

AGENDA

**TOWN COUNCIL
COUNCIL CHAMBERS
SOUTH WINDSOR TOWN HALL**

**REGULAR MEETING
MONDAY, APRIL 3, 2017
TIME: 7:00 P.M.**

1. Call Meeting to Order
2. Prayer: TBD
3. Pledge of Allegiance
4. Roll Call
5. Public Input
[Per Town Council Rules, this segment of the meeting shall not exceed thirty (30) minutes unless extended by the Mayor, with the consent of a majority of the Town Council.]
6. Environmental Health & Safety Message
7. Adoption of Minutes of Previous Meetings
8. Public Petitions
9. Communications from Officers and Boards Directly Responsible to Council
10. Reports from Standing Committees
11. Reports of Temporary Committees
12. Consent Agenda
[All items listed with an asterisk (*) 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 General Order of Business and be considered in its normal sequence on the Agenda.]
13. Unfinished Business
 - * A. Resolution Appointing Erik Dabrowski (R) to the Blighted Property Appeals Board
 - * B. Resolution Appointing Jamie Gamble (R) to the Blighted Property Appeals Board

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 three segments of each Public Meeting, as follows:

Item #5 & Item 17 (Continued):

Public Input – A segment of up to thirty (30) minutes (which may be extended by the Chair with consent of the Council) is set aside to hear from the public on any matter. Precedence is given during this segment to any South Windsor Resident or Taxpayer who wishes to speak to any matter on the Agenda. South Windsor Residents or Taxpayers generally are to limit their comments to three (3) minutes each and shall avoid personalities or impugning of improper motive to any person.

Item #8:

Public Petitions – A South Windsor Resident or Taxpayer may petition the Council, in writing, to include a new item on the Agenda for the next Regular Meeting of Council. An item duly presented in writing shall be placed on the Agenda for such meeting. South Windsor Resident or Taxpayers shall refrain from any discussion of the item until the next Regular Meeting, except when the Chair, with the unanimous consent of the Council Members present, shall suspend the rules.

The Council appreciates and encourages the active and orderly participation of the public in all Public Meetings. Any South Windsor Residents (a person registered to vote in South Windsor) or Taxpayer may participate at the time and in the manner stated above. When recognized by the Chair (generally the Mayor, or the Deputy Mayor) the South Windsor Resident or Taxpayer should approach the lectern, give his or her name and address, and speak freely in accordance with these procedures.

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

- * C. Resolution Appointing Garvin Boudle (D) to the Blighted Property Appeals Board
- * D. Resolution Appointing James Ainsworth (R) an Alternate to the Blighted Property Appeals Board
- * E. Resolution Appointing James Kupchunos (D) an Alternate to the Blighted Property Appeals Board

14. New Business

- * A. Resolution Reappointing Arthur Utay (U) to the Demolition Delay Committee and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting
- * B. Resolution Appointing Sandy Jeski (D) to the Demolition Delay Committee and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting
- * C. Resolution Reappointing Joseph Kennedy (D) to the South Windsor Agriculture Land Preservation Commission and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting
- D. Resolution Approving a Transfer of \$5,408.98 from the Sewer Fund Vehicle Equipment Account to the General Fund Vehicle Equipment Account and the General Fund Fleet Repair and Equipment Account
- E. Resolution Authorizing the Town Manager to Contribute \$2,000 to South Windsor High School's 2017 "Operation Graduation Fund"
- F. Resolution Designating the Public Building Commission as the Building Committee for the Construction of the New Eli Terry Elementary School
- G. Resolution Designating the Public Building Commission as the Building Committee for the Construction of the New Philip R. Smith Elementary School
- H. Resolution Approving Offer of a Tax Assessment Agreement with Hartford Truck Equipment, Inc.
- I. Resolution Approving a Refund of Property Taxes to Twenty-Nine (29) South Windsor Taxpayers

