

**TOWN COUNCIL
TOWN OF SOUTH WINDSOR**

Action Minutes

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October 7, 2019

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

1. Call Meeting to Order

Mayor Paterna called the Regular Meeting to order at 7:00 p.m.

2. Roll Call

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

Others Present: Michael Maniscalco, Town Manager

7. Adoption of Minutes of Previous Meetings

BE IT RESOLVED that the South Windsor Town Council hereby approves the Minutes of the following Town Council Meeting: Regular Meeting Minutes of September 16, 2019.

Was made by Deputy Mayor Pendleton
Seconded by Councilor Maneeley

Councilor Riley amended page 12, paragraph one, last sentence to read, "Councilor Riley then stated that he never thought **about whether** this was a taxable item but thought it was a benefit and should not be raised to compensate employees for the amount being taxed, so he would not support this resolution."

Mayor Paterna called for a motion on the amended minutes; they passed on a roll call vote of 8-0 with Councilor Snyder abstaining.

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ITEM:

13. Consent Agenda

Councilor Snyder made a motion to approved Agenda Items 15. A. (*) through 15. D. (*) as the Consent Agenda. Councilor Riley seconded the motion; and it was approved, unanimously.

15. New Business

***A. Resolution Appointing Shalesh Verma (R) an Alternate to the Economic Development 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 Shalesh Verma (R) an Alternate to the Economic Development Commission for a term ending November 30, 2020, to fill the unexpired term of John Mitchell and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

(Approved by Consent Agenda)

***B. Resolution Appointing Scott Kelley (R) to the Economic Development 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 Scott Kelley (R) to the Economic Development Commission for a term ending November 30, 2019, to fill the unexpired term of Shalesh Verma and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

(Approved by Consent Agenda)

***C. Resolution Appointing Janet Wade-Utay (U) to the Historic District Commission and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting**

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ITEM:

15. C. (Continued)

BE IT RESOLVED that the South Windsor Town Council hereby appoints Janet Wade-Utay (U) to the Historic District Commission for a term ending November 30, 2021, to fill the unexpired term of Nadine Hassan-Caron and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

(Approved by Consent Agenda)

***D. Resolution Appointing Michael Giannamore (U) an Alternate to the Historic District 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 Michael Giannamore (U) an Alternate to the Historic District Commission for a term ending November 30, 2022, to fill the unexpired term of Janet Wade-Utay and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

(Approved by Consent Agenda)

14. Unfinished Business

A. Resolution Taking from the Table Item 15. J. of the Town Council's Regular Meeting of September 16, 2019 – Resolution Inviting the Minority Leader or their Designee to the Agenda Meetings

BE IT RESOLVED that the South Windsor Town Council hereby takes from the table, Item 15. J. of the Town Council's Regular Meeting of September 16, 2019 – Resolution Inviting the Minority Leader or their Designee to the Agenda Meetings.

Was made by Councilor Maneeley

Seconded by Councilor Snyder

The motion failed on a roll call vote of 3 to 6 with Councilor Delnicki, Councilor Maneeley, and Councilor Snyder voting in favor of taking this item off the table; and Mayor Paterna, Deputy Mayor Pendleton, Councilor Hockenberry, Councilor Lopez, Councilor Lydecker, and Councilor Riley voting in opposition of taking this item off the table.

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ITEM:

15. New Business (*Continued*)

- F. Resolution Appointing Town Manager, Michael Maniscalco to Represent the Town of South Windsor in the Metropolitan District Commission Board of Directors Meetings (*requested by Town Manager, Michael Maniscalco*)**

WHEREAS, a bill was passed through the Legislation in May of 2014 which allows non-member municipalities to participate in the Board of Directors Meetings of the Metropolitan District Commission (MDC); and

WHEREAS, in June of 2014, Matthew B. Galligan, who was the Town Manager, was appointed to represent the Town of South Windsor in the Metropolitan District Commission Board of Directors Meetings, but has since retired; and

WHEREAS, Mr. Michael Maniscalco was hired as Town Manager on July 15, 2019

NOW, THEREFORE, BE IT RESOLVED that the South Windsor Town Council hereby appoints Town Manager, Michael Maniscalco, to represent the Town of South Windsor in the Metropolitan District Commission Board of Directors Meetings.

