

## **AGENDA**

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

**REGULAR MEETING  
MONDAY, NOVEMBER 16, 2015  
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
14. New Business
  - A. Resolution Accepting the Resignation of William Carroll (R) from the Planning & Zoning Commission

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.

**AGENDA**  
**Regular Meeting – Town Council**  
**Monday, November 16, 2015**

14. New Business (*Continued*)

- \* B. Resolution Appointing Gary Bazzano (R) to the Planning & Zoning Commission and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting
- \* C. Resolution Appointing Sandra Jeski (D) to the Demolition Delay Committee and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting
- D. Resolution Agreeing to a Joint Grant Application with the Town of Coventry and the Town of Tolland
- E. Resolution Authorizing the Assignment of Tax Liens
- F. Resolution Approving a Refund of Taxes to Thirty-Six (36) South Windsor Taxpayers
- G. Discussion item: Tractor Trailer Traffic on Sullivan Avenue, (*requested by Councilor Anwar*)
- H. Discussion Item: Status Update on Technology Park and Fuel Cell, (*requested by Mayor Delnicki*)
- I. Discussion Item: Modification to the Blight Ordinance, (*requested by Town Attorney Yagaloff*)

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.]

**AGENDA**  
**Regular Meeting – Town Council**  
**Monday, November 16, 2015**

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. Pending Litigation (docket #HHD-CB-11-6021042-S)
20. Adjournment

## **RESOLUTIONS**

**Monday, November 16, 2015**

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

BE IT RESOLVED that the South Windsor Town Council hereby approves the Minutes of the following Town Council Meetings: Organizational Meeting Minutes of November 9, 2015; and Regular Meeting Minutes of October 19, 2015.

**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 Riley and Havens)**

Motion to approve Agenda Items 14. B. through 14. C. as the Consent Agenda.  
**(Please read dark headings, only, on Consent Agenda Items.)**

**13. Unfinished Business**

**14. New Business**

**A. Resolution Accepting the Resignation of William Carroll (R) from the Planning & Zoning Commission**  
**(Councilor Maneeley)**

BE IT RESOLVED that the South Windsor Town Council hereby accepts with regret, the resignation of William Carroll (R) from the Planning & Zoning Commission, said resignation to be effective immediately; and

BE IT FURTHER RESOLVED that the South Windsor Town Council extends its thanks to William Carroll for the time he has dedicated to serving his community by his membership on the Planning & Zoning Commission.

## **RESOLUTIONS**

**Regular Meeting – Town Council**

**Monday, November 16, 2015**

### **14. New Business (Continued)**

- \* B. Resolution Appointing Gary Bazzano (R) to the Planning & Zoning Commission and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting**  
**(Councilor Riley)**

BE IT RESOLVED that the South Windsor Town Council hereby appoints Gary Bazzano (R) to the Planning & Zoning Commission for a term ending November 13, 2017 to fill an unexpired term of William Carroll and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

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

BE IT RESOLVED that the South Windsor Town Council hereby appoints Sandra Jeski (D) to the Demolition Delay Committee for a term ending December 31, 2016 to fill a vacancy and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

- D. Resolution Agreeing to a Joint Grant Application with the Town of Coventry and the Town of Tolland**  
**(Councilor Snyder)**

WHEREAS, the Town of South Windsor wishes to apply for a grant with the Town of Coventry, Connecticut and the Town of Tolland, Connecticut; and

WHEREAS, the Town of South Windsor wishes to utilize the Intertown Capital Equipment Purchasing Incentive Program; and

WHEREAS, the Town of South Windsor would jointly purchase computer equipment with the Town of Coventry and the Town of Tolland; and

WHEREAS, South Windsor's cost share for the computer equipment would not exceed \$15,000 (fifteen thousand dollars); and

**(Resolution Continued on Next Page)**

## RESOLUTIONS

Regular Meeting – Town Council  
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14. D. (Continued)

WHEREAS, sixty percent (60%) of the \$15,000 would be reimbursed to the Town of South Windsor if the grant is approved

NOW, THEREFORE, BE IT RESOLVED that the South Windsor Town council hereby authorizes Matthew B. Galligan, Town Manager, to enter into the agreement with the Town of Coventry and the Town of Tolland to apply for the Intertown Capital Equipment Purchase Incentive Program for the purchase of computer equipment.

