

AGENDA

TOWN COUNCIL
COUNCIL CHAMBERS
SOUTH WINDSOR TOWN HALL

REGULAR MEETING
APRIL 15, 2019
TIME: 7:00 P.M.

(NOTE: THE GENERAL GOVERNMENT BUDGET WILL BE DISCUSSED TONIGHT)

1. **Call Meeting to Order**
2. **Prayer: TBD**
3. **Pledge of Allegiance**
4. **Roll Call**
5. **Communications and Reports from Town Manager**
6. **Public Input (Items Not on the Agenda)**
7. **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: Joint Work Session Minutes between the Board of Education and Town Council of March 25, 2019;

(Councilor Snyder)
BE IT RESOLVED that the South Windsor Town Council hereby approves the Minutes of the following Town Council Meetings: Regular Meeting Minutes of April 1, 2019; and Public Hearing Minutes of April 2, 2019.
8. **Public Petitions**
9. **Communications from Liaisons, Officers, and Boards Directly Responsible to Council**
10. **Reports from Standing Committees**
11. **Reports of Temporary Committees**
12. **Public Participation (Items on the Agenda)**
13. **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.]

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14. Unfinished Business

15. New Business

- A. Resolution Appointing Terry Hart (R) to the Mass Transit & Highway Advisory 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 Terry Hart (R) to the Mass Transit & Highway Advisory Commission for a term ending November 30, 2021, to fill the unexpired term of Bruce Snow and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

- B. Discussion Item: General Government Budget (South Windsor Public Library, Health Department, Central Services, and Parks & Recreation Department)**
- C. Discussion Item: On-Line Permitting Update *(requested by Councilor Snyder) (Heather Oatis, Environmental Health Officer to be present)***
- D. Resolution Authorizing Town Manager, Matthew B. Galligan to Conclude the Purchase of Approximately 7 Acres of Property from Mario and Rosa DiLoreto**
(Councilor Lopez)

WHEREAS, the South Windsor Town Council referred the purchase of 7 acres of property on the northerly side of Burgess Road, owned by Mario and Rosa DiLoreto, to the Planning & Zoning Commission pursuant to Section 8-24 of the Connecticut General Statutes at their November 19, 2018 meeting; and

WHEREAS, the Planning & Zoning Commission, at their November 27, 2018 meeting, forwarded a favorable review of the above-mentioned proposed purchase; and

WHEREAS, the South Windsor Town Council accepted the favorable review by the Planning & Zoning Commission to purchase this property at their January 7, 2019 meeting

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15. D. (Continued)

NOW, THEREFORE, BE IT RESOLVED that the South Windsor Town Council hereby approves the agreement made between the Town of South Windsor and Mario and Rosa DiLoreto by which the Town would acquire the property for the sum of \$85,000 and the merger of such property with the abutting Town-owned property, and authorizes Town Manager, Matthew B. Galligan to sign and execute any documents or instruments necessary to carry out such agreement on behalf of the Town of South Windsor and to conclude such purchase.

**E. Resolution Authorizing Town Manager, Matthew B. Galligan to Conclude the Purchase of Approximately 2.2 Acres of Property from Barbara Burnham
(Councilor Maneeley)**

WHEREAS, the South Windsor Town Council referred the purchase of 2.2 acres of property on the easterly side of Ellington Road, owned by Barbara Burnham, to the Planning & Zoning Commission pursuant to Section 8-24 of the Connecticut General Statutes at their November 19, 2018 meeting; and

WHEREAS, the Planning & Zoning Commission, at their November 27, 2018 meeting, forwarded a favorable review of the above-mentioned proposed purchase; and

WHEREAS, the South Windsor Town Council accepted the favorable review by the Planning & Zoning Commission to purchase this property at their January 7, 2019 meeting

NOW, THEREFORE, BE IT RESOLVED that the South Windsor Town Council hereby approves the agreement made between the Town of South Windsor and Barbara Burnham by which the Town would acquire the property for the sum of \$425,000 and authorizes Town Manager, Matthew B. Galligan to sign and execute any documents or instruments necessary to carry out such agreement on behalf of the Town of South Windsor and to conclude such purchase.

