

**TOWN COUNCIL
TOWN OF SOUTH WINDSOR**

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January 19, 2021

**TOWN COUNCIL – REGULAR MEETING
VIRTUAL MEETING**

1. Call Meeting to Order

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

3. Roll Call

Members Present: Mayor Andrew Paterna (left the meeting at 8:55 p.m.)
Deputy Mayor Liz Pendleton
Councilor Audrey Delnicki
Councilor Erica Evans
Councilor Mary Justine Hockenberry
Councilor Cesar Lopez
Councilor Karen Lydecker
Councilor Lisa Maneeley
Councilor Janice Snyder

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

After Roll Call was complete, Mayor Paterna read a proclamation to recognize Ray Favreau on his Retirement. Mr. Favreau has worked for the Town of South Windsor for over 35 years.

4. Mayor's Remarks

Mayor Paterna honored Dr. Martin Luther King, Jr. by sharing a quote by him, "Life's Most Persistent and Urgent Question is, What are You Doing for Others." Mayor Paterna thanked Deputy Mayor Pendleton, Robin Pendleton, and Hartford Bags of Love for coordinating a food drive in celebration of Dr. Martin Luther King, Jr. Day.

5. Adoption of Agenda

Councilor Snyder made a motion to adopt the agenda. Councilor Maneeley seconded the motion.

Deputy Mayor Pendleton made a motion to amend the order of the agenda by moving Item 12. A. (Discussion Item: Scope of a Proposed Referendum) after Item 6 (Communications and Reports from Town Manager); and moving Item 13. D. (Resolution approving the "Scope of the Referendum for 2021) after Item 7 (Public Input). Councilor Maneeley seconded the amendment, and it was approved unanimously.

Mayor Paterna called for a vote on the amended motion; it was approved unanimously.

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ITEM:

6. Communications and Reports from Town Manager

Mr. Maniscalco reported on the following:

- There has been a total of 1,109 cases of COVID-19 reported in South Windsor, with 912 of those cases past quarantine. There have been 43 people that have passed away due to COVID-19. There are 154 individuals in South Windsor with COVID-19.
- The Tier 1B vaccination keeps changing. As of tonight, the 65-year to 75-year old age group is now not being considered. The big issue is there are over one million people in Tier 1B, and the State of Connecticut is getting 45,000 doses of vaccine a week. As one can see, Tier 1B will take a significant amount of time to get through. It may be one year before movement to Tier 1C begins.
- Staff has been working on updating the Strategic Plan with a 3-year revision in order to get the Town through the pandemic and in a better spot to gain public and Council participation in order to create a true Strategic Plan for the future. The plan will be ready for the Town Council's next meeting.
- There has been a significant amount of outreach from residents expressing their opinions regarding the number of questions for a March referendum. After additional research and thought, the amount of savings from a bundled referendum does not outweigh the public's option to choose. Mr. Maniscalco stated he is comfortable and would recommend moving forward with a multi-question referendum.
- After conducting a nationwide search for the position of Deputy Chief of Police, it has been determined that Lieutenant Brian Eckblom is the best candidate for the job. He showed an internal knowledge of both the community and department that was unmatched with other candidates.
- Today the Town conducted a second set of interviews for the Parks & Recreation Director position. There were over thirty-three applicants for this position. It is hopeful to announce the final candidate in February.

Answering questions from the Council, Town Manager Maniscalco explained that he hopes that the Town staff will be able to bring recommendations to the Council for a three-year period on the Strategic Plan. There will be items taken off the plan that has been complete and projects that are immediate needs that will be added to the plan. The Council will then review and discuss it. Town Manager Maniscalco stated that if the pandemic were not going on, the Town would have the ability to get public input and have roundtable discussions. However, a public hearing could still be held.

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6. Communications and Reports from Town Manager (Continued)

Councilor Snyder requested that the public be included in discussions by contacting some of the local civic groups, church groups, etc., to allow them to be in a virtual meeting to give their input on the Strategic Plan.

12. Unfinished Business

A. Discussion Item: Scope of the Proposed Referendum

Town Manager Michael Maniscalco shared a presentation with the Town Council, as shown in attached **Exhibit A**. Town Manager Maniscalco informed the Council that some of the numbers have changed for the Nevers Road Fields and Facilities, as a result, that project is not ready to move forward. The Town staff is working on a phased project and will bring it to the Council in the near future.

Councilor Maneeley requested that a Special Meeting be held regarding the Nevers Road Fields and Facilities. She would like to see what is driving that cost to go up and felt that this item should be on the referendum because many people are interested in this project. Councilor Maneeley then stated that she is not in favor of increasing the project by \$1,500,000 but would like to explore ways to do something cheaper or in a different manner.

Town Manager Maniscalco explained that the big driver in the cost increase is the cost of new construction. The cost increased in new construction has been large, and in some instances, materials have gone up 80% over the last year. Town staff will work on a phased approach of how to get this project implemented.

Councilor Maneeley questioned if the construction costs will drive the cost of other projects up? Town Manager Maniscalco explained that it is with new construction that the increases have happened. A lot of the cost is due to the construction of the locker rooms and concession stand. Town staff will take a close look at those numbers to try to find the appropriate way to phase the project in a way that will not impact the total project overall. The locker room at the Police Department is a renovation, which is a little bit different from new construction.

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ITEM:

12. A. Unfinished Business

Answering further questions, Town Manager Maniscalco explained that the increase in the cost just came to him at 5:00 p.m. today.

Councilor Snyder stated that she would be in support of holding a Special Meeting in order to get all of the information regarding the Nevers Road Fields and Facilities because she really would like to see this item included in the referendum in March.

Councilor Hockenberry said that she agrees with holding a Special Meeting to discuss the Nevers Road Fields and Facilities. Councilor Hockenberry then asked the Town Manager to explain the benefit of having the road reconstruction, paving, and drainage of Pleasant Valley Road and Buckland Road put in a referendum as opposed to being in the Capital Projects? Town Manager Maniscalco explained that if the projects go through the Capital Budget, there would probably be a direct increase in taxes. At this time, bundling rates are so low, and the idea would be that the Town would finance the projects. By financing the road projects at such low-interest rates saves the Town a lot of money, which allows more projects to get done while serving the residents better.

Town Manager Maniscalco explained to the Council that the Town has a professional Facilities Department that looks at past quotes to develop projects. The department figures out the per square foot cost and then figures out the actual costs they would be in present-day values. In some cases, the Town has to bring in outside professionals to give quotes for some of the projects.

