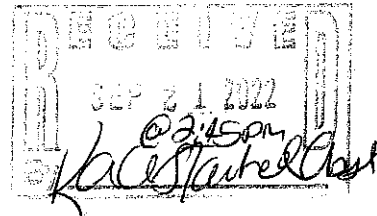


**TOWN COUNCIL  
TOWN OF SOUTH WINDSOR**



**Action Minutes**

**Monday, September 19, 2022  
7:00 p.m.**

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

**1. Call Meeting to Order**

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

**3. Roll Call**

Members Present: Mayor Elizabeth Pendleton  
Deputy Mayor Steven King Jr.  
Councilor Jamie Gamble  
Councilor Cesar Lopez  
Councilor Marek Kozikowski  
Councilor Andrew Paterna  
Councilor Erica Evans  
Councilor Philip Koboski  
Councilor Karen Lydecker

Others Present: Michael Maniscalco, Town Manager  
Vanessa Perry, Assistant Town Manager/Director of H.R.  
Scott Roberts, Assistant Town Manager/CIO/Emergency Mgmt

**5. Adoption of Agenda**

Councilor Philip Koboski made a motion to adopt the September 19, 2022 agenda. Councilor Erica Evans seconded the motion which passed by unanimous voice vote. **MOTION CARRIES.**

**8. Adoption of Minutes of Previous Meetings**

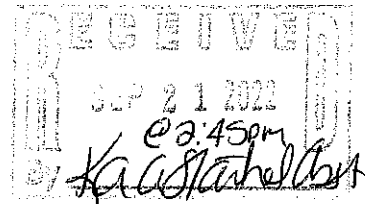
**A. Approval of August 29, 2022 Town Council Special Meeting Minutes**

Councilor Philip Koboski made a motion for the adoption of the following resolution:

**BE IT RESOLVED**, that the South Windsor Town Council hereby approves the Minutes of the Special Town Council Meeting of August 29, 2022.

The motion was seconded by Councilor Andrew Paterna which was passed by a roll call vote of 7 ayes (Mayor Pendleton, Deputy Mayor King, Councilors Koboski, Lopez, Paterna, Kozikowski, and Gamble), 0 nays, and 2 abstentions (Councilors Evans and Lydecker). **MOTION CARRIES.**

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**Action Minutes**

**Monday, September 19, 2022  
7:00 p.m.**

**B. Approval of September 6, 2022 Regular Town Council Meeting Minutes**

Councilor Philip Koboski made a motion for the adoption of the following resolution:

**BE IT RESOLVED**, that the South Windsor Town Council hereby approves the Minutes of the Regular Town Council Meeting of September 6, 2022 with the following correction: amendment to 8. Adoption of Minutes from July 18, 2022, should be changed from Councilor Kozikowski to Deputy Mayor King who seconded the motion.

The motion was seconded Councilor Erica Evans which was passed by a roll call vote of 8 ayes (Mayor Pendleton, Deputy Mayor King, Councilors Evans, Koboski, Lopez, Paterna, Kozikowski, and Gamble), 0 nays, and 1 abstention (Councilor Lydecker). **MOTION CARRIES.**

**11. Consent Agenda**

**A. First Reading**

None

**B. Second Reading**

Councilor Erica Evans made a motion to approve item 11.B.1 through 11.B.2 as a Second Reading on the Consent Agenda.

**1. Resolution Appointing David Basile (D) to Mass Transit and Highway Advisory Commission**

**BE IT RESOLVED**, that the South Windsor Town Council hereby appoints David Basile as a member of the Mass Transit and Highway Advisory Commission for a term ending November 30, 2025.

**2. Resolution Appointing Elizabeth McGuire(D) to Zoning Board of Appeals**

**BE IT RESOLVED**, that the South Windsor Town Council hereby appoints Elizabeth McGuire as a member of the Zoning Board of Appeals for a term ending November 30, 2025.

Deputy Mayor King seconded the motion which passed by unanimous voice vote. **MOTION CARRIES.**

**C. Miscellaneous**

None

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**Action Minutes**

**Monday, September 19, 2022  
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**12. Unfinished Business**

**A. Resolution Approving Tax Assessment Agreement with 150 Sullivan LLC**

Councilor Andrew Paterna made a motion for the adoption of the following resolution:

**WHEREAS**, a Request for Tax Abatement has been received from 150 Sullivan LLC for property located at 150 Sullivan Avenue, 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

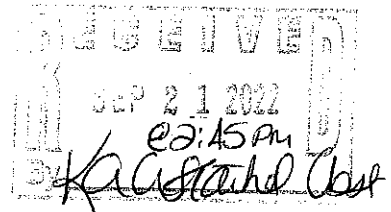
**WHEREAS**, at the Economic Development Commission meeting held on July 27, 2022, the Commission reviewed and recommended that a tax assessment agreement be offered to 150 Sullivan LLC; and

**WHEREAS**, the Town Manager recommends, pursuant to said program, that a tax assessment agreement be offered to 150 Sullivan LLC as an incentive to invest an estimated \$2,250,000 in total cost to construct 3 commercial buildings in 3 phases 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 150 Sullivan LLC reducing the amount of the estimated real property assessment by 10% for the first year; 10% for the second year; 7% for the third year; 7% for the fourth year; 6% for the fifth year; 5% for the sixth year; 5% for the seventh year with an estimated assessment reduction of approximately 787,500 total over the seven (7) years, commencing with the Grand List following the date the Certificate of Occupancy is issued for the Real Property; provided, however, that if such assessment is changed by any future Town revaluation, the new assessed 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 150 Sullivan LLC is conditioned upon 150 Sullivan LLC (1) meeting the

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estimated \$2,250,000 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 150 Sullivan LLC fails to meet either of these conditions, 150 Sullivan LLC 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 the execution of a written agreement by 150 Sullivan LLC reflecting the terms set forth in the resolution and such other terms as the Town may require.

