

## AGENDA

TOWN COUNCIL  
COUNCIL CHAMBERS  
SOUTH WINDSOR TOWN HALL

REGULAR MEETING  
TUESDAY, FEBRUARY 18, 2020  
TIME: 7:00 P.M.

**NOTE:** After roll call is complete, the South Windsor Community Chorus will sing the National Anthem.

**REMINDER:** There is a Public Hearing scheduled tonight at 8:00 p.m. to receive citizen input on the transfer of excess FEMA Grant proceeds to current referendum projects.

1. **Call Meeting to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Mayor's Remarks**
5. **Adoption of Agenda**  
(Councilor Lopez)
6. **Communications and Reports from Town Manager**
7. **Public Input**  
[Town Council members will not respond to any public comments/questions]
8. **Adoption of Minutes of Previous Meetings**  
(Councilor Hockenberry)

BE IT RESOLVED that the South Windsor Town Council hereby approves the Minutes of the following Town Council Meetings: Public Hearing Minutes of February 3, 2020, and Regular Meeting Minutes of February 3, 2020.

9. **Communications from Liaisons, Officers, and Boards Directly Responsible to Council**
10. **Reports from Committees**
11. **Consent Agenda**  
[All items listed under this section are considered to be 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.]

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

Item #7 and 15:

Public Input

When recognized by the Mayor, the speakers (s) shall approach the lectern, give their name and address, and avoid personalities or impugning of improper motive to any person.

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.

**AGENDA**  
**Regular Meeting – Town Council**  
**Tuesday, February 18, 2020**

**11. Consent Agenda (Continued)**

(Councilor Evans)

Motion to approve Agenda Items 11.a.A. through 11.a.C. for a first reading on the Consent Agenda

**a. First Reading**

**A. Resolution Appointing Timothy Appleton (D) to the Zoning Board of Appeals and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting**

BE IT RESOLVED that the South Windsor Town Council hereby appoints Timothy Appleton (D) to the Zoning Board of Appeals for a term ending November 30, 2023, to fill an expired vacancy and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**B. Resolution Appointing Steven King, Jr. (D) to the Water Pollution Control Authority and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting**

BE IT RESOLVED that the South Windsor Town Council hereby appoints Steven King, Jr. (D) to the Water Pollution Control Authority for a term ending November 30, 2023, to fill the expired term of Richard Aries and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**C. Resolution Appointing Elizabeth Burgess (D) to the Demolition Delay Committee and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting**

BE IT RESOLVED that the South Windsor Town Council hereby appoints Elizabeth Burgess (D) to the Demolition Delay Committee for a term ending December 31, 2021, to fill the expired term of Walter Fitzpatrick and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**AGENDA**  
**Regular Meeting – Town Council**  
**Tuesday, February 18, 2020**

**11. Consent Agenda (Continued)**

(Councilor Maneeley)

Motion to approve Agenda Items 11.b.A. through 11.b.D. for a second reading on the Consent Agenda

**b. Second Reading**

**A. Resolution Approving a Mayoral Reappointment of Matthew Streeter to the Cable Advisory Board**

BE IT RESOLVED that the South Windsor Town Council hereby approves a Mayoral Reappointment of Matthew Streeter to the Cable Advisory Board for a term ending June 30, 2021.

**B. Resolution Approving a Mayoral Reappointment of David O’Neil to the Cable Advisory Board**

BE IT RESOLVED that the South Windsor Town Council hereby approves a Mayoral Reappointment of David O’Neil to the Cable Advisory Board for a term ending June 30, 2020.

**C. Resolution Approving a Mayoral Appointment of Craig Zimmerman to the Cable Advisory Board**

BE IT RESOLVED that the South Windsor Town Council hereby approves a Mayoral Appointment of Craig Zimmerman to the Cable Advisory Board for a term ending June 30, 2020.

**D. Resolution Approving a Mayoral Appointment of Janice Snyder to the Greater Hartford Transit District**

BE IT RESOLVED that the South Windsor Town Council approves a Mayoral Appointment of Janice Snyder to the Greater Hartford Transit District for a term ending December 12, 2020.

**c. Miscellaneous**

None

**AGENDA**  
**Regular Meeting – Town Council**  
**Tuesday, February 18, 2020**

**12. Unfinished Business**

**13. New Business**

**A. Resolution Setting the Salary and Benefits for the Town Clerk**  
**(Councilor Lydecker)**

WHEREAS, the appointment of Bonnie Armstrong as Town Clerk with a term ending on January 3, 2022 to fill the unexpired term of Lori Trahan was approved by the Town Council on December 16, 2019; and

WHEREAS, the Town Clerk is an elected position, serving a four-year term; and

WHEREAS, the Town Clerk's rate of compensation is to be paid by the municipality; and

WHEREAS, the Personnel Committee discussed this position and decided upon a salary

NOW, THEREFORE, BE IT RESOLVED that the South Windsor Town Council hereby stipulates that the Town Clerk's position shall be equivalent to a Grade 8 in the current Non-Bargaining Unit Members Job Classification, with an annual compensation of \$76,000, said annual salary rate to be retroactive to December 16, 2019; and

BE IT FURTHER RESOLVED that the Town Clerk's annual compensation will be adjusted each July 1<sup>st</sup>, starting in 2020, in accordance with the management plan.