Councilor Delnicki requested copies of the quotes.

Councilor Lydecker questioned where the cost estimate for the renovation at the Police Department came from and what exactly that expansion is going to be? Town Manager Maniscalco stated he did not want to get into the particulars about this expansion because it is the Police Department, which is a secure facility. Police Department construction is typically significantly more expensive than conducting regular commercial construction. The walls may be bigger than a normal wall, may be load-bearing, may have utilities in the wall that will need to be moved, or may be a secure wall made out of concrete. All of these instances would drive the costs up.

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ITEM:

12. A. Unfinished Business

Councilor Snyder stated that she likes the fact that the Council is talking about putting like projects together. She also stated that it is important to understand that the reconstruction of Pleasant Valley Road and Buckland Road also consists of drainage work that will be done. It is a good idea to have these projects taken out of Capital Projects because to do the paving on these projects would take all of the money out of the Capital Budget for two years with a cost of approximately \$2,500,000 for certain roads. So, it is logical to finance or bond these projects to get them done because they are critical.

Mayor Paterna requested that the Town Manager discuss the acquisition and renovation of 1645 and the cost to renovate Town Hall.

Town Manager Maniscalco explained that the cost to purchase and renovate 1645 Ellington Road and make improvements to the current Town Hall is approximately \$6,600,000. The cost to renovate the Town Hall over 10 years is about \$14,000,000. Town Manager Maniscalco stated that if the Town continues to operate in the current Town Hall, there are different standards that need to be met compared to using the building in a different capacity. A challenge that the Town is facing currently is that documents related to the Building Department, Planning Department, and Engineering Department are not being stored appropriately and could potentially impact a resident or business fairly significantly.

Deputy Mayor Pendleton questioned if the Town chooses to purchase 1645 Ellington Road, the Town will be saving \$7,000,000 on renovations at the old Town Hall, correct? Town Manager Maniscalco explained that the Town would be avoiding that cost.

Deputy Mayor Pendleton then asked if the Town chose to stay in the current Town Hall, how much would that cost? Town Manager Maniscalco stated it would cost approximately \$8,000,000 to \$10,000,000 to do all of the proposed renovations, cautioning that these figures are present-day values.

Deputy Mayor Pendleton asked if the \$8,000,000 to \$10,000,000 to maintain the current Town Hall be attached to the budget on a yearly basis? Town Manager Maniscalco responded correct.

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ITEM:

12. A. (Continued)

Answering further questions, Town Manager Maniscalco explained that if all of the proposed projects went to referendum and were all approved, that would cost a taxpayer whose home is worth \$350,000 an additional \$3.06 per month.

Deputy Mayor Pendleton questioned if it were decided to maintain the current Town Hall, funds to maintain the building would be attached to the budget on a yearly basis? Town Manager Maniscalco explained that there would a fairly significant increase in the Capital budget costs going forward, which would then directly impact the taxes. If the Council decides to move forward with the Nevers Sports Facility, and that referendum question was approved, the \$3.06 per month would increase to roughly \$5.72 per month on a home worth \$350,000.

Deputy Mayor Pendleton stated that the financial bottom line is most important to her as it is with the rest of our community.

Mayor Paterna informed the Council that if the cost of renovations to the Town Hall were moved to the Capital Projects Budget, that would delay all of the projects that have been in the Capital Budget, with some projects being on the list for years.

Councilor Delnicki asked what is the dollar amount for the acquisition and renovation of 1645 Ellington Road? Town Manager Maniscalco answered \$5,275,000.

Councilor Delnicki asked what is the cost to renovate Town Hall? Town Manager Maniscalco stated if it were done today, it would cost between \$8,000,000 to \$10,000,000.

Council Delnicki questioned if it is known if the structure of the building at 1645 Ellington Road can handle making a Council Chambers? Town Manager Maniscalco explained that the plan being created is working within the current floor plan. The first floor has space for a 1,300 square foot meeting space and the second floor has enough room for a 3,500 square foot meeting space.

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ITEM:

12. A. (Continued)

Councilor Delnicki asked if the Town Council could tour the building? Town Manager Maniscalco said he would try to set up a time to walk through the building.

Councilor Delnicki asked if the Town went to referendum for the Town Hall renovations, the Town would be looking to ask for \$8,000,000 to \$10,000,000? Town Manager Maniscalco stated yes.

Councilor Hockenberry questioned the Town Manager if he had toured the building with anyone previously? Town Manager Maniscalco explained that he had toured the building already as well as Clay Major, Facilities Manager; Scott Roberts, Assistant Town Manager/CIO/Emergency Management; and Mayor Paterna.

Councilor Hockenberry asked that after viewing the building at 1645 Ellington Road, did you feel it was adequate to have it as a Town Hall? Town Manager Maniscalco answered certainly.

Councilor Hockenberry questioned if there are three stories at 1645 Ellington Road? Town Manager Maniscalco answered yes.

Councilor Delnicki asked if 810 Clark Street would be part of this plan? Town Manager Maniscalco explained that he was not able to talk about it at this time as he is still waiting on some answers about items.

Councilor Delnicki stated that the Council was provided information regarding the sidewalk cost and wondered if that is part of the referendum? Town Manager Maniscalco responded no.

Councilor Delnicki questioned if any renovations such as the driveway entrance and exit included in renovation costs? Town Manager Maniscalco stated it was not included in the numbers given to the Council, but he has heard it would cost approximately \$200,000 in contingency for those types of things.

Councilor Snyder requested that the presentation be sent to the Council as soon as possible and put on the Town website.

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ITEM:

7. Public Input

Mr. Richard Mabey spoke in favor of the Nevers Park Fields and Facilities as part of the proposed Referendum in March. This project will enhance the Town for all, and it is time to make this investment. Mr. Mabey requested that the Nevers Park proposal be put on the referendum separately for the voters to decide upon.

Kathy Daugherty, 12 Roy Road, spoke in opposition of the acquisition of 1645 Ellington Road stating that the entire process has lacked transparency.

Mark Kozikowski, 863 Clark Street, voiced his concerns about the purchase of 1645 Ellington Road and stated that the referendum should not be bundled.

Paul Rowley, 80 McGrath Road, questioned items on the referendum and requested that the referendum not be bundled.