AGENDA

Regular Meeting – Town Council

Monday, April 3, 2017

13. Unfinished Business (*Continued*)

J. Discussion item: Virtual Net Metering Project with Lodestar (*requested by Town Manager, Matthew B. Galligan*)

K. Discussion Item: Solicitors of Donations for Veterans Organizations (*requested by Councilor Carroll*)

L. Discussion Item: Agricultural Land Preservation Advisory Commission (*requested by Mayor Mirek*)

M. Discussion Item: Update on the Connecticut Studios Project (*requested by Councilor Pendleton*)

15. Passage of Ordinance

16. Communications and Reports from Town Manager

[Per Town Council Rules, this segment of the meeting shall not exceed ten (10) minutes unless extended by the Mayor, with the consent of a majority of the Council.]

17. Public Input

[Per Town Council

Rules, this segment of the meeting shall not exceed thirty (30) minutes unless extended by the Mayor, with the consent of a majority of the Town Council.]

18. Communications and Petitions from Council

[Per Town Council Rules, this segment of the meeting shall not exceed twenty (20) minutes unless extended by the Mayor, with the consent of a majority of the Council.]

19. Executive Session

A. To discuss a possible tax assessment agreement which would result in disclosure of public records or information contained therein which is exempt from disclosure at this time pursuant to Connecticut General Statutes §1-210(b)(1) and §1-210(b)(5)(B).

20. Adjournment

RESOLUTIONS

Monday, April 3, 2017

7. **Adoption of Minutes of Previous Meetings**
(Councilor Pendleton)

BE IT RESOLVED that the South Windsor Town Council hereby approves the Minutes of the following Town Council Meetings: Regular Meeting Minutes of March 20, 2017; and Special Meeting Minutes of March 27, 2017.

8. **Public Petitions**

9. **Communications from Officers and Boards Directly Responsible to Council**

10. **Reports from Standing Committees**

11. **Reports of Temporary Committees**

12. **Consent Agenda**
(Councilor Carroll and Councilor Anwar)

Motion to approve Agenda Items 13. A. (*) through 13. E. (*), and 14. A. (*) through 14. C. (*) as the Consent Agenda.

(Please read dark headings, only, on Consent Agenda Items.)

13. **Unfinished Business**

* **A. Resolution Appointing Erik Dabrowski (R) to the Blighted Property Appeals Board**
(Councilor Carroll)

BE IT RESOLVED that the South Windsor Town Council hereby appoints Erik Dabrowski (R) to the Blighted Property Appeals Board for a term ending November 30, 2020.

* **B. Resolution Appointing Jamie Gamble (R) to the Blighted Property Appeals Board**
(Councilor Carroll)

BE IT RESOLVED that the South Windsor Town Council hereby appoints Jamie Gamble (R) to the Blighted Property Appeals Board for a term ending November 30, 2020.

RESOLUTIONS

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

- * C. Resolution Appointing Garvin Boudle (D) to the Blighted Property Appeals Board
(Councilor Carroll)**

BE IT RESOLVED that the South Windsor Town Council hereby appoints Garvin Boudle (D) to the Blighted Property Appeals Board for a term ending November 30, 2020.

- * D. Resolution Appointing James Ainsworth (R) an Alternate to the Blighted Property Appeals Board
(Councilor Carroll)**

BE IT RESOLVED that the South Windsor Town Council hereby appoints James Ainsworth (R) an Alternate to the Blighted Property Appeals Board for a term ending November 30, 2020.

- * E. Resolution Appointing James Kupchunos (D) an Alternate to the Blighted Property Appeals Board
(Councilor Carroll)**

BE IT RESOLVED that the South Windsor Town Council hereby appoints James Kupchunos (D) an Alternate to the Blighted Property Appeals Board for a term ending November 30, 2020.

