

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



**SPECIAL MEETING AT 6:00 PM**

**REGULAR MEETING AT 7:00PM**

**LOCATION: TREATMENT PLANT, 1 VIBERT ROAD, SOUTH WINDSOR, CT 06074**

**Tuesday, April 2, 2024**

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**A. Roll Call**

**Members Present:** Michael Lyon, Joseph Botti, Steven Cordeiro, James Murray, Doug Nation

**Members Absent:** David Basile, Stephen Wagner

**Alternates Present:** None

**Alternates Absent:** Joseph Kennedy Jr.

**Staff Present:** Anthony Manfre, Superintendent of Pollution Control  
Jeff LeMay, Plant Supervisor  
Megan Siegel, Recording Secretary

**Others Present:** Toby Lewis., Town Council Liaison  
Peter DeMallie, Design Professionals  
Dan Maraglino  
Barbette Warren  
Janice Warren  
Nathan Skinner  
Belle Chu  
Roy Nyan

**B. Acceptance of Minutes of Previous Meetings**

1. March 5, 2024, Regular Meeting

Motion to accept the minutes of March 5, 2024, Meeting minutes.

The motion was made by Mr. Joseph Botti and seconded by Mr. James Murray.  
The motion carried unanimously.

**C. New Business**

1. 20 Bidwell – Approval to Connect

Mr. Dan Maraglino was in attendance to represent 20 Bidwell Road and a site plan sketch was handed out at the meeting (see Exhibit A). Mr. Tony Manfre stated that the Engineering Department would still need a stamped plan, however the WPCA could still approve the sewer connection tonight

Motion to approve the connection of the 20 Bidwell Road under the following conditions:

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- a. Technical review and approval of stamped engineered design plans by the Engineering Department;
- b. The sewer line is installed in substantial conformance with the approved engineered design plans;
- c. Payment of the following charges will be updated and due at the time of connection, the rates for which will be in effect until June 30, 2024:
  - i. To waive the Benefit Assessment based on a minimum zone frontage of 100';
  - ii. Capacity Charge based on the size and quantity of water meters;
  - iii. Connection Charge based on the total buildable acres.

The motion was made by Mr. Doug Nation and seconded by Mr. Steven Cordiero.  
The motion carried unanimously.

**2. Budget (Discussion)**

Mr. Tony Manfre presented the Budget Presentation (see Exhibit B) and Draft Budget (see Exhibit C) for the 2024/2025 Fiscal Year.

Motion to amend Agenda Item H and enter the Executive Session between Agenda Items C2 and C3 at 7:32pm.

The motion was made by Chairman Michael Lyon and seconded by Mr. Joseph Botti.  
The motion carried unanimously.

**H. Executive Session**

**1. 50 Talbot Lane**

Open discussion exempted under CGS. Section 1-210(b)(5) regarding proprietary information regarding the property, and CGS 1-210(b)(7) involving content of real estate feasibility estimates. Those in attendance: Steven Cordiero, James Murray, Joseph Botti, Michael Lyon, Doug Nation, Toby Lewis, Jeff LeMay, Tony Manfre, Megan Siegel, Wes Atamian, Bradley Flaughner, Ted Baudendistel, Rachel Gradner, Walid Maalouf, Deanna Henry, Vahid Shahram.

Motion to adjourn executive session at 8:11pm.

The motion was made by Chairman Lyon and seconded by Mr. James Murray.

**C. New Business**



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3. Budget & Fee Schedule Public Hearing – Set Time and Place (Decision)

Motion to hold a Public Hearing for the Fiscal Year 2024/2025 budget and sewer user fees at the South Windsor Town Hall on May 7th, 2024, at 7:00 pm.

The motion was made by Chairman Michael Lyon and seconded by Mr. James Murray.  
The motion carried unanimously.

Motion to amend Agenda for Agenda Item D, Communications and Reports, to be completed after Section G, Plan of Conservation and Development (POCD) Sewer Service Area Map (Discussion).

The motion was made by Chairman Michael Lyon and seconded by Mr. James Murray.

**G. Unfinished Business**

1. Plan of Conservation and Development (POCD) Sewer Service Area Map

Mr. Peter Demallie from Design Professionals was in attendance to represent three properties and their clients, Janice and Barbetta Warren for 494 Abbe Road, Belle Chu for 401 King Street, and himself to represent the Willard Family for 49 Pierce Road (see Exhibit F).

Mr. Tony Manfre stated that before making a motion to make changes to the sewer service area map, the general public would have to be notified and a public hearing would have to occur. He stated that what Mr. Demallie is presenting can be considered while updating and adopting the new sewer service area map, but no decisions should be made without public input.

**D. Communications and Reports**

1. Superintendent Report

Mr. Tony Manfre presented his report (see Exhibit D). This report included updates on the Treatment Plant, collection systems, capital improvement project updates, and collection of sewer fees.

2. Wastewater Treatment Plant Upgrade Bond Deauthorization Resolution

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Attached to the agenda was a memo provided by Mr. Tony Manfre. It stated:

At its Regular Meeting of September 2, 2008 the Town Council approved a resolution appropriating \$47,000,000 in bonds for the Planning, Acquisition and Construction of upgrades to the Water Pollution Control Facility. The Town received a grant from the State of Connecticut, Department of Energy & Environmental Protection, on March 18, 2010, in the amount of \$7,760,004.95, for eligible Project costs (the "Project Grant") and issued a \$27,516,583.34 Project Loan Obligation (CWF 503-C) dated September 28, 2012, maturing on September 30, 2032. The Town does not require additional funding for the Project and desires to eliminate the remaining appropriation and bond authorization for the Project.

This memo is to notify the WPCA that a resolution deauthorizing the bond has been drafted by the Town's legal counsel for adoption by the Town Council.

**E. Public Participation (Items not on the agenda)**

None

**F. Bills, Change Orders, Disbursements**

None

**I. Adjournment**

Motion to adjourn at 9:25p.m.

The motion was made by Mr. James Murray and seconded by Mr. Steven Cordiero.  
The motion carried unanimously.

Respectfully Submitted,



Megan Siegel, Recording Secretary