Mike Mundo, 67 Cornerstone Drive, spoke in opposition of the acquisition of 1645 Ellington Road, stating that the EOC was an expansion of the Town Hall. Mr. Mundo also spoke in support of the Nevers Park Fields and Facilities.

David Hodge, 83 Murielle Drive, spoke in favor of the Nevers Park Fields and Facilities and urged the Town Council to have this project as a stand-alone project on the referendum.

Eric Mahan, 50 Henry Road, called in to speak in favor of the Nevers Park Fields and Facilities and requested that this project be a stand-alone project on the referendum.

Tad Bistor, 261 Main Street, opposed the acquisition of 1645 Ellington Road.

Robert Dickinson **(Exhibit B)**

Timothy Kennedy, 95 Mountain Drive **(Exhibit C)**

Mindy Lewis **(Exhibit D)**

John Maciaga, 111 Oxford Drive **(Exhibit E)**

Dan Czaja, 3 Barbara Road **(Exhibit F)**

Kevin McCann, 170 Lisa Drive **(Exhibit G)**

Craig Zimmerman, 5A Amato Drive **(Exhibit H)**

Robert Marigliani, 22 Evans Crossing **(Exhibit I)**

Roger Cote **(Exhibit J)**

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ITEM:

7. Public Input (Continued)

Connor Dunn (**Exhibit K**)
Eric Rankin (**Exhibit L**)
Kimberly Windish (**Exhibit M**)
Hassan Muhammad Azeem (**Exhibit N**)
Chris Meleshenko (**Exhibit O**)
Samantha Petgrave, 28 Simcka Drive (**Exhibit P**)
Connor Kapisak, 21 Welles Lane (**Exhibit Q**)
Tad Bistor and Carolyn Culligan, 261 Main Street (**Exhibit R**)
Jen Prather, 11 Jessica Drive (**Exhibit S**)
Mary Beaulieu (**Exhibit T**)
Gene Keen (**Exhibit U**)
Christina Tauris (**Exhibit V**)
Mike Lyon (**Exhibit W**)
Dawn Holcombe (**Exhibit X**)
Sharon Parlapiano, 2330 Ellington Road (**Exhibit Y**)
Sheila Strong, 394 Graham Road (**Exhibit Z**)
Art Soucy (**Exhibit AA**)
John Kania, 52 Woodland Drive (**Exhibit BB**)
Connie Bordieri, 444 King Street (**Exhibit CC**)
Armand and Nadine LaCombe, (**Exhibit DD**)
Bruce Dexter, 15 Larkspur Lane (**Exhibit EE**)
Barbara Andriks, 97 Lefoll Boulevard (**Exhibit FF**)
Dianna M. Roy, 51 Hollis Road (**Exhibit GG**)

13. New Business

D. Resolution Approving the “Scope of the Referendum” for 2021

BE IT RESOLVED that the South Windsor Town Council hereby approves the “Scope of the Referendum” for the Town-wide Referendum for 2021 to include the following project or projects:

- Acquisition of 1645 Ellington Road
- Renovations to the Town Hall and 1645 Ellington Road
- Road Reconstruction, Paving, and Drainage – Pleasant Valley Road and Buckland Hills Drive
- Nevers Park Sports Fields and Facilities

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ITEM:

13. D. (Continued)

- Community Center Roof
- Public Works Facility Roof
- Police Department Expansion of Women's Locker Room
- Timothy Edwards Middle School Roof

Was made by Councilor Evans
Seconded by Councilor Hockenberry

Councilor Hockenberry made a motion to amend Buckland Hills Drive to Buckland Road on the Town-wide Referendum list. Councilor Snyder seconded the amendment, and it was approved unanimously.

Councilor Hockenberry made a motion to amend the list of projects for the Town-wide Referendum by removing Nevers Park Sports Fields and Facilities. Councilor Maneeley seconded the amendment, and the amendment was approved unanimously.

Councilor Lydecker expressed her frustration regarding the Nevers Park Sports Fields and Facilities being removed from the scope of the referendum. Although this item has increased, the Council has the ability to send it to referendum for a vote and continue to work behind the scenes to get the construction costs lowered. If the cost gets lowered, the Town will only bond the amount necessary for the project. This item is something that our Town has been wanting for a long time.

Councilor Snyder agreed that the Nevers Park Sports Fields and Facilities should remain on the scope of the referendum. Based on the public input tonight, people want to have it on a referendum, and the public should have the opportunity to be heard.

Town Manager Maniscalco explained to the Council that he had felt pulling it off the list was appropriate because he had just learned about the increase of \$1,500,000 tonight at 5:00 p.m., but the Town staff could figure out a way to phase this project so that the dollar amount is lower.

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ITEM:

13. D. (Continued)

Answering questions from the Council, Town Manager Maniscalco stated that in a bonding authorization, it is stated that the Town is authorized to bond up to a certain amount. Projects come in under budget at times, and the Town ends up not bonding the full amount. Town Manager Maniscalco explained to the Council that when doing estimates for projects, a contingency is usually built into that estimate to account for increases.

Councilor Hockenberry made a motion to withdraw the approved amendment to remove Nevers Park Sports Fields and Facilities from the list of projects for the Town-wide Referendum. Councilor Maneeley seconded the motion, and it was approved unanimously.

Councilor Delnicki made a motion to amend the list of projects for the Town-wide Referendum by removing the Acquisition of 1645 Ellington Road. Councilor Maneeley seconded the amendment.

Councilor Delnicki stated that the Council has heard from the public, and she feels at this time during a pandemic, it is not the appropriate time to purchase a property, especially when the full plan of the proposal has not been presented. The Town Council needs to focus more on the needs of the Town and not on the wants.

Councilor Snyder said that the Town Manager has the obligation to bring opportunities that arise to the Council, but at this time, during a pandemic, she agrees that this item should be removed.

Councilor Maneeley stated that she has heard the public speak against the purchase of 1645 Ellington Road, and in order to honor their request, she feels the acquisition of 1645 Ellington Road should be removed from the list of projects going out to referendum.

Councilor Hockenberry said she would not be voting for this amendment because she would like to give the residents the opportunity to make a choice on the acquisition.

Deputy Mayor Pendleton stated that this is a good project that the Town Manager brought to the Town Council. She would like to leave it on the referendum and let the citizens decide.