E. **Resolution Authorizing the Assignment of Tax Liens**  
(Councilor Pendleton)

WHEREAS, the South Windsor property located at 1060 Main Street has accumulated real property tax liens and sewer use liens in the amount of \$516,443.28; and

WHEREAS, the Town of South Windsor seeks to remedy the issue of nonpayment of real property taxes and sewer use fees from the owner of said real property; and

WHEREAS, the Statute provides that the consideration received by the Town shall be negotiated between the Town and the Assignee, and any assignment must be approved by resolution of the Town Council; and

WHEREAS, MTAG CUST FOR EMPIRE VII CT PORTFOLIO, LLC, a Connecticut Limited Liability Company has offered to purchase the above liens from the Town

NOW, THEREFORE, BE IT RESOLVED that the South Windsor Town Council wishes to enter into an Assignment Agreement with MTAG CUST FOR EMPIRE VII CT PORTFOLIO, LLC for real property tax liens and sewer use liens for 1060 Main Street, South Windsor, on terms which provide that the Assignee will pay the Town 100% of the value of the lien through July 1, 2015, and the Town will Assign the liens as of October 1, 2015; and

**(Resolution Continued on Next Page)**

## RESOLUTIONS

**Regular Meeting – Town Council  
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**14. E. (Continued)**

BE IT FURTHER RESOLVED that to the extent that such Assignment might require competitive bidding, the South Windsor Town Council hereby waives such competitive bidding, as the assignment as provided for herein is in the Town's best interest; and

BE IT FURTHER RESOLVED that the South Windsor Town Council hereby authorizes Town Manager, Matthew B. Galligan, to execute those documents as may be necessary to effectuate said assignment.

**F. Resolution Approving a Refund of Taxes to Thirty-Six (36) South Windsor Taxpayers  
(Deputy Mayor Mirek)**

BE IT RESOLVED that the South Windsor Town Council hereby approves a refund of property taxes to Thirty-Six (36) South Windsor Taxpayers, the total of said refund being \$13,012.86 and as more fully described on attached Exhibit A.

