

## AGENDA

TOWN COUNCIL  
VIRTUAL MEETING

REGULAR MEETING  
MONDAY, APRIL 5, 2021  
TIME: 7:00 P.M.

To view this meeting, please tune in to Channel 16 if your provider is Cox Cable, Channel 6082 if your provider is Frontier, or go to [gmedia.swagit.com/live](http://gmedia.swagit.com/live).

To make public comments on the phone at the April 5, 2021, Town Council Meeting, please call 855-925-2801 and use Code 4161, or send an email to [TownCouncilComments@southwindsor-ct.gov](mailto:TownCouncilComments@southwindsor-ct.gov) to have comments read during Public Input at the meeting.

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  
The public is welcome to email comments to [TownCouncilComments@southwindsor-ct.gov](mailto:TownCouncilComments@southwindsor-ct.gov). 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 Meeting: Regular Meeting Minutes of March 15, 2021.  
  
(Councilor Snyder)  
  
BE IT RESOLVED that the South Windsor Town Council hereby approves the Minutes of the following Town Council Meeting: Special Meeting Minutes of March 22, 2021.
9. Communications from Liaisons, Officers, and Boards Directly Responsible to Council (Communications can be emailed to [TownCouncilComments@southwindsor-ct.gov](mailto:TownCouncilComments@southwindsor-ct.gov))

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.

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10. Reports from Committees (Committee Reports can be emailed to [TownCouncilComments@southwindsor-ct.gov](mailto:TownCouncilComments@southwindsor-ct.gov))

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.]

a. First Reading

None

b. Second Reading

(Councilor Maneeley)

Motion to Approve Agenda Items 11.b.A. as a Second Reading on the Consent Agenda

**A. Resolution Appointing Miguel Proano (R) to the Public Building Commission**

BE IT RESOLVED that the South Windsor Town Council hereby appoints Miguel Proano (R) to the Public Building Commission for a term ending November 30, 2023, to fill the unexpired term of Philip Koboski.

c. Miscellaneous

None

12. Unfinished Business

**A. Resolution Referring the Sale of 725 Sullivan Avenue to the South Windsor Planning & Zoning Commission Pursuant to Section 8-24 of the Connecticut General Statutes and Authorizing the Town Manager to Sign and Execute an Agreement with JP RE Holdings, LLC (*Postponed from the March 29, 2021, Town Council Special Meeting*)**

(Councilor Koboski)

WHEREAS, the Town of South Windsor purchased property located at 725 Sullivan Avenue on December 31, 2008; and

**(Resolution Continued on Next Page)**

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**12. B. (Continued)**

WHEREAS, the Town of South Windsor has received an offer to purchase 725 Sullivan Avenue; and

WHEREAS, the Town of South Windsor received an appraisal in the amount of \$265,000, which JP RE Holdings, LLC has agreed to pay contingent upon all municipal approvals; and

WHEREAS, the buyer has presented preliminary plans for the construction and operation of a medical office building which will generate additional tax dollars; and

WHEREAS, any plan to sell municipal-owned property must first be submitted to the South Windsor Planning & Zoning Commission for a report pursuant to Section 8-24 of the Connecticut General Statutes

NOW, THEREFORE, BE IT RESOLVED that South Windsor Town Council hereby refers the sale of 725 Sullivan Avenue to the Planning & Zoning Commission for a report pursuant to Section 8-24 of the Connecticut General Statutes, and authorizes Town Manager Michael Maniscalco to sign and execute an agreement with JP RE Holdings, LLC.

**13. New Business**

- A. Discussion Item: Town Council’s Budget**
- B. Discussion Item: Town Clerk’s Budget**
- C. Discussion Item: Town Manager’s Budget**
- D. Discussion Item: Town Attorney’s Budget**
- E. Discussion Item: Boards/Commissions Budget**
- F. Discussion Item: Human Resources Budget**

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**13. New Business (Continued)**

- G. Resolution Authorizing Andrew Paterna, Mayor; and Michael Maniscalco, Town Manager to Sign a Letter to Governor Lamont and the Town’s State Senator and State Representatives**  
*(Councilor Lydecker)*

WHEREAS, at the March 15, 2021, Town Council Meeting, the Council requested the Town Manager to draft a letter to Governor Lamont and South Windsor’s State Senator and State Representatives requesting appropriate steps be made to pass legislation to allow the continuation of virtual public meetings

NOW, THEREFORE, BE IT RESOLVED that the South Windsor Town Council hereby approves the draft letter, **(Exhibit A)**; and

BE IT FURTHER RESOLVED that the South Windsor Town Council hereby authorizes Andrew Paterna, Mayor; and Michael Maniscalco, Town Manager, to sign the letter and send it to Governor Lamont, and the Town’s State Senator and State Representatives.