Councilor Erica Evans seconded the motion which passed by unanimous voice vote.  
**MOTION CARRIES.**

**13. New Business**

**A. Resolution Appointing Amanda Poma as Clerk of the Council**

Deputy Mayor King made a motion for the adoption of the following resolution:

**BE IT RESOLVED**, that the South Windsor Town Council hereby appoints Amanda Poma as Clerk of the Council for a term ending November 5, 2024 to fill the unexpired term of Scott Nolan

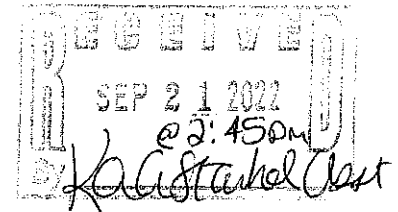
**BE IT FURTHER RESOLVED**, that the South Windsor Town Council approves a salary of \$54,000 and benefits associated with the Non-Bargaining Unit Members Fringe Benefit Description for Fiscal Year 2021/2022 – 2023/2024.

Councilor Jamie Gamble seconded the motion which passed by unanimous voice vote. **MOTION CARRIES.**

**B. Resolution Setting a Time and Place for a Public Hearing to Receive Citizen Input on Updates to the Health Department Ordinance Chapter 50 Articles 5-10**

Councilor Jamie Gamble made a motion for the adoption of the following resolution:

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7:00 p.m.**

**BE IT RESOLVED**, that the South Windsor Town Council hereby sets October 3, 2022 at 8:00pm 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 proposed updates to the Health Department Ordinance Chapter 50 Articles 5-10.

Councilor Erica Evans seconded the motion which passed by unanimous voice vote.  
**MOTION CARRIES.**

**E. Resolution Waiving the Competitive Bidding for Concrete Sidewalks at the Town Hall and other places in Town.**

Councilor Andrew Paterna made a motion for the adoption of the following resolution:

**WHEREAS**, the Town of South Windsor needs to install concrete sidewalks with curbing and bollards for the accessible parking spaces in front of the Town Hall and this needs to be done before the Town Hall driveway and parking lot is repaved, and

**WHEREAS**, the Town's current contractor cannot do this work in the time frame needed and due to the complexity of this work, and

**WHEREAS**, there is more concrete sidewalk installation and replacement work in South Windsor than our current sidewalk contractor can do, and

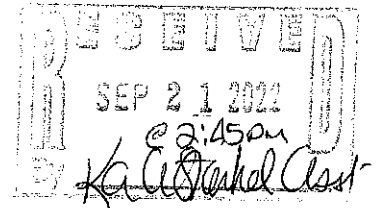
**WHEREAS**, Costa & Son, LLC is a local South Windsor contractor that has done other concrete sidewalk projects in and for the Town and has provided a proposal to install the needed concrete sidewalks with curbing and bollards at the Town Hall in the time frame needed, and

**WHEREAS**, Costa & Son, LLC is interested in being another on-call concrete sidewalk contractor for the Town

**NOW, THEREFORE, BE IT RESOLVED** that the Town Council finds it is in the Town's best interest to waive competitive bidding for the installation of concrete sidewalks with curbing and bollards at the Town Hall and enter into an agreement with Costa & Son, LLC for this work.

**BE IT FURTHER RESOLVED**, that Costa & Son, LLC be accepted as another on-call concrete sidewalk contractor for the Town for the remainder of Calendar Year 2022.

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**BE IT FURTHER RESOLVED**, that the Town Council authorizes the Town Manager to sign any agreement and other documents necessary to do this work.

Councilor Cesar Lopez seconded the motion which passed by unanimous voice vote.  
**MOTION CARRIES.**

**F. Resolution Approving a Refund of Taxes to twenty-seven (27) South Windsor Taxpayers, the total of said refunds being \$16,687.58**

Councilor Marek Kozikowski made a motion for the adoption of the following resolution:


**BE IT RESOLVED**, that the South Windsor Town Council hereby approves a refund of property taxes to twenty seven (27) South Windsor Taxpayers, the total of said refunds being \$16,687.58 and as more fully described on attachment Exhibit C.

Deputy Mayor King seconded the motion which passed by unanimous voice vote.  
**MOTION CARRIES.**

**14. Adjournment**

At 8:55 p.m., Councilor Karen Lydecker made a motion to adjourn the Regular Meeting. Deputy Mayor King seconded the motion, and it was approved unanimously.

Respectfully submitted,

  
\_\_\_\_\_  
Lisa Giroux  
Assessment Clerk