

REVISED AGENDA

Ulrich W. Red, A7C  
RECEIVED JUN 30 2023  
@ 9:26 am

TOWN COUNCIL  
COUNCIL CHAMBERS  
SOUTH WINDSOR TOWN HALL

REGULAR MEETING  
Monday, July 3, 2023  
TIME: 7:00 P.M.

*Public Hearing to be held at 8:00pm to receive citizen input on the updated Master Plan from the Strategic Planning Committee*

1. Call Meeting to Order

2. Pledge of Allegiance

3. Roll Call

4. Mayor's Remarks

Councilor Kozikowski

5. Adoption of Agenda

6. Communications and Reports from the Town Manager

7. Public Input for Items on the Agenda

Public Input shall not exceed thirty (30) minutes. When recognized by the Mayor, the speaker(s) shall approach the lectern, give their name and address. Speakers shall avoid personal attacks or impugning or alleging an improper motive to any person. The speaker(s) may address the Council on any item on the agenda. The speaker(s) shall limit their speaking time to five (5) minutes.

Councilor Lopez

8. Adoption of Minutes of Previous Meeting

Approval of June 20, 2023 Town Council Meeting Minutes

BE IT RESOLVED, that the South Windsor Town Council hereby approves the Minutes of the Regular Town Council Meeting of June 20, 2023.

9. Communication from Liaisons, Officers, and Boards Directly Responsible to Council

- Capital Projects (Mayor Pendleton)
- Inland Wetlands Agency/Conservation (Deputy Mayor King)
- Patriotic Commission (Mayor Pendleton)

**(9 cont.)**

- Planning and Zoning (Councilor Kozikowski)
- Economic Development Commission

**10. Reports from Committees**

- Mass Transit & Highway Advisory Committee (Councilor Evans)

Public Meetings are the time and place at which the Town Council conducts official business of the Town. The Council reserves the time and invites the public to be heard during **Public Input** of each Public Meeting, as follows:

**Item #7: Public Input on Agenda Items Only**

**In-Person Meetings:**

Public Input shall not exceed thirty (30) minutes unless extended by the Mayor with the consent of the majority of the Council present. When recognized by the Mayor, the speaker(s) shall approach the lectern, and give their name and address. Speakers shall avoid personal attacks or impugning or alleging an improper motive to any person. The speaker(s) may address the Council on any item on the agenda. The speaker(s) shall limit their speaking time to five (5) minutes. This limit may not be exceeded, except when invoked by any member of the Council with the consent of a majority of the Council present. Town Council members will not respond to any public comments/questions. Emails will only be read into the record if brought forth by a Council member or if the person submitting the email has requested that the email is read into the record. A Council member who brings an email forward will read the email into the record. No email shall be read if the substance of such email, at the discretion of the Mayor or any Council member violates these rules, or if, upon the advice of the Town Attorney, would otherwise be improper. A Council member or the Mayor shall advise the rest of the Council in writing through the Clerk of the Council their objection to the email being read prior to the call of the meeting.

**Virtual Meetings:**

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**Item #15: Second Public Input - on any matter over which the Council has Jurisdiction**

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**11. Consent Agenda**

[All items listed under this section are considered routine by the Town Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council member so requests, in which event the item will be removed from the Consent Agenda and be considered in its normal sequence on the Agenda.]

**A. First Reading**

None.

**Councilor Koboski**

**B. Second Reading**

**1) Resolution appointing Maria Baseel (U) as a member of the South Windsor Arts Commission**

**BE IT RESOLVED**, that the South Windsor Town Council hereby appoints Maria Baseel (U) as a member of the South Windsor Arts Commission to fill a vacancy, for a term ending December 31, 2023.

**C. Miscellaneous**

None.

**12. Unfinished Business**

**A. Discussion Item: Updates on the warehouse and housing moratorium (Jeff Folger)**

**13. New Business**

**A. Discuss Item: Abandonment of 8 Collins Lane**

**Councilor Koboski**

**B. Resolution setting a time and place for a public hearing to receive citizen input on the design and installation of sidewalks along Birch Hill Drive and connecting to existing nearby sidewalks on Felt Road**

**BE IT RESOLVED**, that the South Windsor town Council hereby sets Monday July 17, 2023 at 8:00 pm in the Council Chambers of the South Windsor Town Hall, 1540 Sullivan Avenue, South Windsor Connecticut as the time and place for a Public Hearing to receive citizen input on the design and installation of sidewalks along Birch Hill Drive and connecting to existing nearby sidewalks on Felt Road.

