

# Minutes

TOWN COUNCIL  
COUNCIL CHAMBERS  
SOUTH WINDSOR TOWN HALL

REGULAR MEETING  
Monday, February 5, 2024  
TIME: 7:00 P.M.

Public hearing to be held at 8:00pm to receive citizen input on the proposed amendments to Chapter 66 Library, Article I. In General, Section 66-1 Public library, Article II Organization Section 66-2 Library Department, Section 66-3-66-35 Reserved and Article III Board of Directors Section 66-36.

1. **Call Meeting to Order**

Mayor Delnicki called the meeting to order at 7:00pm.

2. **Pledge of Allegiance**

3. **Roll Call**

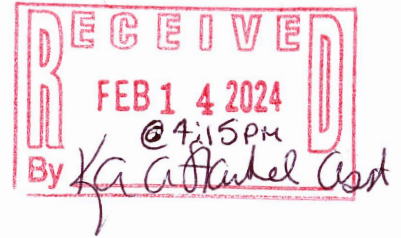
Members present: Mayor Audrey Delnicki  
Deputy Mayor Matthew Siracusa  
Councilor Richard Balboni  
Councilor Michael Buganski  
Councilor Carolyn Carey  
Councilor Erica Evans  
Councilor Steven King Jr.  
Councilor Toby Lewis  
Councilor Elizabeth Pendleton

Others present: Michael Maniscalco, Town Manager  
Richard Carella, Town Attorney  
Scott Roberts, Assistant Town Manager  
Vanessa Perry, Director of Human Resources  
Kevin Sullivan, Library Director  
Jeff Doolittle, Assistant Director of Public Works/ Town Engineer  
Matthew Montana, Chairperson, Public Building Commission  
Charles Warrington, Colliers Project Leaders

4. **Mayor's Remarks**

Mayor Delnicki stated that Town Offices will be closed on Monday, February 12<sup>th</sup> in observance of Lincoln's birthday and Monday, February 19<sup>th</sup> in observance of Washington's Birthday.

February is Black History Month, a time where African Americans are recognized for their central role in US History.



Senator Chris Murphy launched his annual Martin Luther King Jr. Day essay contest. The contest was opened to students in grades K-12, with over 1,650 entries from all over the State of Connecticut.

One of the winners, by the name of Satvik Kadappanavar is a student at South Windsor High School. Mayor Delnicki invited Satvik to read his essay for the council, a copy of which is attached.

Councilor Balboni made a motion to adopt the agenda as presented.

**5. Adoption of Agenda**

Councilor Lewis seconded the motion.

Deputy Mayor Siracusa made a motion to move agenda item **17A** to follow agenda item **7. Public Input for Items on the Agenda.**

Councilor Lewis seconded the motion, which was approved by unanimous voice vote.  
**MOTION CARRIES.**

**6. Communications and Reports from the Town Manager**

Mr. Maniscalco stated that the Town is taking a more active role to get utilities to replace broken utility poles around town with Eversource. Any residents with electric pole concerns, please contact the Engineering Department.

The Town completed its bond sale and issued \$8.5 million worth of debt that had been approved by the Tax Payers. This will account for the recent road work and roof replacements that have been done. Due to the reaffirmation for the AAA credit rating, the Town secured favorable rates at 3.27% for the 20-year term. The Town Manager recognized the Town Treasurer, David Joy and the Director of Finance, Patty Perry.

Due to changes in the ADA code, Town Staff have determined that there must be a unisex bathroom in the Town Hall allowing those with disabilities the assistance and/ or access to a better equipped restroom. The most cost effective and efficient solution would be to change the men's room on the main floor of Town Hall to a unisex bathroom. Stalls will be removed and one of the sinks will be removed. This project will be funded through current ADA funds in the Capital Budget.

The Town Manager met with the chair of the Public Building Commission. The commission is currently evaluating what is needed to conduct a professional evaluation of the old Orchard Hill school. The evaluation needs to be performed in order to determine upgrades and needs of the building. If it were determined to be the permanent home of the Parks & Recreation Department, the Town Manager expects a funding request in the next couple of weeks

The Energy Committee would like to apply for a grant for an EV charger to be located at the library parking lot. The committee cannot apply for the grant without having the funds

committed for a match. It is a 50/50 grant program. The committee is seeking to set aside \$10,000 for the Town's portion of the grant.

In terms of tax collections, the Town is at 95.86% collected for the 2022 grand list. Compared to this time last year the rate was at 95.78%.

Golf Lounge 18 had a Grand Opening at Evergreen Walk. There will be another Grand Opening on February 8<sup>th</sup> for A Moment Away day spa, also located at Evergreen Walk.

Councilor King addressed the Town Manager and asked about the conduits for EV Chargers. Mr. Maniscalco explained that some conduits were included to allow for charging stations. The conduit for the charger presents challenges. Councilor King asked about minority representation for RFP's.

Councilor King recognized and thanked the Public Works Department for their dedication to keeping roads clean during recent weather. Councilor King also highlighted that residents can file a formal appeal their assessments by February 20<sup>th</sup>.

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.

Betty Asplund, 56 Tumblebrook Drive, a member of the Library Board spoke on behalf of the proposed amendments. Mrs. Asplund stated that the Board does not support the position to have the library transition from a grant agency to a Town Department. Mrs. Asplund stated that topics of concern were not addressed to the Board, directly. Mrs. Asplund stated the Library has remained transparent with their budget and reallocates funds between budget lines.

Cathy Gallagher, a member of the Library Board, read a statement from the Library Board Director Kathy Chiappetta. Ms. Chiappetta recognized issues with filling vacant positions at the library and discussions from the last budget cycle. A copy of the letter is attached.

Roy Normen, Hunter Drive, a copy of Mr. Normen's comments are attached.

Catherine Perrill, 65 Stonefield Trail, Vice President of the Friends Club. Ms. Peril summarized the role the Friends Club plays at the Library including fundraising. Ms. Perrill highlighted the many programs and events that the library hosts. Ms. Perrill is not in favor of the library becoming a Town Department.