**B. Resolution Appointing Murtha Cullina as Town Attorney**  
**(Councilor Delnicki)**

BE IT RESOLVED that the South Windsor Town Council appoints Murtha Cullina to the position of Town Attorney for the Town of South Windsor; and

BE IT FURTHER RESOLVED that this appointment is in accordance with Chapter 5, Section 501 of the Town Charter, and in accordance with the terms agreed to by the Town Council.

**AGENDA**  
**Regular Meeting – Town Council**  
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**13. New Business (Continued)**

- C. Resolution Authorizing the Town Manager and Town Attorney to Negotiate, Sign, and Execute an Agreement with Lodestar**  
**(Councilor Snyder)**

BE IT RESOLVED that the South Windsor Town Council hereby authorizes Town Manager, Michael Maniscalco and the Town Attorney to negotiate, sign, and execute all necessary agreements, contracts, and documents on behalf of the Town of South Windsor with Lodestar Energy for the creation of a Virtual Net Metering project to be constructed at 115 Sand Road, North Canaan, and based on the attached Virtual Net Metering Savings calculations (**Exhibit A**) and Virtual Net Metering Service Agreement (**Exhibit B**).

- D. Resolution Authorizing the Town Manager to Sign and Execute an Agreement with the South Windsor Chamber of Commerce**  
**(Deputy Mayor Pendleton)**

WHEREAS, the South Windsor Chamber of Commerce has been looking for space to relocate; and

WHEREAS, discussions have been held with the Town about using office space in the Community Building at 1776 Ellington Road; and

WHEREAS, in order for the South Windsor Chamber of Commerce to use this property for office space, a two year temporary and conditional permit was necessary through the Planning & Zoning Commission; and

WHEREAS, on February 11, 2020, the Planning & Zoning Commission approved a two year temporary and conditional permit for 500 square feet of business office space within the Community Building for the South Windsor Chamber of Commerce

NOW, THEREFORE, BE IT RESOLVED that the South Windsor Town Council hereby authorizes Town Manager, Michael Maniscalco to sign and execute an agreement, and any other necessary documentation, that would allow the South Windsor Chamber of Commerce to relocate to the 500 square feet of office space at the Community Building located at 1776 Ellington Road.

- E. Discussion Item: Supporting Documents for Agenda Items to be Available on the Town Website with the Town Council Agenda (requested by Councilor Maneley and Councilor Snyder)**
- F. Discussion Item: Proposal by Well Flower LLC Regarding Hemp Farming (requested by Mayor Paterna)**

**AGENDA**  
**Regular Meeting – Town Council**  
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**14. Passage of Ordinance**

**15. Public Input**

[Town Council members will not respond to any public comments/questions]

**16. Communications from Council**

**17. Executive Session**

**A. To discuss a personnel issue (Six Month Performance Evaluation of Michael Maniscalco, Town Manager)**

**18. Adjournment**

# Exhibit A

## SOLAR ENERGY PROJECTIONS FOR TOWN OF SOUTH WINDSOR FOR SAND HILL IN N. CANAAN

### TECHNOLOGY

System Size	1000	kWDC
Module	Best in class	
Inverters	Best in class	
Mounting	Ground Mounted	
Warranties	20 years (solar modules)	
Degradation	0.50%	per year

### PRICING

Upfront Costs	None
Discount	15.0%
Type	Variable
Contract Term	20 years
Minimum Year 1-5	\$ 0.1050
Minimum Year 6-10	\$ 0.1100
Minimum Year 11-15	\$ 0.1150
Minimum Year 16-20	\$ 0.1200

### ENERGY

Yield	1200	kwh/kwP
Production	1,200,000	kwh per year
Total Energy		Top 10 accts
Percentage Solar		

### UTILITY & NMC RATE

Utility	Eversource
Rate 30 Gen*	\$ 0.0928
Rate 30 T&D	\$ 0.0734
Y1/Y2/Y3-20	80%/60%/40%
Est. Escalator	2.0%
NM Credit Cap**	\$ 0.15953

