioning but is being billed for five units. One request from Mr. Nelson is to be billed in July 2014 for four units not five units because there is one unit that is vacant due to it being an illegal unit. The Building Department recognizes that there are four units yet the Assessor's card shows that there are five units. Once the Assessor's Office shows on the field card that there are only four units we can change the billing on the property to four units only. Mr. Nelson has a balance with WPCA going back 2.5 years. When Mr. Nelson got the bill every July he only paid for the flat fee of four units and the consumption, he did not pay for five units as bill requested. WPCA Board explained that until the Assessor's field card is corrected to four units any amount due on that property is still in affect. John Saccu the Building Department and the Assessor's Office will go over the dates and see how long it has been technically a four unit apartment and they will then see about adjusting a bill.

### **Budget Workshop**

Made good process at last workshop meeting, going to have another workshop to go over more regarding the budget in the near future. The budget has to be approved by the end of April. At the next meeting they will finish the budget workshop.

### **DEEP Facilities Plan**

Adding the DEEP Facilities Plan to the next meeting May 21, 2014 to be discussed. Having a meeting at 6:15PM to discuss the plan and Anthony Desimone from Weston & Sampson will present it.

### **Roosevelt Pump Station Update**

Discussing the issue with the overflows at Roosevelt Pump Station and the DEEP. If the overflows stop at Roosevelt Pump Station can the issue that is at hand with DEEP be resolved and can the violation be dropped, will go over with DEEP.

### **Capital Improvements Referendum Update**

Have the upgraded numbers from engineering on the capital improvements and also the final amounts came in on the belt press. Moving forward there will be another meeting with everyone involved to talk about what the strategy will be moving forward with this project, can we take it out of the referendum and finance it separately and if we can how