Daria Plummer, 235 Orchard Hill Drive, recognized Satvik and stated that the community should be proud of the student. Mrs. Plummer requested some lighting by the easement going into the library and Town Hall. Mrs. Plummer applauded the council for the resolution recognizing Social Justice Day (item 13 C). Mrs. Plummer pointed out there seems to be miscommunication between the Library Board of Directors and the Council. Mrs. Plummer

asked the council to consider postponing in an attempt to better communicate and address concerns with the board of directors.

Carole Stroud, 49 Birch Hill Drive, a member of the Library Board does not support the proposed changes to the library board transitioning to an advisory board. Ms. Stroud shared the duties and responsibilities of the board including hiring the Library Director, determining policies and procedures, manage and organize programs and materials, control of the budget and more. Ms. Stroud noted that policies have improved and expressed her wishes to resolve the remaining concerns addressed by the council.

Tim Appleton, 161 Woodland Drive, a member of the Social Justice & Racial Equity Commission. Mr. Appleton supports item **13 C**, stating that the purpose of the resolution is to tackle issues that all residents face. Mr. Appleton invited the council and other members of the community to the Social Justice Day hosted by the Social Justice & Racial Equity Commission.

Ashley Fortuna, Kelly Road, spoke in regards to the amendments to Chapter 66. Ms. Fortuna shared her experiences at the library. Ms. Fortuna believes that there is a need for diversity and room for improvement regarding programs and offerings at the library.

Mayor Delnicki made a motion to recess the meeting for a 7-minute break.

Councilor Carey seconded the motion, which was approved by unanimous voice vote. **MOTION CARRIES.**

The Town Council took a 7-minute recess before the Public Hearing. The regular meeting was suspended at 8:00pm in order to hold a public hearing to receive citizen input on the proposed amendments to Chapter 66 Library, Article I. In General, Section 66-1 Public library, Article II Organization Section 66-2 Library Department, Section 66-3-66-35 Reserved and Article III Board of Directors Section 66-36.

*Public Hearing Minutes filed separately*

Deputy Mayor Siracusa made a motion to move into executive session. The regular meeting was suspended in order to hold executive session

**17. Executive Session**

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

**a) Strategy and negotiation regarding collective bargaining**

- UPSEU, Local 424 – Unit 104 Public Safety Dispatchers, Community Service Officers, Support Services Technicians
- South Windsor Police Union, NIPSEU
- Local 1303-028 of Council #4, AFSCME, Public Works Union
- Local 1303-488 of Council 4, AFCSME, Library Union

Those in attendance include the following: Councilor Buganski, Councilor Lewis, Councilor Balboni, Councilor Carey, Mayor Delnicki, Deputy Mayor Siracusa, Councilor King,

Councilor Evans, Councilor Pendleton, Michael Maniscalco – Town Manager, Scott Roberts – Assistant Town Manager, and Vanessa Perry – Human Resources Director.

*The regular Town Council meeting resumed at 8:50pm.*

Councilor Lewis made a motion for the following:

8. **Adoption of Minutes of Previous Meeting**

**Approval of the January 16, 2024 Town Council Meeting Minutes**

**BE IT RESOLVED**, that the South Windsor Town Council hereby approves the minutes of the Regular Town Council meeting of January 16, 2024.

Councilor Lewis seconded the motion, which was approved by unanimous voice vote.  
**MOTION CARRIES.**

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

Councilor Buganski attended the Economic Development Commission meeting on January 24<sup>th</sup>. The commission voted on officers and discussed the Geissler's project. The commission also discussed the potential to repurpose a town building, that has the potential to affect the grand list.

Councilor Balboni attended the Patriotic Commission meeting on January 22<sup>nd</sup>. The commission received a request to include deceased veterans in the current banner program. The commission also discussed their essay contest, and the possibility of adding public input to their meetings.

Councilor Carey reported on the Planning & Zoning Commission meeting. The commission held a special meeting to discuss the Plan of Conservation Development. The commission is planning to have a draft ready in the near future.

Councilor Evans reported on the South Windsor Alliance for Families (SWAFF). The group also oversees the Opioid Settlement Funds. The group is looking to have more mini grants, information to follow. The need for mental health services has increased. Right now, ARPA funds are being used for these services for the time being.

Councilor Evans reported on the Board of Education. The board met to discuss the Superintendent's proposed 2024/2025 budget. The board is expecting to approve the full budget as requested at their next regular meeting. The budget is at a 7.29% increase. This budget does not utilize reserve funds. The Board of Education's budget can be found on their website.

**10. Reports from Committees**

Councilor Balboni reported on the Audit Committee, the Town received a clean audit.

Deputy Mayor Siracusa reported on the Capital Projects Committee. The committee held a special meeting on January 24<sup>th</sup> where they approved their budget. Next the council will have to approve of the budget for Capital Projects.

**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.]

Councilor Carey made a motion to approve **11 A 1 – 11 A 2** as a first reading on the consent agenda.

Deputy Mayor Siracusa seconded the motion, which was approved by unanimous voice vote.  
**MOTION CARRIES.**

Councilor Evans made a motion to approve **11 A 3 – 11 A 6** as a first reading on the consent agenda.

Councilor Lewis seconded the motion, which was approved by unanimous voice vote.  
**MOTION CARRIES.**

**A. First Reading**

**1. Resolution appointing John Murphy III (R) as an alternate on the Inland Wetlands Agency/ Conservation Commission**

**BE IT RESOLVED**, that the South Windsor Town Council hereby appoints John Murphy III (R) as an alternate on the Inland Wetlands Agency/ Conservation Commission, for a term ending December 1, 2027. Consideration of this motion is postponed until the Town Council's next regularly scheduled meeting.