14. New Business

- * A. Resolution Reappointing Arthur Utay (U) to the Demolition Delay Committee and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting
(Councilor Carroll)**

BE IT RESOLVED that the South Windsor Town Council hereby reappoints Arthur Utay (U) to the Demolition Delay Committee for a term ending December 31, 2017 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

RESOLUTIONS
Regular Meeting – Town Council
Monday, April 3, 2017

14. New Business (Continued)

- * B. Resolution Appointing Sandy Jeski (D) to the Demolition Delay Committee and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting**
(Councilor Anwar)

BE IT RESOLVED that the South Windsor Town Council hereby appoints Sandy Jeski (D) to the Demolition Delay Committee for a term ending December 31, 2018 to fill the expired term of Wayne McKinney and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

- * C. Resolution Reappointing Joseph Kennedy (D) to the South Windsor Agriculture Land Preservation Commission and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting**
(Councilor Anwar)

BE IT RESOLVED that the South Windsor Town Council hereby appoints Joseph Kennedy (D) to the Agricultural Land Preservation Advisory Commission for a term ending November 30, 2019 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

- D. Resolution Approving a Transfer of \$5,408.98 from the Sewer Fund Vehicle Equipment Account to the General Fund Vehicle Equipment Account and the General Fund Fleet Repair and Equipment Account**
(Councilor Havens)

BE IT RESOLVED that the South Windsor Town Council hereby approves a transfer of \$5,408.98 from the Sewer Fund Vehicle Equipment Account, with \$2,425.99 going to the General Fund Vehicle Equipment Account and \$2,982.99 going to the General Fund Fleet Repair Equipment Account.

- E. Resolution Authorizing the Town Manager to Contribute \$2,000 to South Windsor High School's 2017 "Operation Graduation Fund"**
(Councilor Maneeley)

BE IT RESOLVED that the South Windsor Town Council hereby authorizes Town Manager, Matthew B. Galligan, to contribute \$2,000 to South Windsor High School's 2017 "Operation Graduation Fund", said funds to be taken out of the Town Manager's Professional Account.

RESOLUTIONS

Regular Meeting – Town Council

Monday, April 3, 2017

14. New Business (Continued)

F. Resolution Designating the Public Building Commission as the Building Committee for the Construction of the New Eli Terry Elementary School (Councilor Pendleton)

WHEREAS, the referendum authorizing construction of a new Eli Terry Elementary School was passed on March 21, 2017; and

WHEREAS, the deadline for the grant application for State reimbursement is June 30, 2017

NOW, THEREFORE, BE IT RESOLVED that the South Windsor Town Council hereby designates the Public Building Commission as the Building Committee for the construction of the new Eli Terry Elementary School; and

BE IT FURTHER RESOLVED that the South Windsor Town Council authorizes said Building Committee to proceed with preparation of the necessary schematic drawings and outline specifications for the project; and authorizes the South Windsor Board of Education to file application for a School Construction Project Grant.

G. Resolution Designating the Public Building Commission as the Building Committee for the Construction of the New Philip R. Smith Elementary School (Councilor Riley)

WHEREAS, the referendum authorizing construction of a new Philip R. Smith Elementary School was passed on March 21, 2017; and

WHEREAS, the deadline for the grant application for State reimbursement is June 30, 2017

NOW, THEREFORE, BE IT RESOLVED that the South Windsor Town Council hereby designates the Public Building Commission as the Building Committee for the construction of the new Philip R. Smith Elementary School; and

BE IT FURTHER RESOLVED that the South Windsor Town Council authorizes said Building Committee to proceed with preparation of the necessary schematic drawings and outline specifications for the project; and authorizes the South Windsor Board of Education to file application for a School Construction Project Grant.

RESOLUTIONS
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14. New Business (Continued)

H. Resolution Approving Offer of a Tax Assessment Agreement with Hartford Truck Equipment, Inc.
(Councilor Beaulieu)

WHEREAS, a Request for Tax Abatement has been received from Hartford Truck Equipment, Inc., the owner of property at 95 John Fitch Boulevard, South Windsor, CT; and