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ITEM:

13. D. (Continued)

Deputy Mayor Pendleton called for a vote on the motion; it failed on a roll call vote of 3 to 5 with Councilor Delnicki, Councilor Maneeley, and Councilor Snyder voting in favor of the amendment; and Deputy Mayor Pendleton, Councilor Evans, Councilor Hockenberry, Councilor Lopez, and Councilor Lydecker voting in opposition of the amendment.

Councilor Delnicki made a motion to amend the list of projects for the Town-wide Referendum by removing the renovations to 1645 Ellington Road. Councilor Maneeley seconded the amendment.

Councilor Delnicki felt that there was not enough information provided regarding the cost of the renovations.

Councilor Hockenberry stated that the staff worked on the costs for the renovations, and the Council should trust the renovation costs that were presented. The Council needs to let the residents vote on these projects.

Councilor Delnicki explained that she could not find information regarding the cost of the roof and windows at the EOC in the 1,200-page document the Council received. She does not feel there is a good comparison between quote estimates for the EOC and the Town Hall.

Deputy Mayor Pendleton called for a vote on the motion; it failed on a roll call vote of 3 to 5 with Councilor Delnicki, Councilor Maneeley, and Councilor Snyder voting in favor of the amendment; and Deputy Mayor Pendleton, Councilor Evans, Councilor Hockenberry, Councilor Lopez, and Councilor Lydecker voting in opposition of the amendment.

Deputy Mayor Pendleton called for a vote on the amended resolution; it was approved unanimously.

The approved resolution to read as follows (item changed is in bold):

BE IT RESOLVED that the South Windsor Town Council hereby approves the "Scope of the Referendum" for the Town-wide Referendum for 2021 to include the following project or projects:

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ITEM:

13. D. (Continued)

- Acquisition of 1645 Ellington Road
- Renovations to the Town Hall and 1645 Ellington Road
- Road Reconstruction, Paving, and Drainage – Pleasant Valley Road and Buckland **Road**
- Nevers Park Sports Fields and Facilities
- Community Center Roof
- Public Works Facility Roof
- Police Department Expansion of Women's Locker Room
- Timothy Edwards Middle School Roof

Town Manager Maniscalco explained to the Council that he would need guidance from the Council by consensus of how the questions will be put together.

After a lengthy discussion regarding the grouping of the projects, it was decided that there will be five questions on the referendum, and they would appear as follows:

- Acquisition and Renovation of 1645 Ellington Road
- Renovation to the Town Hall
- Nevers Park Fields and Facilities
- Road Reconstruction, Paving, and Drainage – Pleasant Valley Road and Buckland Road, Community Center Roof, Public Works Facility Roof, and Timothy Edwards Middle School Roof
- Police Department Expansion of Women's Locker Room

At 11:00 p.m., Councilor Snyder made a motion to extend the meeting for fifteen minutes. Councilor Maneeley seconded the motion, and it was approved unanimously.

8. Adoption of Minutes of Previous Meetings

None

Councilor Hockenberry made a motion to suspend the rules to go to Item 13. C. on the agenda. Councilor Snyder seconded the motion, and it was approved unanimously.

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ITEM:

13. New Business (*Continued*)

C. Resolution Waiving Competitive Bidding for the Purchase of a Hyster Forklift

WHEREAS, the Parks Division budget for Fiscal Year 2020/2021 includes funds to purchase a used Hyster Forklift with a 118-inch lift at 3,000 pounds; and

WHEREAS, the used propane-powered forklift will be used by the Parks Department, Fleet Services, and Public Works and will benefit all of these divisions more safely by lifting incoming product that comes into the Town Garage via truck freight; and

WHEREAS, in the past, the incoming product has been unloaded by hand and put into the bays by a very large diesel-powered loader or skid steer; and

WHEREAS, the Parks Division has received quotes for good condition, comparable forklifts from three (3) equipment suppliers for similar machines that were higher in price and were not a local vendor to support the warranty or service that may be needed in the future; and

WHEREAS, the purchase of a piece of used equipment such as this is not conducive to the normal competitive bidding process; and

WHEREAS, the Town of South Windsor's Parks Division recommends waiving the competitive bid process for the purchase of a used Hyster Forklift

NOW, THEREFORE, BE IT RESOLVED that the South Windsor Town Council hereby waives the competitive bidding process as described in Section 714 of the Town's Charter, for the purchase of a used Hyster Forklift and has determined that waiving competitive bidding is in the Town's best interest; and

BE IT FURTHER RESOLVED that the South Windsor Town Council hereby authorizes Town Manager Michael Maniscalco to negotiate and execute any and all contracts and documents necessary for the purchase of a used Hyster Forklift.

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ITEM:

13. C. (Continued)

Was made by Councilor Lopez
Seconded by Councilor Hockenberry

Councilor Lopez asked if the purchase of the Hyster Forklift is being waived because it is used equipment and some of the bidders are not in the same region as the Town? Town Manager Maniscalco explained that one of the key components for purchasing this equipment is staff safety. Currently, staff is using a bucket loader and chains to pick up heavy pieces of equipment, which while it works, is not the safest way to do this. Out of an abundance of caution and concern for the safety of staff, Mr. Caldwell and other staff came forward with this proposal.

Mr. John Caldwell, Superintendent of Parks, stated that this piece of equipment would be beneficial to the Parks Department, Fleet Services, and Public Works, and all of these divisions will share the cost.

Deputy Mayor Pendleton called for a vote on the motion; it was approved unanimously.

9. Communications from Liaisons, Officers, and Boards Directly Responsible to Council

Councilor Hockenberry informed the public that the Human Relations Commission would be holding a virtual event on Thursday, January 21, 2021, from 7:00 p.m. to 8:00 p.m. This event will be a celebration of Martin Luther King, Jr. Day. All of the information is on the Town website and also on South Windsor HRC Facebook. Any questions can be sent to South Windsor HRC@southwindsor-ct.gov.

Councilor Lydecker stated that the Council is getting ready to go into budget season. She is hoping to get some communication from the liaison to the Water Pollution Control Authority to hear about the sewer fees. Councilor Delnicki said that she is the liaison to the Water Pollution Control Authority and would attend a meeting to find out about the sewer fees contingent upon her ability to go to the meeting due to her work schedule.

Councilor Evans reported that the Park & Recreation had their last meeting with Mr. Favreau in attendance. The Park & Recreation Commission is very thankful for the service he has given to the Town. The Park & Recreation Commission is continuing to work on their master plan and will present it to the Council when it is complete. The Commission also had discussions regarding the fields that are being proposed for the referendum.