**2. Resolution appointing Lauren Chung (R) as a member of the Personnel Board of Appeals**

**BE IT RESOLVED**, that the South Windsor Town Council hereby appoints Lauren Chung (R) as a member of the Personnel Board of Appeals, to replace the expired term of Elizabeth Kuehnel (D), for a term ending November 30, 2026. Consideration of this motion is postponed until the Town Council's next regularly scheduled meeting.

**3. Resolution appointing Paul Bernstein (D) as a member of the Planning & Zoning Commission**

**BE IT RESOLVED**, that the South Windsor Town Council hereby appoints Paul Bernstein (D) as a member of the Planning & Zoning Commission, to fill the unexpired term of Bart Pacekonis (D) for a term end date of November 8, 2027. Consideration of this motion is postponed until the Town Council's next regularly scheduled meeting.

**4. Resolution appointing Atif Quarishi (D) as an alternate on the Planning & Zoning Commission**

**BE IT RESOLVED**, that the South Windsor Town Council hereby appoints Atif Quarishi (D) as an alternate on the Planning & Zoning Commission, to replace the unexpired term of Paul Bernstein (D), for a term ending December 1, 2025. Consideration of this motion is postponed until the Town Council's next regularly scheduled meeting.

**5. Resolution reappointing Dwight Johnson (D) as a member of the Housing Authority**

**BE IT RESOLVED**, that the South Windsor Town Council hereby reappoints Dwight Johnson (D) as a member of the Housing Authority, for a term ending November 30, 2028. Consideration of this motion is postponed until the Town Council's next regularly scheduled meeting.

**6. Resolution appointing Megan Macomber (D) as a member of the Human Relations Commission**

**BE IT RESOLVED**, that the South Windsor Town Council hereby appoints Megan Macomber (D) as a member of the Human Relations Commission, to replace the unexpired term of Anitha Elango (D), for a term ending November 30, 2024. Consideration of this motion is postponed until the Town Council's next regularly scheduled meeting.

Councilor Pendleton made a motion to approve **11 B 1 – 11 B 2** as a first reading on the consent agenda.

Councilor King made a motion for a friendly amendment to read as follows, "motion to approve **11 B 1 – 11 B 2** as a first second reading on the consent agenda".

Councilor Lewis seconded the motion, which was approved by unanimous voice vote.  
**MOTION CARRIES.**

**B. Second Reading**

**1. Resolution reappointing Gary Pitcock (D) as a member of the Historic District Commission**

**BE IT RESOLVED**, that the South Windsor Town Council hereby reappoints Gary Pitcock (D) as a member of the Historic District Commission, for a term end date of November 30, 2028.

**2. Resolution reappointing Jon Stengel (D) as a member of the Zoning Board of Appeals**

**BE IT RESOLVED**, that the South Windsor Town Council hereby appoints Jon Stengel (D) as a member of the Zoning Board of Appeals, to replace the unexpired term of Elizabeth McGuire (D), for a term ending November 30, 2025.

**C. Miscellaneous**

None.

**12. Unfinished Business**

Deputy Mayor Siracusa made a motion for the following:

**A. Approving an offer of a tax fixing agreement with Longleaf Developers, L.L.C.**

**WHEREAS**, a request for tax abatement has been received from Longleaf Developers, LLC, a Connecticut limited liability company having an address of 145 Hudson Street, Suite 6C, New York, NY 10013, for a development of real property located at Evergreen Walk, 151 Buckland Road, Unit 7C, South Windsor, Connecticut (the "Property"); 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 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 June 28, 2023, the Commission reviewed and recommends that a five (5) year tax fixing agreement (the "Agreement") be offered for the development of the Property upon the application of Continental Global Venture, LLC; and

**WHEREAS**, Longleaf Developers, LLC, is an affiliate company of Continental Global Venture, LLC and will be the Property owner subject to the Agreement, and

**WHEREAS**, the Town Manager recommends, pursuant to said program, that the Agreement be offered to Longleaf Developers, L.L.C. as an incentive to invest an estimated \$28,450,814



in total costs for the development of one hundred sixty five (165) housing units, where twenty-one (21) of the total Units will be affordable Work Force Units which will be assessed by the Town to result in a tax levy of \$0.00 per Work Force Unit per year for five years of the Agreement, and one hundred and forty-four (144) of the total Units will be Market Rate Units which will be assessed by the Town to result in a tax levy of \$3,165.00 per Market Rate Unit per year for five years of the Agreement.

**NOW, THEREFORE, BE IT RESOLVED**, that the South Windsor Town Council is pleased to offer the Agreement for five (5) years between the Town and Longleaf Developers, LLC., commencing with the Grand List Following the date the Certificate of Occupancy issued for each Unit constructed on the Property; provided, however, that if such assessment is changed by any future Town revaluation, the new assessed value of the Property shall be reduced by the percentage applicable to the year within the Agreement period such assessment is changed; and

**BE IT FURTHER RESOLVED**, that the South Windsor Town Council's offer to Longleaf Developers, L.L.C. of this Agreement is conditioned upon Longleaf Developers, LLC. (1) meeting the estimated \$28,450,814 in total costs for the development and agreeing to the fixed tax figures; and (2) continuing to pay the real estate taxes on the Property for each Unit for a minimum of ten (10) years from the date the Certificate of Occupancy for each Unit is issued; (3) if Longleaf Developers, LLC. fails to meet either of these conditions, Longleaf Developers, 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 tax fixing Agreement by Longleaf Developers, LLC. reflecting the terms set forth in the resolution and such other terms as the Town may require.

Councilor Pendleton seconded the motion.

