

## AGENDA

TOWN COUNCIL  
COUNCIL CHAMBERS  
SOUTH WINDSOR TOWN HALL

REGULAR MEETING  
MONDAY, APRIL 6, 2020  
TIME: 7:00 P.M.

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

1. Call Meeting to Order
2. Pledge of Allegiance
3. Roll Call
4. Mayor's Remarks
5. Adoption of Agenda  
(Councilor Lydecker)
6. Communications and Reports from Town Manager
7. Public Input  
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  
(Deputy Mayor Pendleton)  
  
BE IT RESOLVED that the South Windsor Town Council hereby approves the Minutes of the following Town Council Meeting: Regular Meeting Minutes of March 16, 2020; Town Council Special Meeting Minutes of March 23, 2020; and Special Budget Work Session of March 30, 2020.
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))
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.]

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**  
**Monday, April 6, 2020**

**11. Consent Agenda (Continued)**

(Councilor Hockenberry)

**Motion to Approve Agenda Item 11.a.A. for a First Reading on the Consent Agenda**

**a. First Reading**

**A. Resolution Reappointing Art Utay (U) 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 reappoints Art Utay (U) to the Demolition Delay Committee for a term ending December 31, 2021, and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

(Councilor Delnicki)

**Motion to Approve Agenda Item 11.b.A. for a Second Reading on the Consent Agenda**

**b. Second Reading**

**A. Resolution reappointing Frank Niederwerfer (R) to the Agricultural Land Preservation Advisory Commission**

BE IT RESOLVED that the South Windsor Town Council hereby reappoints Frank Niederwerfer (R) to the Agricultural Land Preservation Advisory Commission for a term ending November 30, 2022.

**c. Miscellaneous**

None

**12. Unfinished Business**

**AGENDA**  
**Regular Meeting – Town Council**  
**Monday, April 6, 2020**

**13. New Business**

- A. Resolution Authorizing the Superintendent of Schools or Designee to Execute all Necessary Agreements, Contracts, and Documents with Greenskies Clear Energy, LLC**  
**(Councilor Snyder)**

WHEREAS the Town of South Windsor Energy Committee endorsed adding solar panels to the roofs of the South Windsor Public School buildings at its meeting on March 20, 2019; and

WHEREAS the Board of Education endorsed adding solar panels to the roofs of the South Windsor Public School buildings at its meeting on October 22, 2019; and

THEREFORE BE IT RESOLVED that the South Windsor Town Council hereby authorizes Superintendent of Schools, Dr. Kate Carter, or her designee, to execute all necessary agreements, contracts, and documents on behalf of the South Windsor Board of Education with Greenskies Clear Energy, LLC to add solar panels to the Eli Terry, Philip R. Smith and Orchard Hill Elementary School buildings as well as to South Windsor High School and the Wapping school building.

- B. Resolution Setting a Time and Place for a Virtual Public Hearing to Receive Citizen Input on the Proposed Board of Education Budget for Fiscal Year 2020/2021**  
**(Councilor Evans)**

BE IT RESOLVED that the South Windsor Town Council hereby sets **Monday, April 20, 2020, at 7:15 p.m.**, as the time and place for a Virtual Public Hearing to receive citizen input on the proposed Board of Education Budget for Fiscal Year 2020/2021. Public is welcome to email comments to [TownCouncilComments@southwindsor-ct.gov](mailto:TownCouncilComments@southwindsor-ct.gov).

- C. Resolution Setting a Time and Place for a Second Public Hearing (Virtual) to Receive Citizen Input on the Proposed General Government Budget for Fiscal Year 2020/2021**  
**(Councilor Maneeley)**

BE IT RESOLVED that the South Windsor Town Council hereby sets **Monday, April 20, 2020, at 7:30 p.m.**, as the time and place for a second Public Hearing, which will be held virtually, to receive citizen input on the proposed General Government Budget for Fiscal Year 2020/2021. Public is welcome to email comments to [TownCouncilComments@southwindsor-ct.gov](mailto:TownCouncilComments@southwindsor-ct.gov).

**AGENDA**  
**Regular Meeting – Town Council**  
**Monday, April 6, 2020**

**13. New Business**

- D. Resolution Setting a Time and Place for a Second Virtual Public Hearing to Receive Citizen Input on an Application for the Fiscal Year 2018 Community Development Block Grant Program for Public Housing Modernization at Wapping Mews**  
**(Councilor Lopez)**

BE IT RESOLVED that the South Windsor Town Council hereby sets **Monday, April 20, 2020, at 8:00 p.m.**, as the time and place for a Virtual Public Hearing to receive citizen input on an Application for the Fiscal Year 2018 Community Development Block Grant Program for Public Housing Modernization at Wapping Mews. Public is welcome to email comments to [TownCouncilComments@southwindsor-ct.gov](mailto:TownCouncilComments@southwindsor-ct.gov).

