

**TOWN COUNCIL
TOWN OF SOUTH WINDSOR**

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February 1, 2016

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

1. Call Meeting to Order

Mayor Delnicki called the Regular Meeting to order at 7:01 p.m.

4. Roll Call

Members Present: Mayor Thomas Delnicki
Deputy Mayor Carolyn Mirek
Councilor M. Saud Anwar
Councilor William Carroll (arrived at 7:15 p.m.)
Councilor Edward Havens
Councilor Lisa Maneeley
Councilor Liz Pendleton
Councilor Matthew Riley

Absent: Councilor Janice Snyder

Also Present: Matthew B. Galligan, Town Manager
Keith Yagaloff, Town Attorney

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 Meetings: Regular Meeting Minutes of January 19, 2016.

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

Councilor Pendleton made a motion to suspend the rules in order to go to Item 14. E. on the agenda. Councilor Anwar seconded the motion; and it was approved, unanimously.

14. New Business

E. Resolution Creating a Farmland Purchasing Development Rights Policy and Farmland Purchasing Development Rights Account

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ITEM:

14. E. (Continued)

WHEREAS, one of the stated goals of the Town of South Windsor is to preserve farmland and to support the vitality and inherent cultural, commercial and historic value of active family farming in South Windsor and described in the South Windsor Open Space Plan which is a part of the South Windsor Plan of Conservation and Development; and

WHEREAS, in the past 25 years the Town's referendums concerning farmland or open space preservation have received approval and support from the South Windsor taxpayers; and

WHEREAS, the Town's agricultural corridor and Main Street greenway is considered a valuable clustered farming region and other areas of South Windsor have been an important area of focus for farmland preservation; and

WHEREAS, the Town Council has previously discussed and expressed consensus for supporting the preservation of farmland in South Windsor; and

WHEREAS, the Town Council has requested that the Mayor of South Windsor submit a written request to the United States Department of Agriculture for a study to be conducted to identify locally important farmland soils; and

WHEREAS, Town Council has been in communication with the South Windsor Agricultural Land Preservation Advisory Commission (SWALPAC), and the South Windsor Open Space Task Force (OSTF) and the South Windsor Food Alliance, about their support for farmland preservation in South Windsor; and

WHEREAS, the Town Council wishes to implement a collaborative effort between local, regional, State and Federal farmland preservation groups; and

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ITEM:

14. E. (Continued)

WHEREAS, the Town Council seeks to obtain from this collaborative effort grants and other financial resources, to be used in conjunction with the Town's open space funds, support from public and private foundations and organizations, as well as the transfer of development rights and acquisition for farmland preservation from private landowners; and

WHEREAS, the Town Council wishes to establish a dedicated financial account to be funded with monies designated for farmland preservation

NOW, THEREFORE, BE IT RESOLVED that the South Windsor Town Council hereby directs the Town Manager to develop a "Farmland Acquisition and Purchasing Development Rights" policy, which policy shall be approved by the Town Council, and further directs the Town Manager to create a "Farmland Purchasing Development Rights" account, for the purposes set forth in this resolution.

Was made by Councilor Anwar
Seconded by Councilor Havens

The Council members discussed the creation of a Farmland Purchasing Development Rights account. Mr. Galligan explained to the Council that there is no need to designate an account because the bond resolution is very clear what the money can be used for and there is already a dedicated account to do this. Mr. Galligan also suggested that the policy be called "Farmland Acquisition and Purchasing Development/Conservation Rights" policy.

Councilor Anwar made a motion to amend the last paragraph to read, "NOW, THEREFORE, BE IT RESOLVED that the South Windsor Town Council hereby directs the Town Manager to develop a "Farmland Acquisition and Purchasing Development /Conservation Rights" policy, which policy shall be approved by the Town Council." Also the paragraph above this to read, "WHEREAS, the Town Council continues a dedicated financial account to be funded with monies designed for farmland preservation". Councilor Pendleton seconded the amendment; and it was approved, unanimously.