Deputy Mayor Siracusa asked the Town Manager for the top 10 tax payers in South Windsor. The top 10 tax payers are as follows;

- 1) Eversource
- 2) Evergreen Walk Lifestyle Center
- 3) Aldi's Inc.
- 4) Evergreen Crossing Retirement Community
- 5) 456 Sullivan Avenue LLC (FedEx)
- 6) Yankee Gas
- 7) Harbor Chase
- 8) Tempo Apartments
- 9) The CVS/ Stop & Shop plaza
- 10) Broad Bridge

The Deputy Mayor pointed out that 4 of 10 those businesses are located within the Evergreen Walk. The agreement in front of the council, has been revised to include an additional \$1 - \$1.2 million increase in funds. The Deputy Mayor is in favor of this abatement. The Deputy Mayor went on record to say that he will not be voting in favor of tax abatements for residential properties or new residential developments going forward. Supporting businesses that are the highest tax payers is important to the Deputy Mayor.

Councilor Carey voiced concerns. Longleaf Developers went to the Planning & Zoning Commission to ask for a change in zoning, as the project was originally for office buildings. Planning & Zoning did approve of the zoning change. Councilor Carey echoed the Deputy Mayor. Councilor Carey is not in favor of the abatement.

Councilor Pendleton thanked the Longleaf Developers.

Mayor Delnicki is not in favor of the abatement.

Councilor Balboni is not in favor of the abatement. Councilor Balboni references the rise in student enrollment and the impact the residential abatement will have in schools. Councilor Balboni will not be voting in favor of this or any other residential abatements going forward.

Councilor King is in favor of the abatement. Councilor King recognized the benefits that the Town of South Windsor provides to business owners. The Town recognizes the appeal and attraction to having a business in South Windsor.

Deputy Mayor Siracusa points out, though this is a residential abatement, it would benefit the commercial plaza/ the tax payer.

The 21 work force units will count towards the mandatory affordable housing requirement the Town must meet.

Come October residential developers will have the option of making all their housing units affordable housing units. The Deputy Mayor explained that this agreement prevents that from happening.

Mayor Delnicki asked for a roll call vote, the results of which are as follows; **6 ayes**, (Councilor Buganski, Councilor Lewis, Deputy Mayor Siracusa, Councilor King, Councilor Evans, Councilor Pendleton) **3 nays** (Councilor Balboni, Councilor Carey, Mayor Delnicki) and **0 abstentions**. **MOTION CARRIES.**

### 13. New Business

#### **A. Discussion Item: Energy Committee, proposal of an EV Charger to be placed at the South Windsor Public Library**

Jeff Doolittle, Assistant Director of Public Works and Town Engineer came forward with a recommendation for a level 2 EV Charger, put together by the Energy Committee. The recommendation the Energy Committee made is was to install a single level 2 charger outside of the library, with Artis Energy Solutions.

Mr. Doolittle explained that the Energy Committee has been trying to get more electric vehicles in South Windsor. The committee had reviewed a few different proposals for an EV charger.

The number of hybrid or electric vehicles registered in Town has increased by 64% in the last year. South Windsor also has the most electric vehicles of its abutting or neighboring

municipalities. Based on the number of current EV and the rapid growth of EV's the Energy Committee has decided to move forward with a recommendation.

Planning & Zoning is now making it a requirement for new developments to include EV Chargers.

The Energy Committee is starting this project on a smaller scale, keeping in mind cost and the constant changes and updates. After looking at locations of town property, it was determined by the Energy Committee that placing the charger at the library would be the best location due to cost, accessibility, and visibility.

The Energy Committee solicited proposals for level 2 EV chargers. Level 3 chargers are priced around \$100,000 which was not favorable.

Mr. Doolittle explained the reasoning behind the recommendation made by the Energy Committee. Due to state and building codes, 1 charger will take up 3 parking spaces in order to accommodate to the regulations. The committee recommended placing the chargers in the front right of the main entrance at the library.

Artisenergy quoted \$28,000 as the cost before the rebate. After the rebate, the cost to the Town was decreased to about \$10,000. The Town will also have to pay for an annual networking fee and a warranty fee of 5 years. Mr. Doolittle suggested that funds generated by the charger could be used to finance those annual fees.

The charger would allow the Town to set the rate on how much the Town would collect for a charging fee. The Energy Committee recommends that a rate be set to cover the cost of energy, and then some. Rates can also vary depending on the vehicle, should the council decide to include different rates. The committee recommends charging begin at a rate of \$0.24/kilowatt. Mr. Doolittle shared that in his experience, some charges do have a fee when used, others do charge a fee. Life expectancy for the chargers is about 10 years. The charger that the committee looked at allows the plugs to be interchangeable. Meaning the entire charger will not need to be replaced, just the plug itself would need to be updated.

The next steps would be for the council to approve of the project. There is no funding source at the moment. Mr. Doolittle explained that one possibility would be to reallocate funds from a different account such as the contingency account. This project does not qualify as a capital project. The rebate offered by Eversource is active until the end of 2024.

Councilor Pendleton asked about state tax rebates or other state incentives. Mr. Doolittle explained that Eversource is offering the rebate, which comes from the state. It does fall under the current net metering agreements. The Energy Committee needs a 50/50 match or \$10,000. There are no current state mandates for EV chargers at municipal facilities and property.

Councilor Lewis expressed he is not in favor of this proposal.

Councilor Carey reiterated some of Mr. Doolittle's points. The Town can set a cost to use the charger and include other fees. The end goal would be for the charger to cover itself in cost,

that is why there would be a fee to use the charger. Without the incentive, the Town would have to cover the entire cost.

Councilor King asked if there was a way to forecast future rebates or other incentives, if the Town were to enter into an agreement for future EV charger installment.

Mr. Doolittle explained that the idea is to start with the one charger to gather information for further investments in EV chargers. Yes, rebates and incentives can be forecasted, although incentives and rebates are only available for a limited time. The Town would have to act while they are available. There are specific conditions that do not allow for purchase now and installation at a later date. Installation would have to happen shortly after the agreement or purchase was made.

Mayor Delnicki asked for a consensus to include a resolution for the rebate at the next regular meeting. The council agreed.

Councilor Carey thanked Mr. Doolittle for the presentation and his efforts on the Energy Committee.

