

MEMBERS OF THE WPCA THAT ARE UNABLE TO ATTEND THIS MEETING, PLEASE CALL (860), 644-2511, EXT. 2243,
ON OR BEFORE 4:30 P.M. ON THE DAY OF THE MEETING

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

RECEIVED APR 29 2024 4:00 pm
Anthony TC

SPECIAL MEETING AT 6:00 PM

REGULAR MEETING AT 7:00PM

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

MINUTES

Tuesday, April 2, 2024

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SPECIAL MEETING

A. Roll Call

Members Present: Michael Lyon, Steven Cordeiro, James Murray
Members Absent: David Basile, Stephen Wagner, Joseph Botti, Doug Nation
Alternates Present: None
Alternates Absent: Joseph Kennedy Jr.
Staff Present: Anthony Manfre, Superintendent of Pollution Control
Jeff LeMay, Plant Supervisor
Others Present:

B. New Business

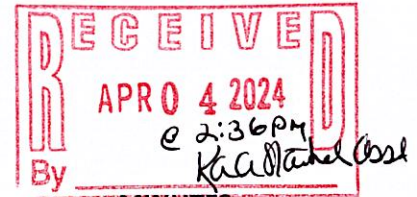
1. Plant Tour
Members of the Authority did a tour of the facility.

C. Adjournment

The meeting adjourned at 6:51 p.m.

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A. Roll Call

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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. He also stated that the property at 20 Bidwell is isolated from the main sewer line, so they are proposing to use the Town right of way to connect.

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Mr. Maraglino requested the WPCA to provide a discount on the sewer fees. He explained his contractor estimated it will cost about \$25,000-\$30,000 just to connect to the main sewer line on John Fitch Boulevard. The 20 Bidwell Road building has been around since the 1960s and his family purchased the building in 1989. Now that their septic is failing, they would like the opportunity to connect to the Town's sewer.

Chairman Lyon asked Mr. Manfre if there were other situations in Town with similar circumstances to 20 Bidwell, and Mr. Manfre replied that he has not come across this type of situation before. Typically, there is a lateral provided to each property so when a septic system fails, they have the possibility to connect.

Mr. Joseph Botti asked Mr. Manfre what fees would apply if there was already a lateral at 20 Bidwell Road. Mr. Manfre stated there would still be a connection fee and capacity charge. Chairman Lyon asked to provide an estimate cost and Ms. Megan Siegel stated the benefit assessment is based on the minimum zone frontage of \$88.00 per foot for commercial and industrial properties. For 20 Bidwell, the estimated minimum frontage would be 100 feet, so the benefit assessment calculation would be \$8,800. There would be a connection charge based on the buildable acres, which is 1.15 acres, and equals to approximately \$5,160.02. Lastly, there would be a capacity charge fee, which would later be determined based on quantity and size of the water meters.

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

- 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.

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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.

Mr. James Murray asked what South Windsor residents pay for their sewer rate when their flow goes to other towns, such as Vernon. Mr. Manfre explained that South Windsor pays Vernon over \$500 per household, but only charges the homes \$460 who discharges to Vernon. The Town of Vernon bills the Town of South Windsor for the 300 homes in South Windsor that flow to Vernon's Treatment Plant.

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

2. Budget (Discussion) Cont.

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Chairman Lyon stated that if the Sanitary Sewer Evaluation Survey (SSES) provides data to show where pipe infiltration is occurring and repairs are made, the treatment plant would not be treating as much clean water, saving money in the long run. He asked Mr. Manfre if they could quantify the cost savings benefits and Mr. Manfre responded that the evaluation of the system will provide some of that data. Recently, with all the rainfall it seems there is a correlation between rainfall and infiltration of clean water in the pipes. He explains they are waiting for a dry spell to be able to compare wet weather data versus dry weather data and try to quantify that data.

Mr. Steven Cordeiro asked what will happen to the reserve funds in next year's budget. Mr. Manfre explained that there is a replacement reserve, which is money reserved for catastrophic events such as a pipe collapsing. He also stated there is a capital reserve, which is to stabilize sewer user rates. The WPCA Rules and Regulations provides a goal amount to keep in the reserves, however, they have only reached about 42% of their goal combining both accounts.

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).

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He showed a map of 494 Abbe Road (see Exhibit F) and stated the current home is already connected to sewer, however the entire lot of land they own is not considered a sewer service area on the proposed POCD map – only a portion. They would like to extend that sewer service area to the power lines on that property.

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.

Mr. Demallie began presenting 49 Pierce Road (see Exhibit F), owned by the Willard Family, saying that they would like to extend the proposed sewer service area 250 feet from Pierce Road, and donate the rest of the land to wildlife conservation.

Lastly, Mr. Demallie presented the situation for the sewer service at 401 King Street (see Exhibit F). He stated that the current owners bought this property with the understanding that they could connect to sewer service, as the WPCA approved for a connection back in 2008. However, on the proposed sewer POCD map, it is considered a non-sewer service area. He requests that their entire lot can become a full sewer service area. Mr. Manfre stated this property flows into MDC sewer, and that the Town has an agreement with MDC for sewer which does not include this property. In addition to getting WPCA approval, they would also have to receive approval from MDC to connect to sewer.

Chairman Lyon reiterated that the WPCA cannot approve any changes to the sewer service area map without a public hearing.

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.

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2. Wastewater Treatment Plant Upgrade Bond Deauthorization Resolution

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

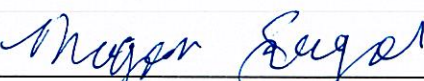
None

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