**G. Discussion item: Tractor Trailer Traffic on Sullivan Avenue, *(requested by Councilor Anwar)***

**H. Discussion Item: Status Update on Technology Park and Fuel Cell, *(requested by Mayor Delnicki)***

**I. Discussion Item: Modification to the Blight Ordinance, *(requested by Town Attorney Yagaloff)***

**15. Passage of Ordinance**

**16. Communications and Reports from Town Manager**

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**17. Public Input**

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**19. Executive Session**

**A. Pending Litigation (docket #HHD-CB-11-6021042-S)**

**20. Adjournment**

## TAX REFUNDS

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Exhibit A

Backhaus, George P.O. Box 1537 South Windsor, CT (Removed – went to wrong town. Paid Lisbon) 14-501172	273.68	Bergeron, Donald or June 3 Stiles Ct South Windsor, CT (Sold 8/15) 14501815	35.07
Ersilia & Raymond Brandoli 50 Cody Circle South Windsor, CT (Sold April 2015) 14-502560	40.20	Lynn Brannon 111 Farm Brook Road South Windsor, CT (Sold June 2014) 13-502558	66.76
Buckler, Jennifer 98 Palmer Drive South Windsor CT (Overpayment) 8512	3217.20	Burch, Debra L 0-12 St Marc Circle South Windsor, CT (Sold 2/15 #502961, sold 8/15 #502964) 14-502961; 14-502964	12.42
Capital Sweeping Serv P.O. Box 797 South Windsor, CT (Sold 6/14) 13-503395	34.09	Anthony Cecere 24 Ravine Road South Windsor, CT (Sold July 2015) 14-503810	17.90
Chikhi, Anwar Mamo 15 Windy Hill Drive South Windsor, CT (Junked 1/15) MV14-504073	73.45	Cipriano, Richard M or Michelle M 11320 Preservation Lane Charlotte, NC 28278-3600 (Vehicle registered in NC August 2015) 14-504210	43.11
Cipriano, Richard M or Michelle M 11320 Preservation Lane Charlotte, NC 28278-3600 (Vehicle registered in NC August 2015) 14-504209	25.57	Collins, Thomas S or Barbara L 110 Concord Road South Windsor, CT (BAA mileage adjustment) MV14-504528	76.00
Cooley, Lori A 66 Sharon Drive South Windsor, CT (Sold 12/14) 14-504691	131.91	Cooley, Lori A 66 Sharon Drive South Windsor, CT (Sold 6/15) 14-504688	31.42
Duarte, Charles W 9 Arnold Way South Windsor, CT (Gifted to daughter 7/15) MV14-506464	50.79	Diane & William Eicher 16 Greenfield Drive South Windsor, CT (Apply vet exemption) 14-506858	219.24
Financial Service Vehicle Trust 5550 Britton Parkway Hilliard, OH 43026 (Turned in lease 9/14 Plate #289XJR) MV14-520728	723.13	Financial Service Vehicle Trust 5550 Britton Parkway Hilliard, OH 43026 (Went to wrong town, removed per DMV, Plate #187ZSZ) MV13-507673	958.77
Financial Service Vehicle Trust 5550 Britton Parkway Hilliard, OH 43026 (Sold 5/14 Plate #727YTG) MV14-507690	269.16	Kimberly Galuska 599 King Street South Windsor, CT (Prorate – total loss April 2014) 13-508541	57.88
Kathleen Gardner 85 Highland Drive South Windsor, CT (Total loss August 2015) 14-508511	5.11	Gregory Gineo 58 Brian Road South Windsor, CT (Sold July 2015) 2014-508831	30.33

## TAX REFUNDS

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Exhibit A

Marie Girouard 638 Foster Street South Windsor, CT (Sold July 2015) 14-508865	9.50	Grassman LLC 59 Woodland Drive South Windsor, CT (Sold July 2015 Plate #K90896) 14-509266	30.32
Grassman LLC 59 Woodland Drive South Windsor, CT (Sold July 2015 Plate #9503CX) 14-509270	20.10	Guimond, Rene G or Lucille 922 Pleasant Valley Road South Windsor, CT (Amended value) 13-509708	39.77
HB Tool Eng Co. 481 Sullivan Avenue South Windsor, CT (Sold 5/15 Plate #YX1507) 14-509635	156.76	Harbour, Rowena Lynn 42 Daisy Lane South Windsor, CT 06074-2727 (Sold 8/15) MV14-509843	16.08
Kim Hober 9 Main Street #31 South Windsor, CT (Overpayment) RE12-11365	6.60	Holowczak, Janet M 39 Cody Circle South Windsor, CT (Sold 8/15) 14-510467	9.50
Honda Lease Trust 600 Kelly Way Holyoke, MA 01040-9681 (Sold 1/14 – Plate #701ZUE) MV14-510483	593.41	Honda Lease Trust 600 Kelly Way Holyoke, MA 01040-9681 (Sold 1/14 – Plate #114ZFP) MV14-510509	99.39
Honda Lease Trust 600 Kelly Way Holyoke, MA 01040-9681 (Turned in lease – Plate #137ZG) MV14-510515	40.56	Honda Lease Trust 600 Kelly Way Holyoke, MA 01040-9681 (Sold 3/15 Plate #160ZFP) MV14-510519	266.37
Honda Lease Trust 600 Kelly Way Holyoke, MA 01040-9681 (Sold 9/14 Plate #181ZAF) MV14-510529	549.20	Honda Lease Trust 600 Kelly Way Holyoke, MA 01040-9681 (Sold 7/15 – Plate #210ZGT) MV14-510546	97.92
Honda Lease Trust 600 Kelly Way Holyoke, MA 01040-9681 (Sold 7/15 – Plate #217ZKF) MV14-510547	99.02	Honda Lease Trust 600 Kelly Way Holyoke, MA 01040-9681 (Sold 4/15 Plate #467YRU) MV14-510585	172.11
Honda Lease Trust 600 Kelly Way Holyoke, MA 01040-9681 (Sold 7/15 – Plate #5AGGB3) MV14-510591	152.74	Honda Lease Trust 600 Kelly Way Holyoke, MA 01040-9681 (Sold 1/14 – Plate #701ZUE) MV13-510643	439.97
Honda Lease Trust 600 Kelly Way Holyoke, MA 01040-9681 (Sold 5/15 – Plate #764XPD) MV14-510648	150.91	Honda Lease Trust 600 Kelly Way Holyoke, MA 01040-9681 (Overpayment by Christine Gonzalez and Honda Plate #788YBP) MV14-510653	538.97
Honda Lease Trust 600 Kelly Way Holyoke, MA 01040-9681 (Sold 8/15 Plate #860ZYN) MV14-510663	71.98	Honda Lease Trust 600 Kelly Way Holyoke, MA 01040-9681 (Sold 7/15 Plat #911ZSJ) MV14-510677	85.87