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10. Reports from Committees

None

11. Consent Agenda

b. Second Reading

Councilor Delnicki made a motion to approve Agenda Item 11.b.A through 11.b.G as a Second Reading on the Consent Agenda. Councilor Snyder seconded the motion.

Councilor Evans noted that Mrs. Katie Graham has been absent a lot from the meetings of the Park & Recreation Commission.

Councilor Snyder suggested that instead of discussing this in a Town Council meeting, that should be brought to the Clerk of the Council or directly to the certain party they are associated with.

Deputy Mayor Pendleton called for a vote on the motion; it was approved unanimously.

A. Resolution Reappointing Katie Graham (R) to the Park & Recreation Commission

BE IT RESOLVED that the South Windsor Town Council hereby reappoints Katie Graham (R) to the Park & Recreation Commission for a term ending December 31, 2024

B. Resolution Appointing Herbert Asplund (R) an Alternate to the Patriotic Commission

BE IT RESOLVED that the South Windsor Town Council hereby appoints Herbert Asplund (R) an Alternate to the Patriotic Commission for a term ending December 31, 2023, to fill the expired term of Bobbi Jo Maltz.

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ITEM:

11. Consent Agenda (Continued)

b. Second Reading (Continued)

C. Resolution Appointing Bobbi Jo Maltz (R) a Full Member to the Patriotic Commission

BE IT RESOLVED that the South Windsor Town Council hereby appoints Bobbi Jo Maltz (R), a full member to the Patriotic Commission, for a term ending December 31, 2023, to fill the expired term of Herbert Asplund.

D. Resolution Reappointing Gene Botteron (R) to the Patriotic Commission

BE IT RESOLVED that the South Windsor Town Council hereby reappoints Gene Botteron (R) to the Patriotic Commission for a term ending December 31, 2023.

E. Resolution Reappointing Edward Gawlinski (R) to the Patriotic Commission

BE IT RESOLVED that the South Windsor Town Council hereby reappoints Edward Gawlinski (R) to the Patriotic Commission for a term ending December 31, 2023.

F. Resolution Reappointing Tim Shepard (R) to the Demolition Delay Committee

BE IT RESOLVED that the South Windsor Town Council hereby reappoints Tim Shepard (R) to the Demolition Delay Committee for a term ending December 31, 2022.

G. Resolution Reappointing Daniel Seypura (R) to the Building Code Board of Appeals

BE IT RESOLVED that the South Windsor Town Council hereby reappoints Daniel Seypura (R) to the Building Code Board of Appeals for a term ending January 1, 2026.

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ITEM:

11. Consent Agenda (Continued)

b. Second Reading (Continued)

Councilor Lydecker made a motion to Approve Agenda Items 11.b.H. through 11.b.I as a Second Reading on the Consent Agenda. Councilor Maneeley seconded the motion, and it was approved unanimously.

H. Resolution Appointing Diane Behler (D) to the Patriotic Commission

BE IT RESOLVED that the South Windsor Town Council hereby appoints Diane Behler (D) to the Patriotic Commission for a term ending December 31, 2023, to fill the expired term of Kent Carlson.

I. Resolution Appointing William Coursey (D) to the Patriotic Commission

BE IT RESOLVED that the South Windsor Town Council hereby appoints William Coursey (D) to the Patriotic Commission for a term ending December 31, 2023, to fill the expired term of James Throwe.

13. New Business (Continued)

A. Resolution Approving the Appropriation of \$171,000 from the Capital and Non-Recurring Expenditure Account

BE IT RESOLVED that the South Windsor Town Council, having conducted the required Public Hearing at 8:00 p.m. on January 4, 2021, hereby approves the appropriation of \$171,000 from the Capital and Non-Recurring Expenditures Account to complete funding for three unfunded projects as follows:

- \$30,000 for the Ellsworth Elevator Project
- \$88,000 for the South Windsor High School Roof Section C Project
- \$53,000 for the Wapping School Roof Replacement Project

Was made by Councilor Maneeley
Seconded by Councilor Hockenberry

(Resolution Continued on Next Page)

TOWN COUNCIL
TOWN OF SOUTH WINDSOR

Minutes

Page 19

January 19, 2021

ITEM:

13. A *(Continued)*

Town Manager Maniscalco explained that as part of our capital plan when different projects are completed, sometimes there are additional funds left over. Those funds, which have already been appropriated, are put into the Capital and Non-Recurring Account, and over time, the amount builds.

Deputy Mayor Pendleton called for a vote on the motion; it was approved unanimously.

At 11:15 p.m., Councilor Hockenberry made a motion to extend the meeting for fifteen minutes. Councilor Maneeley seconded the motion. The motion failed with Councilor Delnicki in opposition.

Respectfully submitted,



Deborah W. Reid
Clerk of the Council



Capital Plan

- ▶ Annually the Town Creates a 5Yr Capital Plan as a part of the Budget
 - ▶ Includes large infrastructure projects: roads, bridges, roofs, facility maintenance
 - ▶ Allows the Town to invest and maintain infrastructure
 - ▶ Total of the 5yr Plan is \$70,809,700
 - ▶ Annually the Capital Plan is funded at approximately \$3million
 - ▶ At the current funding rate it will take 23 years to accomplish the identified 5 year list of projects and maintenance

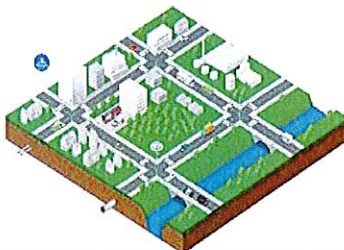


Exhibit A

Roof Requirements

- ▶ Community Center Roof
 - ▶ Reaching the end of useful life
 - ▶ Work would be three tab architectural shingles, base layer, ice and water shield, fascia trim and gutters
 - ▶ Replacement cost is \$240,000
- ▶ Public Works Roof Replacement
 - ▶ approximately 34,000 sq/ft reaching the end of useful life
 - ▶ Replacement of similar roof consists of a modified bitumen and EPDM (rubber roof) covering
 - ▶ Replacement cost is \$900,000
- ▶ Timothy Edwards Middle School
 - ▶ Projected Cost \$3,200,000
 - ▶ Expected State Reimbursement bringing cost to \$1,700,000