**B. Discussion Item: Proposal to Prepare Request for Proposal (RFP) for the Facilities and Conditions Assessment of the former Orchard Hill Elementary School**

Matt Montana, Chairperson of the Public Building Commission gave a brief update. The Public Building Commission met with the Parks & Recreation Commission on January 8<sup>th</sup> where they discussed the assessment of the building. The building has had a change of occupancy. PBC decided to hire an owner's representative and move forward with an RFP for an architect.

The PBC does not have access to funds, the funding would have to be approved by the council. The PBC first contacted an owner's rep to draft the RFP for an architect. Before the draft was completed, the PBC solicited a few architects that the commission has worked with on other projects, specifically architects that have been previously used on the construction of the new elementary schools. Some of the estimates came in under the \$25,000 threshold.

In order to make the Old Orchard Hill school the new permanent location for the Parks & Recreation Department, a study must first be conducted. The PBC would have to hire an architect to perform the study as well as an owner's rep (Colliers). This RFP would be to fund the study of the building.

The project is estimated between \$25,000 - \$30,000. Price varies if the council would like to draft an RFP, or move forward with an architect that the commission has previously used. Mr. Montana will have a better estimate once the council decides what direction they would like to move forward with.

Mayor Delnicki asked for a consensus, the council agreed.

Councilor King made a motion for the following:

**C. Resolution establishing February 20, 2024 as Social Justice Day**

**WHEREAS**, the South Windsor community stands against social injustice and racial inequities wherever and whenever they may occur; and

**WHEREAS**, there is no room for racism, bigotry, prejudice, or violence in our Town, State, or Nation; and

**WHEREAS**, International Social Justice Awareness Day recognizes the need to promote efforts to tackle poverty, exclusion, unemployment, gender equity, and access to social well-being and justice for all; and

**WHEREAS**, we stand for promoting efforts to tackle issues such as poverty, exclusion, unemployment, gender inequity and unequal access to social well-being and justice for all.

**NOW, THEREFORE, BE IT RESOLVED**, that the South Windsor Town Council encourages all residents of South Windsor to stand up against poverty, exclusion, unemployment, gender equity, and access to social well-being and justice for all in our Town.

**BE IT FURTHER RESOLVED**, that the South Windsor Town Council will designate February 20th, 2024 to be proclaimed as South Windsor Social Justice Day; support the goals and ideals of International Social Justice Day; encourage all citizens of South Windsor to join in activities in support of the goals and ideals of Social Justice Day; and authorize and issue this resolution calling on the people of the Town of South Windsor, in the State of Connecticut, to observe International Social Justice Day with appropriate programs and activities.

**BE IT FURTHER RESOLVED**, that the South Windsor Town Council Stands firmly to end poverty, promote inclusion, employment, gender equity, and access to social well-being and justice for all in our Town, and establish a social justice culture in South Windsor.

Councilor Pendleton seconded the motion.

Councilor King thanked the commission for their collaboration and efforts drafting the resolution. The commission wanted to honor International Day of Justice.

Councilor Evans thanked the commission for their efforts.

Councilor Lewis stated that everyday should advocate for social justice. For that reason, the councilor does not support the resolution.

Councilor Evans stated that the council should recognize the distinct difference in treatment that residents have experienced, for a multitude of reasons; including those outlined in the resolution.

Mayor Delnicki asked for a roll call vote, the results of which are as follows; **7 ayes**, (Councilor Buganski, Councilor Carey, Mayor Delnicki, Deputy Mayor Siracusa, Councilor King, Councilor Evans, Councilor Pendleton) **2 nays** (Councilor Lewis, Councilor Balboni) and **0 abstentions**. **MOTION CARRIES.**

Councilor Buganski made a motion for the following:

**D. Resolution accepting the resignation of Kathleen Daugherty (R) from the Charter Revision Commission**

**BE IT RESOLVED**, that the South Windsor Town Council hereby accepts, with regret, the resignation of Kathleen Daugherty (R) from the Charter Revision Commission effective January 17, 2024, as more fully described in **exhibit A**.

**BE IT FURTHER RESOLVED**, that the South Windsor Town Council extends its thanks Kathleen Daugherty (R) for the time she has dedicated to serving her community by her membership on the Charter Revision Commission.

Councilor Carey seconded the motion.

Councilor King stated that the commission came forward with a request to replace a member on the commission in order to comply with State Statutes The commission could not decide whom to replace, so the request was brought to the council. Councilor King was disappointed when the resignation was brought forward.

Mayor Delnicki was also surprised to see this resignation.

Councilor Balboni expressed his disappointment with the resignation. Councilor Balboni believes Mrs. Daugherty to be an asset to the commission. The councilor does not accept the resignation.

Mayor Delnicki asked for a roll call vote, the results of which are as follows: **8 ayes** (Councilor Buganski, Councilor Lewis, Councilor Carey, Mayor Delnicki, Deputy Mayor Siracusa, Councilor King, Councilor Evans, Councilor Pendleton), **1 nay** (Councilor Balboni) and **0 abstentions**. **MOTION CARRIES.**

Councilor Carey made a motion for the following:

**E. Resolution accepting the resignation of Lauren Chung (R) from the Social Justice & Racial Equity Commission**

**BE IT RESOLVED**, that the South Windsor Town Council hereby accepts, with regret, the resignation of Lauren Chung (R) from the Social Justice & Racial Equity Commission effective January 9, 2024, as more fully described in **exhibit B**.

**BE IT FURTHER RESOLVED**, that the South Windsor Town Council extends its thanks Lauren Chung (R) for the time she has dedicated to serving her community by her membership on the Social Justice & Racial Equity Commission.

Councilor Pendleton seconded the motion.

Councilor King thanked Mrs. Chung for her perspective and efforts with the commission.

The motion was approved by unanimous voice vote. **MOTION CARRIES.**

Councilor Balboni made a motion for the following:

**F. Resolution appointing Tad Bistor (R) as a member of the Charter Revision Commission**

**BE IT RESOLVED**, that the South Windsor Town Council hereby appoints Tad Bistor (R) as a member of the Charter Revision Commission to replace Kathleen Daugherty (R).