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ITEM:

14. E. (Continued)

Mayor Delnickied called for a vote on the amendments; they were approved, unanimously.

Mayor Delnicki called for a vote on the amended resolution; it was approved, unanimously.

The resolution to read as follows:

WHEREAS, one of the stated goals of the Town of South Windsor is to preserve farmland and to support the vitality and inherent cultural, commercial and historic value of active family farming in South Windsor and described in the South Windsor Open Space Plan which is a part of the South Windsor Plan of Conservation and Development; and

WHEREAS, in the past 25 years the Town's referendums concerning farmland or open space preservation have received approval and support from the South Windsor taxpayers; and

WHEREAS, the Town's agricultural corridor and Main Street greenway is considered a valuable clustered farming region and other areas of South Windsor have been an important area of focus for farmland preservation; and

WHEREAS, the Town Council has previously discussed and expressed consensus for supporting the preservation of farmland in South Windsor; and

WHEREAS, the Town Council has requested that the Mayor of South Windsor submit a written request to the United States Department of Agriculture for a study to be conducted to identify locally important farmland soils; and

WHEREAS, Town Council has been in communication with the South Windsor Agricultural Land Preservation Advisory Commission (SWALPAC), and the South Windsor Open Space Task Force (OSTF) and the South Windsor Food Alliance, about their support for farmland preservation in South Windsor; and

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ITEM:

14. E. (Continued)

WHEREAS, the Town Council wishes to implement a collaborative effort between local, regional, State and Federal farmland preservation groups; and

WHEREAS, the Town Council seeks to obtain from this collaborative effort grants and other financial resources, to be used in conjunction with the Town's open space funds, support from public and private foundations and organizations, as well as the transfer of development rights and acquisition for farmland preservation from private landowners; and

WHEREAS, the Town Council continues a dedicated financial account to be funded with monies designated for farmland preservation

NOW, THEREFORE, BE IT RESOLVED that the South Windsor Town Council hereby directs the Town Manager to develop a "Farmland Acquisition and Purchasing Development/Conservation Rights" policy, which policy shall be approved by the Town Council.

12. Consent Agenda

Councilor Maneeley made a motion to approve Agenda Items 14. A. (*) through 14. B. (*); as the Consent Agenda. Councilor Anwar seconded the motion; and it was approved, unanimously.

14. New Business (Continued)

***A. Resolution Reappointing Scott Andrusis to the Redevelopment Agency**

BE IT RESOLVED that the South Windsor Town Council hereby reappoints Scott Andrusis to the Redevelopment Agency for a term ending December 31, 2019.

(Approved by Consent Agenda)

***B. Resolution Reappointing Barbara Barbour to the Redevelopment Agency**

BE IT RESOLVED that the South Windsor Town Council hereby reappoints Barbara Barbour to the Redevelopment Agency for a term ending December 31, 2020.

(Approved by Consent Agenda)

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ITEM:

14. New Business (Continued)

A. Resolution Accepting the Resignation of Carol Heffler (R) from the Inland Wetlands Agency/Conservation Commission

BE IT RESOLVED that the South Windsor Town Council hereby accepts; with regret, the resignation of Carol Heffler (R) from the Inland Wetlands Agency/Conservation Commission, said resignation to be effective immediately; and

BE IT FURTHER RESOLVED that the South Windsor Town Council extends its thanks to Carol Heffler for the time she has dedicated to serving her community by her membership on the Inland Wetlands Agency/Conservation Commission.

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

C. Resolution Authorizing the Town Manager to Proceed with the Acquisition of Street Lights on Town Roads and Entering into an Implementation Contract with Ameresco, Inc.