Police Department Female Locker Room

- ▶ The PD was built in 1984
 - ▶ At the time the profession was overwhelmingly male
 - ▶ All of the existing female lockers are currently used
 - ▶ There is no more locker space for any new hire female Police Officers
- ▶ Project:
 - ▶ Expand female locker room to allow for additional Locker space
 - ▶ Cost \$500,000 includes design and construction

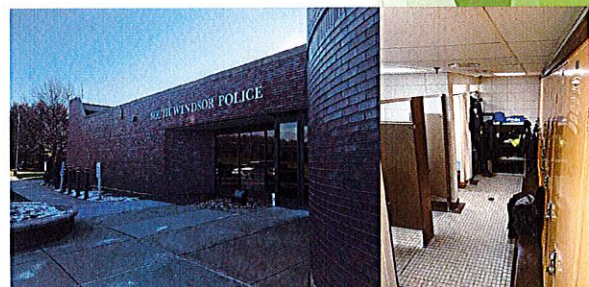
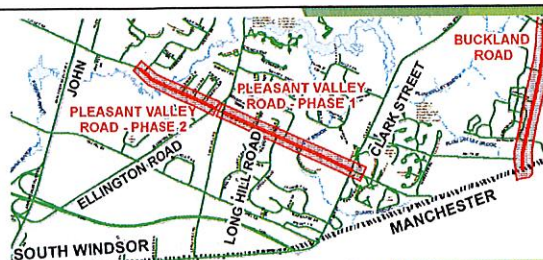


Exhibit A

Road Projects



► Buckland Rd

- PCI of 52 means distress is observed by eye including: cracking, potholes and rutting
- Proposing the top 3 inches be reclaimed and done over, new catch basin tops, curbs, minor drainage improvements where needed, traffic signals will be replaced.
- Work will be done at night
- Design in 2021 and construct in 2022
- Cost \$2,450,000

► Pleasant Valley Rd

- There has been no major work for 20 years
- Drainage will be improved, complete reclaim and pave, geometry of the road will be improved, sidewalks will be evaluated and possibly included where possible
- Design 2021-2022, construction 2023
- Estimated cost \$2,550,000

Nevers Sports Complex

- Due to recent revisions to the construction costs the total of this project has increased by \$1.5 million.
- As a result, I am NOT ready to move forward with this project right now.

Exhibit A

Estimated Project Totals

	Cost	With Possible reimbursment
Roads	5,000,000	5,000,000
Nevers Park Sports Facility	0	0
Community Center Roof	240,000	240,000
DPW Roof	900,000	900,000
PD Female lockers	500,000	500,000
T.E. Roof	3,200,000	1,700,000
	9,840,000	8,340,000

What does this mean for my Taxes in 2022?

Scenario 7 \$8,340,000

Home Market Value	Taxable Assessment	2022	Total Cost	Avg Monthly Cost
200,000	140,000	\$ (2.80)	\$ (2.80)	\$ (0.23)
250,000	175,000	\$ (3.50)	\$ (3.50)	\$ (0.29)
300,000	210,000	\$ (4.20)	\$ (4.20)	\$ (0.35)
350,000	245,000	\$ (4.90)	\$ (4.90)	\$ (0.41)
400,000	280,000	\$ (5.60)	\$ (5.60)	\$ (0.47)
450,000	315,000	\$ (6.30)	\$ (6.30)	\$ (0.53)
500,000	350,000	\$ (7.00)	\$ (7.00)	\$ (0.58)
Mill Rate Increase/(Decrease)		(0.02)		