- H. Resolution Setting a Time for a Virtual Public Hearing to Receive Citizen Input on the Proposed General Government Budget for Fiscal Year 2021/2022**  
*(Deputy Mayor Pendleton)*

BE IT RESOLVED that the South Windsor Town Council hereby sets **Monday, April 26, 2021, at 8:00 p.m.**, as the time for a Virtual Public Hearing to receive citizen input on the proposed General Government Budget for Fiscal Year 2021/2022. The public is welcome to email comments to [TownCouncilComments@southwindsor-ct.gov](mailto:TownCouncilComments@southwindsor-ct.gov).

- J. Discussion Item: A Request to Fly the National Law Enforcement Memorial Flag from May 10, 2021 to May 17, 2021, in Memory of Sergeant Matthew Mainieri (requested by Mayor Paterna)**

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**13. New Business (Continued)**

**K. Resolution Approving a Request to Fly the National Law Enforcement Memorial Flag**  
**(Councilor Evans)**

WHEREAS, the South Windsor Town Council has received an application requesting that the National Law Enforcement Memorial Flag be flown from May 10, 2021 to May 17, 2021, in memory of Sergeant Matthew Mainieri

NOW, THEREFORE, BE IT RESOLVED that the South Windsor Town Council hereby approves this request and asks that Town Manager Michael Maniscalco have the flag raised on the flagpole at the Wapping Community House on Monday, May 10, 2021, and lowered on Monday, May 17, 2021.

**14. Passage of Ordinance**

**15. Public Input**

The public is welcome to email comments to [TownCouncilComments@southwindsor-ct.gov](mailto:TownCouncilComments@southwindsor-ct.gov). Town Council members will not respond to any public comments/questions.

**16. Communications from Council**

**17. Executive Session**

A. To discuss the possible sale of real estate for the Town pursuant to Connecticut General Statutes §1-200(6)(D) (725 Sullivan Avenue)

B. To discuss the possible purchase of real estate for the Town pursuant to Connecticut General Statutes §1-210 (b)(7) (186 Foster Street)

**18. Adjournment**



SWCT  
S

(DATE)

(ADDRESS)

Dear (Name)

At the April 5, 2021 regularly scheduled Town Council meeting the Town Council voted to have the Mayor and Town Manager sign and send this letter to you.

With the Governors emergency powers lapsing on April 20, 2021 the Town Council is strongly urging the State Legislature to continue the executive orders that pertain to virtual public meetings. Many of the members of the Council have concerns regarding getting back together in person. Some of those concerns are as follows:

- Council Members have health concerns that may be exasperated in the event they are exposed to COVID-19;
- Council Members have family members in their households with high levels of risk if exposed to COVID-19;
- Towns facilities are barely adequate for social distancing during any public meeting;
- **Including public participation also means an increased exposure to other town staff in the building and facilities within the building**
- Following social distancing guidelines will significantly limit public participation in our meetings;
- There will be increased costs to the Town for cleaning and staffing of the public facility.

For these reasons and many more we ask that you take the appropriate steps to pass legislation to allow for virtual public meetings until we can feel safe from the risks COVID-19 poses on us during in person public meetings.

Best regards,

Andrew Paterna

Mayor

Michael Maniscalco

Town Manager

Backup Information  
for Item 13J and 13K.

### Application for a Flag to be Flown in South Windsor 2020

A request for a flag to be flown in South Windsor should be at minimum of seven days in advance of the date for flag to be flown. The commemorative flag is to be flown on a Town flagpole according to the U.S. Flag Code

Print Name/ Street Address/ City and State

Erin Jones - 1216 Main St. South Windsor, CT

Phone #: 860-380-0503 Cell #: Same

Date of Request: 3/29/21

Name of Flag to be Flown: National Law Enforcement Memorial Flag

Flag dimensions must not be larger than: 5' x 9' with grommets for securing the lanyard.

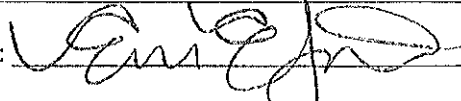
Date (s) Event Requested for: May 10-17th 2021

Special Requests: In memory of Sgt. Matthew Mainieri

Date to be Raised: 5/10/21 Date Lowered 5/17/21

Name of person making this request: Erin Jones

Signature of person making this request:



This Application must remain on file in the South Windsor Town Manager's Office and cannot be submitted more than once in any calendar year.

Signature/Town Manager:  Request

Received by Town Manager/Date: 3/29/21

Accepted: \_\_\_\_\_ Approval process by

Town Council: approved \_\_\_\_\_ (date) denied \_\_\_\_\_ (date)

Approved by the South Windsor Town Council on: \_\_\_\_\_

Flag Location: \_\_\_\_\_