**14. Passage of Ordinance**

**15. Public Input**

**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**

**18. Adjournment**

Backup information related  
to Item 11, a. A.

**Reid, Deborah**

---

**From:** art & janet utay <utay1@cox.net>  
**Sent:** Thursday, March 19, 2020 9:38 PM  
**To:** Reid, Deborah  
**Subject:** Re: Demolition Delay Committee

Deborah,

ooopps!

Yes, please extend my appointment

Art  
Art & Janet  
[utay1@cox.net](mailto:utay1@cox.net)

On Mar 19, 2020, at 3:48 PM, Reid, Deborah <[Deborah.Reid@southwindsor.org](mailto:Deborah.Reid@southwindsor.org)> wrote:

Hey Art,

Just wanted to ask you to please send in a letter to me stating if you are still interested in being on the Demolition Delay Committee or not. Your term expired in 2017.

Deborah W. Reid  
Clerk of the Council  
Town of South Windsor  
1540 Sullivan Avenue  
South Windsor, CT 06074  
Tel: (860) 644-2511 ext. 206  
Fax: (860) 644-3781  
[deborah.reid@southwindsor.org](mailto:deborah.reid@southwindsor.org)

*Backup information related to Item 11.b.1.A.*

**BOARD AND COMMISSION APPOINTMENTS OR REAPPOINTMENTS**

(This form is to be filled out for each appointment or reappointment that is being requested)

| BOARD OR COMMISSION | NAME               | ADDRESS               | PHONE NUMBER | APPTMT OR REAPPTMT | NAME OF THE PERSON WHO IS BEING REPLACED OR VACANCY | PARTY AFFILIATION | TERM     |
|---------------------|--------------------|-----------------------|--------------|--------------------|---|-------------------|----------|
| SWALPAC             | Frank Niederwerfer | 220 Niederwerfer Road | 860-432-1065 | REAPPTMT           |   | R                 | 11-30-22 |
|                     |                    |                       |              |                    |   |                   |          |
|                     |                    |                       |              |                    |   |                   |          |
|                     |                    |                       |              |                    |   |                   |          |
|                     |                    |                       |              |                    |   |                   |          |
|                     |                    |                       |              |                    |   |                   |          |
|                     |                    |                       |              |                    |   |                   |          |

All appointments or reappointments are to be submitted to the Town Council Office on the Monday prior to the Council meeting. If they are not received on the Monday prior to the Town Council Meeting, appointments or reappointments WILL NOT be put on that agenda and would need to wait until the following Town Council Meeting. Also, all information should be filled in or WILL NOT be accepted.

HERB ASPLUND

R

July 10, 2019

Submitted by: \_\_\_\_\_ Party Affiliation: \_\_\_\_\_ Date: \_\_\_\_\_

**Below are the responses to Councilor Delnicki's questions regarding solar panels on school buildings.**

*Does this include a maintenance and service contract on the panels should there be a failure?*

All projects are being completed under a Power Purchase Agreement (PPA), whereby Greenskies Renewable Energy assumes all responsibility to maintain and operate the system over the life of the 25-year contracts. There will never be a scenario in which the district is responsible for these tasks and their associated costs.

*Does this include a maintenance contract on the ancillary equipment that is installed to facilitate the implementation of the panels?*

Greenskies Renewable Energy operations and maintenance responsibilities extends to every component associated with the solar array.

*Will there be a battery storage system included in the solar panel installation?*

Not at this time, though it may be viable to add this in the future when equipment prices come down.

*Will there be any additional costs for property insurance on the building?*

Greenskies Renewable Energy will cover insurance for the systems as they are the owners of this system.

*Have all the engineering calculations been done on the roof of the building to support the panels but also snow load if we have a heavy storm?*

Greenskies Renewable Energy will hire a third-party engineer to assess the structural integrity of all buildings as soon as the PPAs are signed. They wait until after the PPAs are signed because there is significant out of pocket (non-recoverable) expense associated with the task, they prefer to perform this work once the project is committed. They hire a third party engineer to avoid any conflicts of interest.

The engineer will determine the exact areas of the roof that are suitable for solar under a variety of conditions, including a 100-year snow storm. If certain areas of the roofs are not suitable for solar, Greenskies Renewable Energy will decline to build on those sections and seek to relocate panels to a better location.