**Deputy Mayor King**

**C. Resolution accepting the resignation of Andrew Paterna (D) from the South Windsor Town Council**

**BE IT RESOLVED**, that the South Windsor Town Council hereby accepts, with regret, the resignation of Andrew Paterna (D) from the South Windsor Town Council effective June 26, 2023 at 11:00am; and

**BE IT FURTHER RESOLVED**, that the South Windsor Town Council extends its thanks to Andrew Paterna for the time he has dedicated to serving the community of South Windsor by his participation on the Town Council.

**Councilor Kozikowski**

**D. Resolution waiving the bidding process**

**WHEREAS**, Conn. Gen. Stat. § 4a-53a allows the Commissioner of Administrative Services (the “Commissioner”) to serve as the contracting agent for a group of three (3) or more municipalities that seek to purchase supplies, materials or equipment, upon the request of the such group, provided that (1) the Commissioner determines that the group will achieve a cost savings through the Commissioner serving as the contracting agent, and (2) such cost savings are greater than the administrative costs to the State; and

**WHEREAS**, Conn. Gen. Stat. § 7-148v(b) allows the Town of South Windsor (the “Town”) to purchase equipment, supplies, materials, or services from the list of eligible entities listed in the statute; and

**WHEREAS**, The Town is constrained in its ability to purchase equipment, supplies, materials pursuant to the Town Charter Section 714 (“Section 714”); and

**WHEREAS**, pursuant to Section 714, the Town has a \$5,000 cap on purchases without the Town Manager inviting sealed bids or proposals or getting the Town Council to waive such bidding process; and

**WHEREAS**, Section 714 is a constraint on the Town’s ability to achieve cost savings because during the waiver process, supplies disappear, or the opportunity to implement cost savings has changed; and

**WHEREAS**, the Town Council has determined that requiring sealed bids for purchases greater than \$5,000 is not in the best interest of the Town.

**NOW, THEREFORE, BE IT RESOLVED**, that notwithstanding Section 714, the Town Council authorizes the Town Manager to participate with the State of Connecticut contracting programs for the purchase of supplies, materials, or equipment pursuant to Conn. Gen. Stat. § 4a-53a.



(13 E cont.)

**BE IT FURTHER RESOLVED**, that notwithstanding Section 714, the Town Council authorizes the Town Manager to purchase equipment, supplies, materials, or services from the list of eligible entities listed in Conn. Gen. Stat. § 7-148v(b).

**FURTHER RESOLVED**, that notwithstanding Section 714, the Town Council has determined that the \$5,000 threshold requiring sealed bids for the purchase of equipment, supplies or materials is an impediment to the efficient operations of the Town, and is not in the best interests of the Town, and hereby authorizes the Town Manager to waive the bidding requirements for the purchase of equipment, supplies or materials for contracts valued at \$25,000 or less for the remainder of the fiscal year.

**FURTHER RESOLVED**, that nothing in this resolution shall abrogate the provisions of Charter Section 1001 requiring disclosure of financial interests by any elected or appointed Town official, board or commission member, or employee.

**Councilor Evans**

**E. Resolution approving an offer of a tax assessment agreement with McGuire Road Associates, LLC**

**WHEREAS**, a request for tax abatement has been received from McGuire Road Associates, LLC for property located at 95 John Fitch Boulevard, South Windsor, Connecticut; and

**WHEREAS**, the Town of South Windsor's Tax Partnership Program established pursuant to Connecticut General State Statutes Section 12-65b, is intended to encourage the development and expansion of quality business in Town, through tax and other economic incentives and is designed to retain and attract business that will generate substantial additional tax revenues and employment opportunities for the Town while providing quality goods and services; and

**WHEREAS**, at the Economic Development Commission meeting held on March 22, 2023, the Commission reviewed and recommended that a tax assessment agreement be offered to McGuire Road Associates, LLC; and

**WHEREAS**, the Town Manager recommends; pursuant to said program, that a tax assessment agreement be offered to McGuire Road Associates, LLC as an incentive to invest an estimated \$8,400,000 in total costs for Expansion or Corporate Headquarters that includes a new storage building, outdoor storage, operations expansion, etc. in South Windsor (the land and building improvements collectively referred to as the "Real Property").