Councilor Lewis seconded the motion.

Councilor Evans pointed out that Mr. Bistor previously came forward and expressed his concern regarding the creation of the commission. The councilor asked if this poses as a conflict of interest.

Mr. Carella answered, no.

Councilor Carey stated that Mr. Bistor would be an asset to the commission.

Councilor Balboni echoed Councilor Carey's statement. Councilor Balboni stated that Mr. Bistor's career as an attorney would make him an asset to the commission.

Mayor Delnicki asked for a roll call vote, the results of which are as follows: **7 ayes** (Councilor Buganski, Councilor Lewis, Councilor Balboni, Councilor Carey, Mayor Delnicki, Deputy Mayor Siracusa, Councilor King), **2 nays** (Councilor Evans, Councilor Pendleton) and **0 abstentions**. **MOTION CARRIES.**

Councilor Evans made a motion for the following:

**14. Passage of Ordinance**

**Amendment to South Windsor Code of Ordinance to Chapter 66 regarding the Organization and Operations of the Town Public Library**

**WHEREAS**, South Windsor Public Library was established by Town Meeting in October 1898; and

**WHEREAS**, per the Town Charter Section 502, the Town Council appoints a six-member Board of Directors, for four-year terms, where three of the six members are appointed in alternating biennial cycles by the incoming newly elected Town Council; and

**WHEREAS**, the organization and operations of the Library has been under the direction of the Board of Directors; and

**WHEREAS**, the Board of Directors desires to have the organizational oversight and operations of the Library and its employees, transferred to the Town of South Windsor, to be managed under the office of the Town Manager; and

**WHEREAS**, the Town of South Windsor desires to maintain the Board of Directors to continue to recommend and advise the Town regarding the adoption of policies which will ensure that the Library shall continue to be free to all inhabitants of the Town in accordance with State law.

**NOW THEREFORE, BE IT HEREBY ORDAINED THAT**, the South Windsor Town Council hereby amends the ordinance regarding the establishment, organization and Operations of the Town of South Windsor Public Library, as shown in the attached **exhibit C**.

Councilor Pendleton seconded the motion.

Deputy Mayor Siracusa made a motion for a friendly amendment to read as follows;

**WHEREAS**, the ~~Board of Directors~~ **Town Council** desires to have the organizational oversight and operations of the Library and its employees, transferred to the Town of South Windsor, to be managed under the office of the Town Manager; and

Councilor Lewis seconded the motion for a friendly amendment.

Mayor Delnicki asked for a roll call vote for the friendly amendment, the results of which are as follows: **8 ayes** (Councilor Buganski, Councilor Lewis, Councilor Balboni, Mayor Delnicki, Deputy Mayor Siracusa, Councilor King, Councilor Evans, Councilor Pendleton), **1 nay** (Councilor Carey) and **0 abstentions. MOTION CARRIES.**

Councilor Evans stated that the Mom's club offered to donate funding to the library. An offer that was not accepted. There is room for growth at the library. The library has been operating without a Children's Library Director for over a year and a half. Recently, there have been issues filling this position. The library operated for over 2 years without a Reference Librarian. Line items were constantly moved in large amounts. Councilor Evans stated that the funds did exist, the funds were being reallocated. Councilor Evans has had conversations with staff at the library, and they have raised concerns. Councilor Evans stated that the council will not make decisions as to what books are offered at the library. Most of these concerns were made prior to current director.

The Town Attorney does not believe that the library would not lose its grant status.

Kevin Sullivan, Library Director, addressed the council. Mr. Sullivan acknowledged the causes for concern in regards to management and operations at the library. Some of which have been resolved since Mr. Sullivan stepped in as the Director.

Mr. Sullivan welcomes feedback, so that programs and other offerings can be improved. Mr. Sullivan has experience working for Libraries that were run as a town department.

The Deputy Mayor noted that an employee from the Library has advocated for the switch to a Town Department during the council meetings more than once.



Councilor King appreciates the experience and passion that the current board has. However, there is room for opportunity, growth and new perspectives. Further discussion from the evening suggests that there are other issues present, not just financial concerns. Issues brought forward by the employees and residents.

Councilor Carey asked the Town Attorney to clarify on a point made earlier regarding the library grants. As the Town Attorney is not aware of what grants the library currently receives, provided more specificity the town attorney can answer the question. Mr. Carella explained that the organizational structure of municipal libraries is often run as a municipal department. The Attorney General's opinion in regards to municipalities that operate a free and open library varies from organizational structure such as a Town Department or an appointed board of directors.

Councilor Carey pauses at the word advisor, the definition should be clearly defined. The councilor expressed concerns for clarity, wanting the ordinance to be more specific and to clearly define the advisory role. Councilor Carey does not want to encourage the banning of books and understands the concern that was brought forward earlier during discussion. Councilor Carey recommended that the ordinance be postpone to a later date. There was no formal motion made.

Mr. Carella explains that Chapter 66 is the municipal ordinance that created the library.

Councilor Evans clarified that the Town Manager would have the authority to ban books, yes.

Mr. Maniscalco answered that he does not have an interest in banning books. That responsibility would fall under the day to day operations and oversight of the library would still fall under the direction of the library director. The Town Manager would have the same relationship with the Library Director as the rest of the department heads or directors that work for the Town Manager currently. The Town Manager provides back-up or assistant to the library director. Mr. Maniscalco would expect to see improvements in terms of coordination with other departments and town operations. The library receives grants from the Town. Majority of the back-office work and other administrative tasks that are already handled by other Town departments. In theory, the grants that the library receives should be covering those back office and administrative work, however, it is not. That funding is not being used properly and tracking that funding has proven to be problematic. Some of those issues have been resolved in the past year, with the help of the Town's Finance department, not the library.

