

**TOWN COUNCIL  
TOWN OF SOUTH WINDSOR**

**Action Minutes**

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**April 15, 2019**

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**TOWN COUNCIL – REGULAR MEETING  
COUNCIL CHAMBERS – SOUTH WINDSOR TOWN HALL**

**1. Call Meeting to Order**

Mayor Paterna called the Regular Meeting to order at 7:03 p.m.

**4. Roll Call**

Members Present: Mayor Andrew Paterna  
Deputy Mayor Liz Pendleton  
Councilor Cesar Lopez  
Councilor Karen Lydecker  
Councilor Lisa Maneeley  
Councilor Matthew Riley  
Councilor Janice Snyder

Members Absent: Councilor Audrey Delnicki  
Councilor Mary Justine Hockenberry

Others Present: Matthew B. Galligan, Town Manager  
Morris Borea, Town Attorney

Deputy Mayor Pendleton made a motion to suspend the rules in order to go to Item 15. F. on the agenda. Councilor Snyder seconded the motion; and it was approved, unanimously.

**15. New Business**

**F. Resolution Approving Offer of a Tax Assessment Agreement with Costco Wholesale Corporation**

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

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**ITEM:**

**15. F. (Continued)**

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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**ITEM:**

**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.

Was made by Councilor Lydecker  
Seconded by Deputy Mayor Pendleton  
The motion was approved, unanimously

Deputy Mayor Pendleton made a motion to suspend the rules in order to go to Item 15. G. on the agenda. Councilor Snyder seconded the motion; and it was approved, unanimously.

**G. Resolution Approving Offer of a Tax Assessment Agreement with Educational Playcare**

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")

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**ITEM:**

**15. G. (Continued)**

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 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.

Was made by Deputy Mayor Pendleton  
Seconded by Councilor Riley  
The motion was approved, unanimously

**7. Adoption of Minutes of Previous Meeting**

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.

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**ITEM:**

**7. Adoption of Minutes of Previous Meeting (Continued)**

Was made by Councilor Snyder

Seconded by Deputy Mayor Pendleton

The motion passed on a roll call vote of 5 to 0 with Councilor Lopez and Councilor Lydecker abstaining

BE IT RESOLVED that the South Windsor Town Council hereby approves the Minutes of the following Town Council Meeting: Regular Meeting Minutes of April 1, 2019.

Was made by Councilor Snyder

Seconded by Deputy Mayor Pendleton

The motion passed on a roll call vote of 6 to 0 with Councilor Riley abstaining

BE IT RESOLVED that the South Windsor Town Council hereby approves the Minutes of the following Town Council Meeting: Public Hearing Minutes of April 2, 2019.

Was made by Councilor Snyder

Seconded by Councilor Maneeley

The motion passed on a roll call vote of 5 to 0 with Councilor Lydecker abstaining

**15. New Business (Continued)**

**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**

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.

Was made by Councilor Riley

Seconded by Councilor Snyder

The motion was approved, unanimously

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**ITEM:**

**15. New Business (*Continued*)**

**D. Resolution Authorizing Town Manager, Matthew B. Galligan to Conclude the Purchase of Approximately 7 Acres of Property from Mario and Rosa DeLoreto**

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

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.

Was made by Councilor Lopez  
Seconded by Councilor Maneeley  
The motion was approved, unanimously

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**ITEM:**

**15. New Business (*Continued*)**

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

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.

Was made by Councilor Maneeley  
Seconded by Deputy Mayor Pendleton  
The motion was approved, unanimously

**19. Executive Session**

At 9:55 p.m. Deputy Mayor Pendleton made a motion to go into Executive Session to discuss pending litigation (460 Miller Road) pursuant to Connecticut General Statutes §1-210(b)(4) and §1-200 (6)(E). Councilor Snyder seconded the motion; and it was approved, unanimously.

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**ITEM:**

**19. Executive Session *(Continued)***

The following individuals went into Executive Session: Mayor Paterna, Deputy Mayor Pendleton, Councilor Lopez, Councilor Lydecker, Councilor Maneeley, Councilor Riley, Councilor Snyder, Town Attorney Morris Borea, and Town Manager Matthew B. Galligan.

At 10:25 p.m. Councilor Snyder made a motion to adjourn the Executive Session. Deputy Mayor Pendleton seconded the motion; and it was approved, unanimously.

**20. Adjournment**

At 10:25 p.m. Councilor Maneeley made a motion to adjourn the Regular Meeting. Councilor Lydecker seconded the motion; and it was approved, unanimously.

Respectfully submitted,

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Deborah W. Reid  
Clerk of the Council