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

WHEREAS, the Town Manager recommends, pursuant to said program, that a tax assessment agreement be offered to Hartford Truck Equipment, Inc. as an incentive to invest an estimated \$2,500,000 in total costs, including construction of a new building 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 Hartford Truck Equipment, Inc. reducing the amount of the estimated real property assessment of the Real Property by 70% for a period of seven (7) years with an estimated tax benefit reduction of \$45,742 annually, commencing with the Grand List following the date of the Certificate of Occupancy is issued; provided, however, that if such assessment is changed by any future Town revaluation, the new assessment value of the Real Property shall be reduced by the percentage applicable to the year within the seven (7) year period such assessment is changed; and

(Resolution Continued on Next Page)

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14. H. (Continued)

BE IT FURTHER REOSLVED that the South Windsor Town Council's offer to Hartford Truck Equipment Inc. is conditioned upon Hartford Truck Equipment Inc. (1) meeting the estimated \$2,500,000 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 Hartford Truck Equipment Inc. fails to meet either of these conditions, Hartford Truck Equipment Inc. 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 Hartford Truck Equipment Inc. execution of a written agreement reflecting the terms set forth in the resolution and such other terms as the Town may require.

I. Resolution Approving a Refund of Property Taxes to Twenty-Nine (29) South Windsor Taxpayers
(Councilor Anwar)

BE IT RESOLVED that the South Windsor Town Council hereby approves a refund of property taxes to twenty-nine (29) South Windsor Taxpayers, the total of said refund being \$3,761.79, and as more fully described on attached **Exhibit A**.

J. Discussion item: Virtual Net Metering Project with Lodestar *(requested by Town Manager, Matthew B. Galligan)*

K. Discussion Item: Solicitors of Donations for Veterans Organizations *(requested by Councilor Carroll)*

L. Discussion Item: Agricultural Land Preservation Advisory Commission *(requested by Mayor Mirek)*

M. Discussion Item: Update on the Connecticut Studios Project *(requested by Councilor Pendleton)*

15. Passage of Ordinance

RESOLUTIONS

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16. Communications and Reports from Town Manager

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19. Executive Session

- A. To discuss a possible tax assessment agreement which would result in disclosure of public records or information contained therein which is exempt from disclosure at this time pursuant to Connecticut General Statutes §1-210(b)(1) and §1-210(b)(5)(B).