WHEREAS, on May 4, 2015 the Town Council authorized Town Manager, Matthew B. Galligan to enter into a Lease Purchase Agreement of up to \$1,500,000 for the acquisition of street and outdoor lighting equipment from Eversource Energy; and to enter into a contract with Ameresco, Inc. to prepare cost/benefit analysis for the potential purchase of LED retrofit of street and outdoor lighting equipment, prepare an investment grade audit of existing street and outdoor lighting equipment owned by Eversource Energy and provide and install selected LED street and outdoor lighting equipment; and

WHEREAS, the Town contracted with Ameresco, Inc. to complete the field audit and cost/benefit analysis, and these activities have been completed and show that the purchase of street lights would result in positive cash flow for the Town of South Windsor; and

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ITEM:

14. C. (Continued)

WHEREAS, the Town has identified approximately 300 street lights on State roads that are currently listed on the Town's street light account with Eversource Energy, for which the Town is currently paying an estimated annual fee of over \$70,000; and

WHEREAS, the Town wishes to proceed with the acquisition of street lights on Town roads only, while it evaluates its options on street lights on State roads

NOW, THEREFORE, BE IT RESOLVED that the South Windsor Town Council hereby authorizes Town Manager, Matthew B. Galligan to obtain Lease Purchase financing of up to \$1,500,000 and rebates for the acquisition and installation of LED streetlights on Town roads; to enter into a contract with Ameresco, Inc. to facilitate the acquisition of said street lights from Eversource Energy, to provide the selection and design of LED streetlights, to provide a demonstration project for public input, to secure and install the selected LED streetlights, and to assist with the Lease Purchase financing.

Was made by Councilor Havens

Seconded by Councilor Anwar

The motion was approved, unanimously

D. Resolution Concerning the Ownership of Street Lights on State Roads

WHEREAS, the Town has obtained and reviewed an inventory of street lights owned by Eversource Energy, and has determined that approximately 300 street lights are located on State roads; and

WHEREAS, the annual utility cost paid by the Town of South Windsor for the 300 street lights on State roads is estimated to be over \$70,000; and

WHEREAS, on November 18, 2015 the Town Manager sent a letter to the Commissioner of the Department of Transportation (DOT), requesting the DOT's review of these 300 street lights and requesting that the State take financial responsibility for the associated utility costs; and

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ITEM:

14. D. (Continued)

WHEREAS, DOT is currently reviewing/developing a policy on how to respond to the Town's November 18, 2015 request; and

WHEREAS, the Town continues to pay utility costs for street lights on State roads which should be paid by the State and not the Town of South Windsor; and

WHEREAS, neither the DOT nor Eversource Energy has produced any documentation explaining why the State street lights utility costs are being billed to the Town of South Windsor

NOW, THEREFORE, BE IT RESOLVED that the South Windsor Town Council hereby directs Matthew B. Galligan, Town Manager, to pursue a resolution of this matter with both the State of Connecticut, Department of Transportation and Eversource Energy; and further directs the Town Manager and Town Attorney to explore legal options for obtaining restitution for prior State road light utility costs that have been paid by the Town of South Windsor.

Was made by Councilor Mirek
Seconded by Councilor Anwar
The motion was approved, unanimously

F. Resolution Approving a Refund of Taxes to Twelve (12) South Windsor Taxpayers

BE IT RESOLVED that the South Windsor Town Council hereby approves a refund of property taxes to twelve (12) South Windsor Taxpayers, the total of said refund being \$11,492.65 and as more fully described on attached **Exhibit A.**

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

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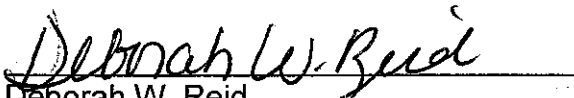
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ITEM:

At 11:00 p.m. Councilor Pendleton made a motion to extend the meeting ten minutes. Councilor Anwar seconded the motion; the motion failed and the meeting adjourned at 11:00 p.m.

Respectfully submitted,

A handwritten signature in cursive script, reading "Deborah W. Reid", is written over a horizontal line.

Deborah W. Reid
Clerk of the Council