Exhibit A

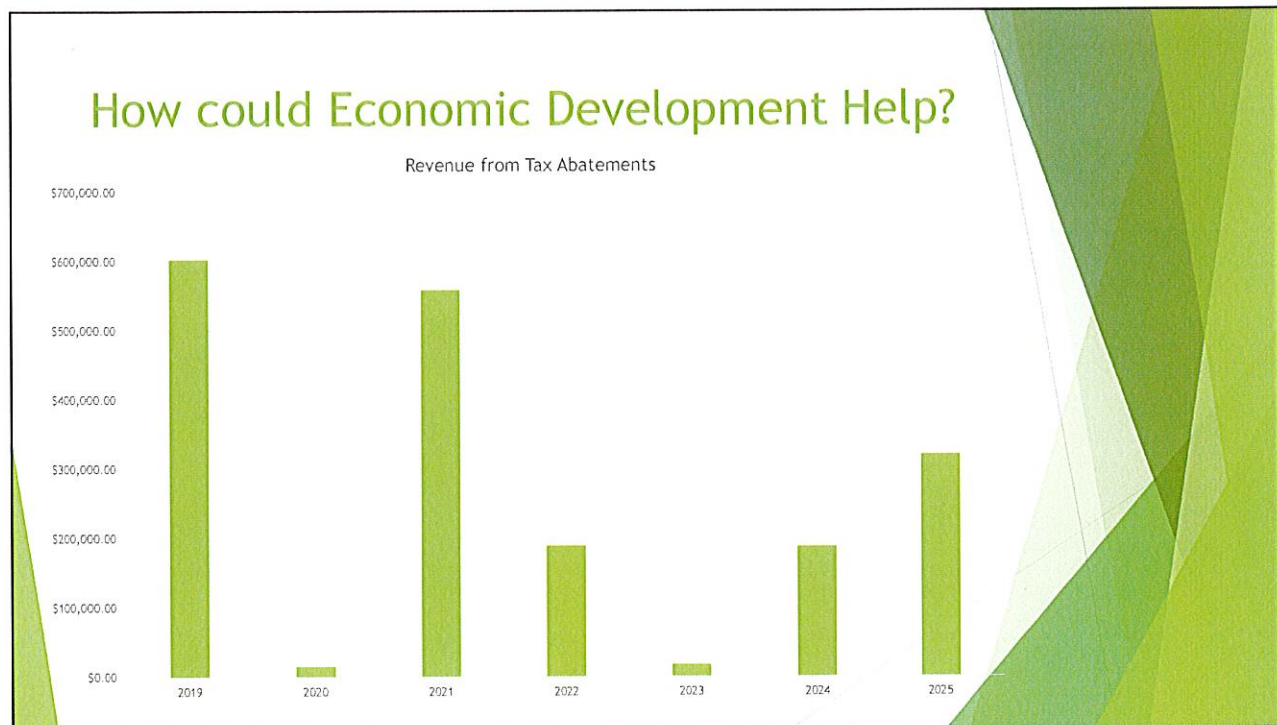
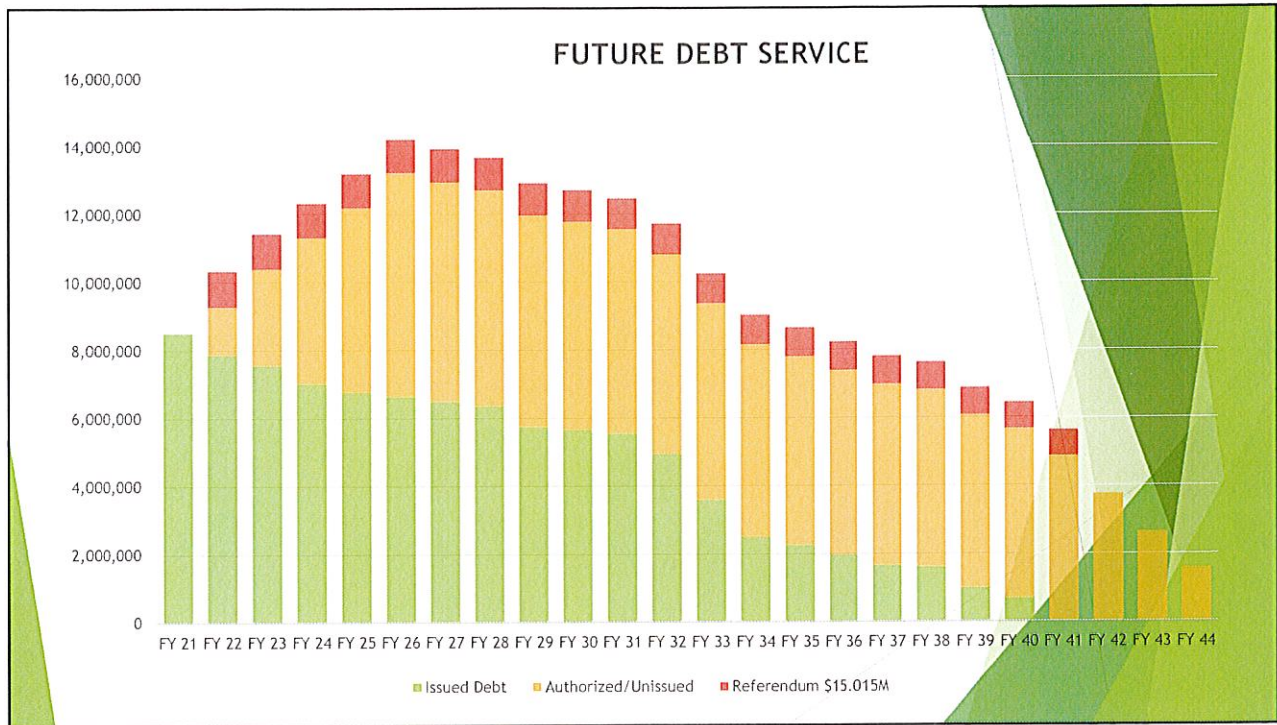
What do my taxes look like in 2022 if the 1645 Ellington is approved along with all of these projects?

Scenario 8 \$15,015,000

Home Market Value	Taxable Assessment	2022	Total Cost	Avg Monthly Cost
200,000	140,000	\$ 21.00	\$ 21.00	\$ 1.75
250,000	175,000	\$ 26.25	\$ 26.25	\$ 2.19
300,000	210,000	\$ 31.50	\$ 31.50	\$ 2.62
350,000	245,000	\$ 36.75	\$ 36.75	\$ 3.06
400,000	280,000	\$ 42.00	\$ 42.00	\$ 3.50
450,000	315,000	\$ 47.25	\$ 47.25	\$ 3.94
500,000	350,000	\$ 52.50	\$ 52.50	\$ 4.37
Mill Rate Increase/(Decrease)		0.15		



Exhibit A



What the Council needs to do tonight

- ▶ What projects should be in and out of the referendum?
- ▶ Determine how many questions the Council would like on the ballot?



Have a question ask

Town Manager: Phone-860-644-2511 ext. 200
Email: michael.maniscalco@southwindsor-ct.gov

Town Council: Phone-(860) 644-2511 ext. 206
Email: TownCouncil@southwindsor-ct.gov

Want to learn more on your own: <https://www.southwindsor-ct.gov/town-hall-project>



[Reply](#) [Reply All](#) [Forward](#)

Public input for January 19, 2021 Town Council meeting

Robert Dickinson [rldickinson@snet.net]

To: [TownCouncilComments](#)

Tuesday, January 19, 2021 6:47 PM

Public input for January 19, 2021 Town Council meeting

I recently saw an article in the paper that the number of pedestrian deaths again exceeded the previous year despite less traffic.

Even though South Windsor is a suburban/rural community we are not immune to this problem. There are many people who walk along many of our busy inter town connecting roads which have narrow shoulders and very few sidewalks.

South Windsor needs to develop ways to make it safer for pedestrians whether they are dog walkers or children and or adults walking to a neighboring housing development. More has been done in the last few years, such as sidewalks and crosswalks, than ever before but it is still a small fraction of what is spent on roads.

Some of the ways which would promote pedestrian safety are:

- 1) Requiring sidewalks when **any** development industrial, commercial or residential are built.
- 2) Applying traffic calming methods to reduce speed such as narrower marked lanes.
- 3) Encouraging pedestrians to wear high visibility clothing and walk on adjacent grass if possible when there is no sidewalk.
- 4) Prioritize sidewalks over roads for new construction or re-construction. Even constructing sidewalks without road re-construction.

Pedestrian crashes are nearly always serious or fatal, we should not wait to have fatalities before we deal with this problem.

Robert Dickinson
400 Seabury Dr. Apt. 4160
Bloomfield CT 06002
(Formerly of South Windsor for 57 years)

Reply Reply All Forward

Exhibit C

Town meeting-objections

TIMOTHY KENNEDY [tpkbmk1@yahoo.com]

To: TownCouncilComments

Tuesday, January 19, 2021 4:49 PM

Regarding the bank building acquisition, my wife and I (Bridget Kennedy) are against the purchase. Please note same for the record. Thank you.