### SAVINGS PROJECTIONS

Contract Year	kWh Produced	Generation Rate	T&D	Net Meter Credit Rate (Total)	Discounted NM Credit Rate Price	NM Credit Savings	Annual Benefit
1	1,200,000	\$ 0.0928	\$ 0.0587	\$ 0.1516	\$0.1288	\$ 0.0227	\$ 27,281
2	1,194,000	\$ 0.0947	\$ 0.0449	\$ 0.1396	\$0.1187	\$ 0.0209	\$ 25,004
3	1,188,030	\$ 0.0966	\$ 0.0306	\$ 0.1271	\$0.1081	\$ 0.0191	\$ 22,654
4	1,182,090	\$ 0.0985	\$ 0.0312	\$ 0.1297	\$0.1102	\$ 0.0194	\$ 22,991
5	1,176,179	\$ 0.1005	\$ 0.0318	\$ 0.1323	\$0.1124	\$ 0.0198	\$ 23,334
6	1,170,299	\$ 0.1025	\$ 0.0324	\$ 0.1349	\$0.1147	\$ 0.0202	\$ 23,682
7	1,164,447	\$ 0.1045	\$ 0.0331	\$ 0.1376	\$0.1170	\$ 0.0206	\$ 24,035
8	1,158,625	\$ 0.1066	\$ 0.0337	\$ 0.1404	\$0.1193	\$ 0.0211	\$ 24,393
9	1,152,832	\$ 0.1087	\$ 0.0344	\$ 0.1432	\$0.1217	\$ 0.0215	\$ 24,756
10	1,147,067	\$ 0.1109	\$ 0.0351	\$ 0.1460	\$0.1241	\$ 0.0219	\$ 25,125
11	1,141,332	\$ 0.1131	\$ 0.0358	\$ 0.1489	\$0.1266	\$ 0.0223	\$ 25,499
12	1,135,625	\$ 0.1154	\$ 0.0365	\$ 0.1519	\$0.1291	\$ 0.0228	\$ 25,879
13	1,129,947	\$ 0.1177	\$ 0.0373	\$ 0.1550	\$0.1317	\$ 0.0232	\$ 26,265
14	1,124,298	\$ 0.1201	\$ 0.0380	\$ 0.1581	\$0.1344	\$ 0.0237	\$ 26,656
15	1,118,676	\$ 0.1225	\$ 0.0388	\$ 0.1595	\$0.1356	\$ 0.0239	\$ 26,769
16	1,113,083	\$ 0.1249	\$ 0.0395	\$ 0.1595	\$0.1356	\$ 0.0239	\$ 26,636
17	1,107,517	\$ 0.1274	\$ 0.0403	\$ 0.1595	\$0.1356	\$ 0.0239	\$ 26,502
18	1,101,980	\$ 0.1300	\$ 0.0411	\$ 0.1595	\$0.1356	\$ 0.0239	\$ 26,370
19	1,096,470	\$ 0.1326	\$ 0.0420	\$ 0.1595	\$0.1356	\$ 0.0239	\$ 26,238
20	1,090,988	\$ 0.1352	\$ 0.0428	\$ 0.1595	\$0.1356	\$ 0.0239	\$ 26,107
<b>Total</b>							<b>\$ 506,176</b>

\* Based on R30 Gen rate blended over the past 24 months -

\*\* Annual virtual net metering credits (VNMC) will be calculated at the time of the application and this will be the maximum annual amount.





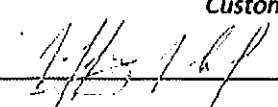
Application ID: 062019073

**Virtual Net Metering Service Agreement**

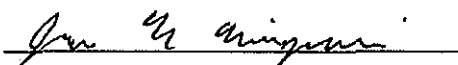
The Connecticut Light and Power Company doing business as Eversource Energy (the Company) has completed its review of the **Gazy Brothers Farm Virtual Net Metering (VNM) Application**, including any supplemental information provided to the Company, for the **2000 kW distributed generation facility** located at **115 Sand Road, North Canaan, CT**. The Company hereby provides an agreement for commencement of participation by this facility in the Company's VNM program ("Agreement").

Your participation in the VNM program is contingent upon agreement with the information set forth in the attached **VNM Credit Cap Calculation** which identifies and details the expected operation of your VNM facility, and the excess kWh and rate applicable in determining the annual VNM credit cap for this facility. By signing this Agreement you agree to this cap, and to abide by all other provisions of the Company's VNM Rider in order to qualify for and receive VNM credits.

Please sign this Agreement, initial the attachments and return all documents to the Company. Upon review and acceptance of these documents the Company will counter sign and establish the date of acceptance into the VNM queue for the facility described herein, as stated below.

Customer Signature  
By   
Its Authorized Representative  
Date 10/18/19

VNM Queue Acceptance Date: **October 17, 2019**

Company Signature  
By   
Its Team Leader CT Rates  
Date 10/20/2019

Attachments