20. Adjournment

TAX REFUNDS

Chang, Raul Ciro & Patricia M. 57 Lefoll Blvd. South Windsor, CT 06074-4210 1997/Honda/1HGCD5529VA007413 Reason: sold 7/16	\$ (11.84)	Honda Lease Trust 600 Kelly Way Holyoke, MA 01040-9681 2012/Honda/1HGCP2F39CA165213 Reason: Turned in lease 7/16	\$ (57.72)
Corbin, Kyle J. & Paulette E. 510 Ellington Road South Windsor, CT 06074-4119 2006/Chevr/3GNDA23D76S672638 Reason: Total loss 7/16	\$ (24.05)	Honda Lease Trust 600 Kelly Way Holyoke, MA 01040-9681 2014/Honda/2HGFG3B53EH504370 Reason: Out of state registration NH 10/15	\$ (366.45)
Correale, Derek J. 15 Rugby Lane South Windsor, CT 06074-4268 2008/Toyot/JTMBK33V686039132 Reason: Sold 7/16	\$ (48.10)	Honda Lease Trust 600 Kelly Way Holyoke, MA 01040-9681 2014/Acura/JH4KC1F51EC003017 Reason: Sold 5/16	\$ (275.65)
Daimler Trust 13650 Heritage Pkwy. Fort Worth, TX 76177-5323 2014/Mercede/WDDHF8J8XEB055217 Reason: Out of state registration 7/16	\$ (176.12)	Honda Lease Trust 600 Kelly Way Holyoke, MA 01040-9681 2012/Honda/5FNYP4H54CB074570 Reason: New owner 10/15	\$ (670.07)
Ellis, Elizabeth G. 271 Hilton Drive South Windsor, CT 06074-3418 2002/Satur/1G8ZK54722Z135110 Reason: Overpayment	\$ (70.67)	Honda Lease Trust 600 Kelly Way Holyoke, MA 01040-9681 2014/Honda/2HGFB2F5XE531438 Reason: Sold 7/16	\$ (67.34)
Environmental Services Inc. 90 Brookfield Street South Windsor, CT 06074 Real estate Reason: Overpayment	\$ (86.98)	Hyundai Lease Titling TR, Attn: Property Tax 3161 Michelson Dr. Suite 1900 Irvine, CA 92612 2013/Hyun/5NPEB4AC2DH810240 Reason: Sold 5/14	\$ (402.31)
Environmental Services Inc. 90 Brookfield Street South Windsor, CT 06074 2004/Cargo/5FGC6122441013872 Reason: Overpayment	\$ (122.47)	Hyundai Lease Titling TR, Attn: Property Tax 3161 Michelson Dr. Suite 1900 Irvine, CA 92612 2013/HYUND/KMHFG4JG2DA244804 Reason: Turned in lease 12/15	\$ (385.72)
Environmental Services Inc. 90 Brookfield Street South Windsor, CT 06074 1999/Utili/1UYFS2489XA071509 Reason: Overpayment	\$ (92.50)	Hyundai Lease Titling TR, Attn: Property Tax 3161 Michelson Dr. Suite 1900 Irvine, CA 92612 2014/Hyun/5XYZTDLB6EG130594 Reason: Sold	\$ (152.81)
Figueiredo, Elidio M. & Joann M. 175 Diane Drive South Windsor, CT 06074-3234 1995/Chevr/1GNDR1328SK232701 Reason: sold 4/16	\$ (11.84)	Hyundai Lease Titling TR, Attn: Property Tax 3161 Michelson Dr. Suite 1900 Irvine, CA 92612 2013/HYUN/5NPDH4AE4DH287928 Reason: Sold	\$ (62.48)
Griebel, Erich Steven 337 Evergreen Circle Pickerington, OH 43147-8090 2006/Chrys/2C3LA73W16H244204 Reason: Out of state registration, OH	\$ (30.30)	Mao, Degen & Sun, Ellen Y. 17 Summerwind Drive South Windsor, CT 06074-3851 2007/Lexus/JTHBJ46GX72061824 Reason: Total loss	\$ (83.06)
Honda Lease Trust 600 Kelly Way Holyoke, MA 01040-9681 2013/Honda/2HKRM4H50DH619869 Reason: Sold 75/16	\$ (179.82)	Merchants Automotive Group, Inc. 1278 Hooksett Road Hooksett, NH 03106-1839 2012/Nissa/3N1BC1CP1CK276329 Reason: Sold 7/16	\$ (42.40)

Mazzarella, Paul 29 Dart Hill Road South Windsor, CT 06074-1701 2007/Nissa/1N4AL21E67C200364 Reason: Sold	\$ (16.72)	Siftex Equipment Company Inc. 52D Connecticut Avenue South Windsor, CT 06074 2006/Honda/2HJYK16576H515132 Reason: Sold 5/16	\$ (112.63)
Mazzarella, Paul 29 Dart Hill Road South Windsor, CT 06074-1701 1999/Dodge/1B7KF2369XJ534654 Reason: Sold	\$ (21.35)	Spiegel, Lawrence, Linda M. 233 Northview Drive South Windsor, CT 06074-3520 2000/Toyot/JT2BG22K3Y0444041 Reason: Paid in Waterbury	\$ (102.86)
Michaud, Luc J. 70 Stanley Drive South Windsor, CT 06074-3546 2004/Ford/1FTPX14594NA44822 Reason: register in Canada 7/14	\$ (34.78)	Stolar, Drew B. or Stolar, Laura R. 4577 Ramsay Road North Vancouver, BC 00V7K-02N6 2006/Pont/5Y2SL65846Z442169 Reason: register in Canada 7/14	\$ (36.10)
Richards, Shirley J. 90 Oakland Road South Windsor, CT 06074-2835 1996/GMC/1GKDT13W952522489 Reason: Sold 6/16	\$ (16.65)		

Mrs. Bonnie Rabin, Collector of Revenue

Total
4/3/2017

\$3,761.79