The Town Manager reiterated that it is not his intention to start banning books. Mr. Maniscalco explained that, someone in the position could potentially exert influence on banning books. That is why the ordinance included language to keep an advisory board. It would be up to the advisory board and the library director to raise a flag. The library director and the Town Manager both have a code of ethics.

Mr. Maniscalco shared his experience with another community that had a library that operated as a Town Department. At the time, the library that was ran as a Town Department and qualified for state grants. The Town Manager is not concerned with the Town's ability to continue to receive grants for the library.

Deputy Mayor Siracusa called for the question. Councilor Lewis seconded the motion.

Mayor Delnicki asked for a roll call vote for the passage of ordinance, the results of which are as follows: **7 ayes** (Councilor Buganski, Councilor Lewis, Mayor Delnicki, Deputy Mayor Siracusa, Councilor King, Councilor Evans, Councilor Pendleton), **2 nays** (Councilor Balboni, Councilor Carey) and **0 abstentions. MOTION CARRIES.**

**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.

Joe Kennedy, 81 Alison Drive, commented on the Town's budget and how to balance the budget. Mr. Kennedy stated that from his experience, the best way to encourage economic development is to approve of tax abatements. Mr. Kennedy stated that the Town should have more housing for residents aged 55+. This would help mitigate the growing rates of student enrollment. Mr. Kennedy referenced national policy regarding a boarder bill for foreign aid in Ukraine, Israel and Palestine.

Councilor King made a motion to extend the meeting by 10 minutes.

Councilor Evans seconded the motion. **MOTION FAILS.**

Alan Cavagnaro, 83 Pine Knob Drive, reference the agenda item **12 A** the resolution approving a tax fixing agreement with Longleaf Developers. Mr. Cavagnaro reference the affordable housing units. The main purpose is to address affordable housing and to target 8-30g. South Windsor has a moratorium in place for 8-30g. Mr. Cavagnaro advised the council that in the future this could pose a potential problem.

**16. Communications from the Council**

Mayor Delnicki thanked Amanda, Clerk of the Council for her time with the Town. Mayor Delnicki wished Amanda the best in her future endeavors.

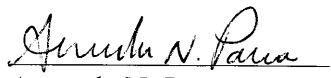
**18. Adjournment**

Councilor Pendleton made a motion to adjourn the meeting at 11:00pm.

Councilor Lewis seconded the motion., which was approved by unanimous voice vote. **MOTION CARRIES.**

**February 5, 2024**

Respectfully submitted,

A handwritten signature in cursive script, reading "Amanda N. Poma", written in black ink on a white background.

Amanda N. Poma  
Clerk of the Council

Name: Satvik Kadappanavar

Grade: 11

School: South Windsor High School

1st Congressional District

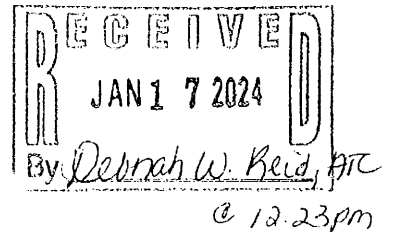
Among many fascinating subjects in my psychology course this year was the concept of dreams. Dreams are timeless constructs that we are innately programmed to have. When we sleep, without fail, our body delivers us with dozens of dreams, most of which consist of absurd scenarios, such as being chased by a pack of dinosaurs or growing a pair of wings and flying. While this kind of dream is a natural occurrence for all of us, we tend to attribute less importance to another kind of dream, which, I would argue, we are just as innately programmed to have: aspirational dreams. This was the kind of dream that Dr. King Jr possessed for much of his life, stemming from his childhood.

Dr. King Jr was ostracized by the parents of his white friends, but instead of sulking on the pain that this brought, he used it as inspiration. It was this spark that gave Dr. King Jr clarity on discrimination in society as a whole, and allowed him to begin to carve a path towards equality. Among dozens of others devoted to bringing the concept of equality to fruition, Dr. King Jr helped surge the Civil Rights Movement forward, even the direst of circumstances being unable to slow him down. For example, shortly after his arrest in Birmingham, he still possessed the willpower to piece together what he called The Letter from Birmingham Jail. A quote that I believe perfectly defines this resilient attitude is where he states that “the yearning for freedom eventually manifests itself.” This one quotation, among dozens of others, represents wholly the drive that Dr. King Jr had towards the Civil Rights Movement. Moreover, reading this quote from a more general standpoint even allows me to resonate with the passion that he was putting forth.

The concept of striving for freedom can be generalized to the idea of pushing for success. As a high school junior aspiring to become a surgeon, I can relate to the idea that setting massive dreams can seem impossible. With acceptance rates of collegiate medical education plummeting, the path to my goals is shrouded in lots of uncertainty, but if Dr. King Jr’s example has shown me anything, it’s that we must coerce our dreams into becoming reality through hard work and persistence. This is why I believe his words are not just tailored for people fighting for social justice or combating inequality, they are rather words of advice for all individuals struggling to reach their goals. They have shown me that the path to success may be as dark and desolate as Birmingham Jail, but like Dr. King Jr, we must pick up our pens and continue to strive towards our future goals.

Exhibit A

Kathleen S. Daugherty  
12 Roy Road  
South Windsor, CT. 06074  
860-306-4117



Dear Ms. Poma;

January 17, 2024

I am writing to inform you about my decision to resign from the Charter Revision Commission effective immediately.

As a lifelong resident, I am very passionate about the future of our town for all the residents, however, I am very concerned about the legality in which this commission was formed and the desire to continue to ignore Connecticut General Statutes regarding the establishment of this commission.

This commission will have lasting implications on this town. The desire to step back and form the commission correctly has been overshadowed by the desire to get it done and cover your ass. I strongly recommend the council take a second look at the resolution and seek a second legal opinion regarding the legality of this commission.