## TAX REFUNDS

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Exhibit A

Honda Lease Trust 600 Kelly Way Holyoke, MA 01040-9681 (Sold 3/15 Plate #992ZFA) MV14-510681	181.24	Daniel Jeski 70 Mohegan Trail South Windsor, CT (Gifted to daughter 5/2015) 14-511432	36.18
Susan & Kevin Jodice 32 Green Lane South Windsor, CT (Trade-in April 2015) 14-511472	181.61	Karzar, Patricia E 760 Clark Street South Windsor, CT (Sold 7/14) 13-512105	14.56
Lee, Kwang L 43 Andreis Trail South Windsor, CT (Donated 4/15) 14-513547	48.60	Lillis, Lisa A 667 Griffin Road South Windsor, CT (Sold 6/15) 14-513871	21.93
Mann, Stephen C 232 Natsisky Farm Road South Windsor, CT (Sold 8/14) 13-514832	22.73	Marks, Lawrence J 580 Miller Road South Windsor, CT (Sold 8/15) 14-514720	14.25
Jacques Madore 151 Kelly Road South Windsor, CT (Sold May 2015) 14-514366	63.58	Millward, Joseph M 161 Doc Morrison Road Wakefield, NH 03872 (Out of state registration NH 5/15) 14-515700	21.20
Murphree, Brian L 2606 Mill Pond Road South Windsor, CT (Donated 7/15) 14-516309	21.19	Phyllis Plocharczyk 30 Berry Patch South Windsor, CT (Sold July 2015) 14-518548	50.79
Procaccini, Jamie 251 Benedict Drive South Windsor, CT 06074 (Sold 10/14) MV14-518843	529.46	Puida, James & Sherri 7 Spinners Run South Windsor, CT (Sold 1/15) 14-518912	100.12
RC Harmon & Co. LLC 400 Chapel Road, Ste 1H South Windsor, CT (Trade-in July 2014) 13-519261	91.98	Ryan Business Systems Inc 455 Governors Hwy South Windsor, CT (Sold 7/15 Plate #CA4158) 2014-520263	15.34
Ryan Business Systems Inc 455 Governors Hwy South Windsor, CT (Gifted 8/15 Plate #273RZB) 2014-520247	24.11	Savidge, Kyle Edward 181 New Marker Road South Windsor, CT 06074-1824 (Out of state registration, WI 12/14 and overpaid) MV14-520728	144.70
Suburban Livery Service 24 Chatham Lane South Windsor, CT (Registered in another business name in Farmington 1/14) 14-522363	586.47	Torff, Lawrence 4901 Grassleaf Drive Palm Beach Gardens, FL 33418 (Vehicle registered in FL August 2015) 14-523139	17.34
WJ Mountford Co. 170 Commerce Way South Windsor, CT (Sold 4/15) 2014-524991	103.05	WJ Mountford Co. 170 Commerce Way South Windsor, CT (Trade June 2015 Plate #WJMCO) 2014-524988	257.60

## TAX REFUNDS

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Exhibit A

WJ Mountford Co. 170 Commerce Way South Windsor, CT (Sold 3/15) 2014-524994	244.09	Maureen & Robert West 129 Benedict South Windsor, CT (Sold July 2015) 2014-524627	61.75
Westerman, Ann M 13 Heath Road Peabody, MA 01960 (Out of state registration – MA 6/15) MV14-524638	118.75		

**Mrs. Bonnie F. Rabin, Collector of Revenue    Total Refunds: \$13,012.86    Date: 11/16/2015**