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

- H. Resolution Establishing a Census 2020 Committee (Complete Count Committee)**

WHEREAS, the U.S. Constitution requires the federal government to count the population every ten years and the U.S. Census Bureau has the duty and responsibility to complete the 2020 Census; and

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ITEM:

15. H. (Continued)

WHEREAS, the official population count established by the 2020 Census is used to determine representation in state and federal government which is the foundation of our country's representative democracy; and

WHEREAS, the 2020 Census numbers are also used to determine the level of federal funding for state and local jurisdictions, including the distribution of important resources for health care, education, communication, transportation, infrastructure, senior services, public safety, and social services, as well as providing key data for non-profit organizations; and

WHEREAS, the United State Conference of Mayors and International City/County Management Association recommend the establishment of a Complete Count Committee in order to increase awareness and motivate residents to respond to the 2020 Census questionnaire; and

WHEREAS, a Complete Count Committee is comprised of a cross-section of local community groups with the mission to ensure that the importance of the 2020 Census is effectively communicated to as many residents as possible through locally based targeted outreach efforts

NOW, THEREFORE, BE IT RESOLVED that the Town of South Windsor establishes a Complete Count Committee comprised of up to eleven members with representation as follows:

- One (1) representative from Human Services
- One (1) representative from a Faith-Based Organization
- One (1) representative from a Community Based Organization
- One (1) representative from the Library
- Two (2) representatives from the Town Council (Mayor and Town Council member from the minority party)
- One (1) representative from the Board of Education
- Director of Planning
- Republican Registrar
- Democratic Registrar
- Town Manager or Designee; and

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ITEM:

15. H. (Continued)

BE IT FURTHER RESOLVED that the Mayor and Town Manager (or Designee) will serve as Co-Chairs. The Mayor and a representative from the minority party will appoint a representative for each category listed above.

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

K. Resolution Setting a Time and Place for a Public Hearing to Receive Citizen Input on an Amendment to Ordinance #225 - South Windsor Volunteer Fire Tax Abatement Ordinance

BE IT RESOLVED that the South Windsor Town Council hereby sets **Monday, October 21, 2019, at 8:00 p.m.**, in the Council Chambers of the South Windsor Town Hall, 1540 Sullivan Avenue, South Windsor, Connecticut as the time and place for a Public Hearing to receive citizen input on an Amendment to Ordinance #225 - South Windsor Volunteer Fire Tax Abatement Ordinance.

Was made by Councilor Delnicki
Seconded by Councilor Snyder
The motion was approved, unanimously

L. Resolution Approving Offer of a Tax Assessment Agreement with 360 Ellington Road, LLC (Project Hammer)

WHEREAS, a Request for Tax Abatement has been received from 360 Ellington Road, LLC (Project Hammer), the potential owner of the property at 360 Ellington Road, South Windsor, CT; and

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ITEM:

15. L. (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 360 Ellington Road, LLC (Project Hammer) as an incentive to invest an estimated \$50,000,000.00 in total costs, including construction of a new bulk distribution center 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 360 Ellington Road, LLC (Project Hammer) 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 \$309,925.00 annually, commencing with the Grand List following the date of 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 five (5) year period such assessment is changed; and

BE IT FURTHER RESOLVED that the South Windsor Town Council's offer to 360 Ellington Road, LLC (Project Hammer) is conditioned upon 360 Ellington Road, LLC (Project Hammer) (1) meeting the estimated \$50,000,000.00 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 360 Ellington Road, LLC (Project Hammer) fails to meet either of these conditions, 360 Ellington Road, LLC (Project Hammer) shall refund the Town of South Windsor all of the tax benefit reductions it has received; and

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15. L. (Continued)

BE IT FURTHER RESOLVED that the South Windsor Town Council's offer is contingent upon 360 Ellington Road, LLC (Project Hammer) 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

19. Executive Session

At 9:14 p.m., Deputy Mayor Pendleton made a motion to go in Executive Session to discuss a personnel issue (Evaluation of the Clerk of the Council), and to discuss the possible purchase of real estate (two (2) properties) for the Town pursuant to Connecticut General Statutes §1-210(b)(7) (Clark Street and Ellington Road). Councilor Snyder seconded the motion; and it was approved, unanimously.

The following individuals went into Executive Session: Mayor Paterna; Deputy Mayor Pendleton; Councilor Delnicki; Councilor Hockenberry; Councilor Lopez; Councilor Lydecker; Councilor Maneeley; Councilor Riley; Councilor Snyder; Debbie Reid, Clerk of the Council; and Michael Maniscalco, Town Manager.

20. Adjournment

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

Respectfully submitted,

Deborah W. Reid
Clerk of the Council