Sincerely,

*Kathleen S. Daugherty*  
Kathleen S. Daugherty

cc: Miguel Proano,  
Bonnie Armstrong  
Stephanie Dexter

**From:** Stephanie Dexter <stephd3@cox.net>  
**Sent:** Tuesday, January 9, 2024 3:11 PM  
**To:** Poma, Amanda  
**Cc:** Miguel Proano; Corrine Bordua  
**Subject:** [External]Resignation from SJ&RE

Please see resignation below.  
Sent from my iPhone

Begin forwarded message:

**From:** Lauren Chung <Lmpsing30@gmail.com>  
**Date:** January 9, 2024 at 11:35:14 AM EST  
**To:** Megan Powell <meganp0826@yahoo.com>, Stephanie Dexter <stephd3@cox.net>  
**Subject: Resignation from SJ&RE**

To Megan and Stephanie,

I am writing today to give my resignation from the Social Justice and Racial Equity Committee. I have appreciated my time on this committee and wish them well in all they do going forward. Thank you for giving me the opportunity to have served on it.

Respectfully,  
Lauren Chung

## Exhibit C

### Chapter 66 LIBRARY

#### ARTICLE I. IN GENERAL

##### Sec. 66-1. Public library.

- (a) A public library is established to be called the South Windsor Public Library, which shall under the proper regulations to be proposed by the directors and adopted by the Town be free to all the inhabitants of the town.
- (b) The town treasurer is authorized to receive such sums as may from time to time be paid to the town for library purposes.

#### ARTICLE II. ORGANIZATION

##### Secs. 66-2 Library Department.

- (a) The Town Manager shall establish a Library Department within the Town's department organizational structure and shall have oversight of all aspects of the operations of the library as a department of the Town of South Windsor.
- (b) The Town shall provide suitable space and rooms for public library purposes.
- (c) The Town Manager shall employ a Library Director who shall serve as advisor to the Board of Directors of the library and implement the policies of the Town and the library as directed by the Town Manager.
- (d) Library employees shall be considered Town employees, eligible to participate in all aspects of Town employee benefits.

##### Secs. 66-3-66-35. Reserved.

#### ARTICLE III. BOARD OF DIRECTORS

##### Sec. 66-36. Duties.

The directors shall recommend to the Town reasonable rules and regulations for the operation of the library

February 5, 2024

Roy Normen Hunter Drive

Council presentation Re Library Organization.

Good evening Council Members,

I was dumbfounded to learn that there is a propose change in Chapter 66 of the Town ordinance on the agenda to change the organization of the South Windsor Public Library making it a department of the Town changing it from a Board organization..

The proposed ordinance change states that the Library Board has requested this change. Has the Library Board voted to do this? Not to my knowledge.

The Library has been operating as a Board since 1898 and has been providing a wonderful service to the Town, in all the time I have been here.

The Board of directors has been doing a diligent job of meeting their charge and overseeing the operation of the Library. They have hired a very qualified Director who is meeting the challenges of taking on this position following the long tenure of the prior director.

The Library must be free of politics and run as an independent board responsive to the public it serves.

I urge the Town Council to vote down this proposed ordinance change. There are no good reasons to make this change.

Thank you



My name is Kathy Chiappetta, Current Board Chair, 15 Bayberry Trail,

Mayor Audrey Delnicki and Town Councilors. We thank you and greatly appreciate the opportunity to clear up issues from last year regarding lack of Children's programs, and not filling vacant positions.

**The past 4 years have been tough. For the Library, Town, State, and Country.**

In 2023, The Director of the Library attempted to present the Library Budget to the Town Council. A few on the Town Council mentioned that there was dissatisfaction with the Library due to fewer Children's Programs and not filling staff vacancies quickly enough. Don't really know the seed of this misconception. Some Town Councilors were very upset. The Director did not have an opportunity to present the budget or a rebuttal of concerns.

Going back to 2021/2022, the country was experiencing economic issues and we were also experiencing the Covid pandemic. Except for 3 or 4 months, the SWPL was open during the Covid pandemic. Our Library was one of very few open in the region for most of the Covid pandemic. People came here from all over the region including Massachusetts. Schools and Town Hall were closed. There was a staff shortage. Staff members had Covid, surgeries, grief due to loss of family members, and the beloved Head of Reference died unexpectedly. They tried their best to go full speed ahead.

**First, Childrens' Programs.** As far as not enough Children's programs. That's not true as there was an increase in Childrens' programs. At half-staff they were stretched thin. There was a dramatic increase in services and programs provided as the staff pivoted from physical programs to virtual ones. This met the needs of families locked in because of global pandemic protocols. While it was true that the department was reduced by two staff, the remaining staff provided more programs and reached more households than the department had in the year prior. Those programs are largely still in place along with the return of our in-person services and programs that are offering diverse cultural, educational and entertainment opportunities to the Community. They have never failed, or even slipped in our committed provision of services to our patrons. They provided 33 to 77 programs monthly or a total of 319 programs to 4027 participants for the last 6 months of 2023.

**Second, replacing Staff.** That was a problem. Maybe other issues interfered with that issue. It's not easy replacing people in a questionable economy coupled with Covid Pandemic. Some positions were tough because they required a Masters in Library Science and a certain number of years of progressively responsible experience. Took awhile to get applicants who had the qualifications. Maybe some who fit the qualifications needed a few more years to vest in their pension benefits and wanted to stay with their current employer.

For our 23/24 budget year, we did not request an increase going forward, but now we have to deal with a \$50,000 cut in our budget and \$300,000 was suggested by a few. I'm pretty sure there were departments that requested an increase due to a shortfall. To satisfy shortfalls in the future, I don't know if the Library Budget will be cut more to satisfy the shortfalls. That could result in cut of hours, cut of childrens' programs and others, cut in staff and reduced hours. All things that would bring us right back to the original complaint of Few Children's programs and shortage of staff.

I'm not in favor of the idea or plan to make the Library a department of the Town, to remove its grant agency status and to eliminate the governing authority of the Board.