**NOW, THEREFORE, BE IT RESOLVED**, that the South Windsor Town Council is pleased to offer a tax assessment agreement between the Town and McGuire Road Associates, LLC, per the details listed on attached **exhibit A**, commencing with the Grand List following the date the Certificate of Occupancy issued for the Real Property; provided, however, that if such assessment is changed by any future Town revaluation, the new assessed value of the Real Property shall be reduced by the percentage applicable to the year within the abatement agreement period such assessment is changed; and

(13 F cont.)

**BE IT FURTHER RESOLVED**, that the South Windsor Town Council's offer to McGuire Road Associates, LLC is conditioned upon McGuire Road Associates, LLC (1) meeting the estimated \$8,400,000 construction cost figure and agreeing to the estimated assessment figure; and (2) continuing to pay the real estate taxes on the facility for a minimum of ten (10) years from the date the Certificate of Occupancy is issued; if McGuire Road Associates, LLC fails to meet either of these conditions McGuire Road Associates, LLC shall refund the Town of South Windsor all of the tax benefit reductions it has received; and

**BE IT FURTHER RESOLVED**, that the South Windsor Town Council's offer is contingent upon the execution of a written agreement by McGuire Road Associates, LLC reflecting the terms set forth in the resolution and such other terms as the Town may require.

**Deputy Mayor King**

**F. Resolution approving an annual salary increase of 3% for the Fiscal Year 2023/2024 for Amanda Poma, Clerk of the Council**

**BE IT RESOLVED**, that the South Windsor Town Council hereby approves an annual salary increase of 3% for Fiscal Year 2023/2024 for Amanda N. Poma, Clerk of the Council, said annual salary rate to be retroactive from July 1, 2023.

**Councilor Lydecker**

**G. Resolution appointing Matthew Siracusa (R) to the Town Council effective July 3, 2023**

**BE IT RESOLVED**, that the South Windsor Town Council hereby appoints Matthew Siracusa (R), in accordance with Section 208 of the South Windsor Town Charter, to the Town Council effective July 3, 2023, for a term ending November 11, 2023, to fill the unexpired term of Jamie Gamble (R) whose resignation on June 20, 2023, has already been accepted by the South Windsor Town Council.

**Deputy Mayor King**

**H. Resolution appointing Anitha Elango (D) to the Town Council effective July 3, 2023**

**BE IT RESOLVED**, that the South Windsor Town Council hereby appoints Anitha Elango (D), in accordance with Section 208 of the South Windsor Town Charter, to the Town Council effective July 3, 2023, for a term ending November 11, 2023, to fill the unexpired term of Andrew Paterna (D) whose resignation on June 26, 2023, has already been accepted by the South Windsor Town Council.

14. Passage of Ordinance  
None.

15. **Public Input for Any Matter**

Public Input for any other matter shall not exceed thirty (30) minutes. When recognized by the Mayor, the speaker(s) shall approach the lectern, give their name and address. Speakers shall avoid personal attacks or impugning or alleging an improper motive to any person. The speaker(s) may address the Council on any item. The speaker(s) shall limit their speaking time to five (5) minutes.

16. **Communications from the Council**

17. **Executive Session**

(Please invite Town Manager, Michael Maniscalco and Assistant Town Manager, Mr. Roberts and any other appropriate personnel deemed necessary).

None.

18. **Adjournment**



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Office of the Town Council  
South Windsor, CT

RECEIVED  
JUN 09 2023  
@ 10:02am  
By Deborah W. Reid, ATC

TO BE PUBLISHED IN THE JOURNAL INQUIRER


June 9, 2023

LEGAL AD

TOWN OF SOUTH WINDSOR

Notice is hereby given that the South Windsor Town Council has set Monday, July 3, 2023 at 8:00 p.m., in the Council Chambers of the South Windsor Town Hall, 1540 Sullivan Avenue, South Windsor, Connecticut, as the time and place for a Public Hearing receive citizen input on the updated Master Plan from the Strategic Planning Committee.

Dated at South Windsor, Connecticut this 9<sup>th</sup> day of June 2023.

Attested to by:   
**Amanda Poma**  
Clerk of the Council