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15. New Business (*Continued*)

F. Resolution Approving Offer of a Tax Assessment Agreement with Costco Wholesale Corporation
(Councilor Lydecker)

WHEREAS, a Request for Tax Abatement has been received from Costco Wholesale Corporation, for property located in Evergreen Walk, South Windsor, CT; and

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

WHEREAS, the Town Manager recommends, pursuant to said program, that a tax assessment agreement be offered to Costco Wholesale Corporation as an incentive to invest an estimated \$16,700,000 in total costs, including construction of a new building in South Windsor (the land and building improvements collectively referred to as the "Real Property")

NOW, THEREFORE, BE IT RESOLVED that the South Windsor Town Council is pleased to offer a tax assessment agreement between the Town and Costco Wholesale Corporation reducing the amount of the estimated real property assessment of the Real Property by 60% for a period of seven (7) years with an estimated tax benefit reduction of \$270,319 annually, commencing with the Grand List following the date the Certificate of Occupancy is issued; provided, however, that if such assessment is changed by any future Town revaluation, the new assessment value of the Real Property shall be reduced by the percentage applicable to the year within the seven (7) year period such assessment is changed; and

BE IT FURTHER RESOLVED that the South Windsor Town Council's offer to Costco Wholesale Corporation is conditioned upon Costco Wholesale Corporation (1) meeting the estimated \$16,700,000 construction cost figure and agreeing to the estimated assessment figure; and (2) continuing to pay the real estate taxes on the facility for a minimum of ten (10) years from the date the Certificate of Occupancy is issued; if Costco Wholesale Corporation fails to meet either of these conditions, Costco Wholesale Corporation shall refund the Town of South Windsor all of the tax benefit reductions it has received; and

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15. F. (Continued)

BE IT FURTHER RESOLVED that the South Windsor Town Council's offer is contingent upon Costco Wholesale Corporation's execution of a written agreement reflecting the terms set forth in the resolution and such other terms as the Town may require.

G. Resolution Approving Offer of a Tax Assessment Agreement with Educational Playcare
(Deputy Mayor Pendleton)

WHEREAS, a Request for Tax Abatement has been received from Educational Playcare, for property located at L028 Ellington Road/Pleasant Valley Road, South Windsor, CT; and

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

WHEREAS, the Town Manager recommends, pursuant to said program, that a tax assessment agreement be offered to Educational Playcare as an incentive to invest an estimated \$2,800,000 in total costs, including construction of a new building in South Windsor (the land and building improvements collectively referred to as the "Real Property")

NOW, THEREFORE, BE IT RESOLVED that the South Windsor Town Council is pleased to offer a tax assessment agreement between the Town and Educational Playcare reducing the amount of the estimated real property assessment of the Real Property by 50% for a period of seven (7) years with an estimated tax benefit reduction of \$37,769 annually, commencing with the Grand List following the date the Certificate of Occupancy is issued; provided, however, that if such assessment is changed by any future Town revaluation, the new assessment value of the Real Property shall be reduced by the percentage applicable to the year within the seven (7) year period such assessment is changed; and

BE IT FURTHER RESOLVED that the South Windsor Town Council's offer to Educational Playcare is conditioned upon Educational Playcare (1) meeting the estimated \$2,800,000 construction cost figure and agreeing to the estimated assessment figure; and (2) continuing to pay the real estate taxes on the facility for

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15. G. (Continued)

a minimum of ten (10) years from the date the Certificate of Occupancy is issued; if Educational Playcare fails to meet either of these conditions, Educational Playcare 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 Educational Playcare's execution of a written agreement reflecting the terms set forth in the resolution and such other terms as the Town may require.

H. Discussion Item: Amending the Open Space Membership Ordinance

I. Discussion Item: Establishment of a Reuseable Checkout Bag Ordinance

16. Passage of Ordinance

17. Public Input/Participation (Any Matter)

18. Communications and Petitions from Council

19. Executive Session

A. To discuss pending litigation (460 Miller Road) pursuant to Connecticut General Statutes §1-210(b)(4) and §1-200 (6)(E).

20. Adjournment