Timothy P. Kennedy
95 Mountain Drive
South Windsor CT 06074
860-815-2409

Dear Mayor Paterna and Town Council Members,

We have a continuing and growing concern that I feel the town should be aware of. We have seen an increase in commercial truck traffic on our road. Now with new and expanding warehouses in the vicinity of our road (Coke, Home Depot, a third one under construction in South Windsor; HDI, Raymore Flanigan and others in Manchester; Amazon in East Hartford) it continues to add to the number of trucks.

As the town of South Windsor seeks to advance their goal to grow the commercial base, it should also be aiming to have that growth have the minimum of impact on the residents, including traffic along residential areas.

Companies have chosen these locations for their easy access to the highway (91, 84, 291). With that in mind, the town should have a goal to keep that traffic on those roads and other commercial areas as much as possible.

Although we are in the vicinity of the zoned 291 Corridor and other zoned commercial areas, our portion of Chapel Road is zoned as Rural Residential. We also have a day care and an elementary school along Chapel Road. There are also well used bike lanes and sidewalks. We feel the town should support that residential component and do everything it can to keep commercial/industrial from impinging upon the residential areas.

In many cases apps like Google Maps and Wayz likely direct traffic along Chapel Road as it is the "shortest" route in distance (although it is the same amount of time if not shorter to take 291).

The fact that 291 parallels Chapel Road, with exits and on-ramps at both Rt 5 and Tolland Tpke, it seems to us to be a very fair compromise to restrict commercial truck traffic on Chapel Road and direct it to 291. No business would be impacted by this, as there is an equally fast travelling option for their vehicles. And it would provide the residents an increased level of separation from the commercial growth.

Mindy Lewis

TO: Town Council Members and Town Manager
(Also, to be read at 1/19/21 meeting during Public Input)

DATE: 1/19/2021
Time: 11:55 AM

FROM: John Maciaga 111 Oxford Drive South Windsor

At this point I cannot say whether I am for or against the Bank Building Purchase Project. That is because I do not fully understand the Cost Benefit Analysis (CBA) presented a couple of weeks ago. I have questions, one of which I consider the KEY Question. I have discussed this with other residents in town, and they could not explain or answer my question. "Good question" some said. So it is safe and accurate to say that I am not the only one in town with this KEY question.

I will call keeping the town hall building in continued use as Scenario A. The total 10 year cost shown in the CBA is either \$12,218,406 or 14 million dollars (both numbers are presented in the CBA presentation at different points). That is confusing, but that is not the KEY Question, so let's ignore that for now. In this scenario A, approx \$1.3 million is 5 year, or immediate costs. The remaining 11 million dollars or more of the total cost for this scenario A is year 6-10 costs, inflation adjustments, etc. Clearly, the majority of the cost of this scenario is NOT the first 5 year costs.

Now let's go to what I call scenario B. It appears to me that Scenario B (called Project & Project Budget in the presentation) is to purchase the "Bank Building", renovations to said building, etc., AS WELL AS keep the Town Hall Building in use. As a matter of fact in this scenario B, 1.3 million dollars is included for immediate (I assume first five years) of use. This 1.3 million dollars corresponds to the same figure presented in scenario A for the first 5 years. So there is consistency in the use of that figure. The presentation does mention several possible uses of the current town hall building once the town hall operation is moved to the "bank building". That implies continued use of the town hall building. The total cost presented in this Scenario B (I had to add the numbers to get the total) is approx \$6.7 million dollars. The conclusion that is reached in the presentation is that this Scenario B is favorable over Scenario A by approximately 7 million dollars.

NOW, here is where I and others in town are confused and un-clear. In Scenario B it appears that the costs of the continued use of the town hall building for other uses completely ignores the considerable costs of years 6 thru 10 of the town hall building (for whatever uses). That cost (over 10 million dollars) in Scenario A (from the CBA/presentation) is completely missing in scenario B. If those costs will not be incurred in Scenario B, then the presentation should explain how/why those costs can be eliminated or ignored (e.g. will the town hall building be demo-ed within 5 years?). On the other hand, if this was just an accidental oversight, then the Scenario B costs should be updated.

If the town council and town manager could discuss this at the 1/19/21 town council meeting, I think it would be of benefit to many individuals in town, including myself.

Thank you.

[Reply](#) [Reply All](#) [Forward](#)

Exhibit F

New fields at Nevers Park

Map Man [mapman74c@gmail.com]

To: TownCouncilComments

Tuesday, January 19, 2021 3:49 PM

Dear Town Council,

I am emailing to let you know my support for the proposed new sports fields at Nevers, including a new football field.

Thank you.

Dan Czaja
3 Barbara Rd

[Reply](#) [Reply All](#) [Forward](#)

Exhibit G

Agenda item on referenda

Kevin McCann [fivemax@hotmail.com]

To: TownCouncilComments

Tuesday, January 19, 2021 3:17 PM

I see that you have referenda on your agenda tonight.

Apparently, you will be talking about combining several Town projects into one referendum question. I urge you not to combine the question of buying and renovating the Peoples Bank building with any other item.

Combining several projects into one question is not new. It has been done in the past, with mixed results. The outcome of combined questions seems to be wrapped up in two criteria: what is the total size of the referendum, and are there any controversial projects mixed in with more routine items.

Combining all items into one referendum does not increase the likelihood that it will pass. On the contrary, the more that is added from various questions, the less likely the combined referendum will pass. Witness past failed referenda which included all 5 elementary schools in one question, and combining an indoor swimming facility with Spring Pond and other recreational facilities. Separate projects, should be presented separately, especially if you want any of them to pass.

Buying and renovating the bank building, for the purpose of moving Town Hall is not only an expensive question, but it addresses a fundamental change in operation of the Town. From the conversations that I have had with people in town, both in person and on line, this is a very controversial topic. So much so, that the question should stand on it's own, in a separate referendum question, for the voters to decide independently of all other questions.

Please do not combine the bank purchase/renovation with any other referendum question.

Thank you.

Kevin McCann

170 Lisa Dr.

Sent from [Mail](#) for Windows 10

January 19, 2021

Mr. Maniscalco:

I again appreciate the opportunity to share some thoughts with the Town Council.

As you discussed at your last meeting, the town is considering including some new sports fields on Nevers Road in a potential referendum, most likely to be held next month - which would also include the purchase of the former People's United Bank Building on Ellington Road to become the new Town Hall.

These new fields, which both the school administration and youth sports group leaders have all previously said are very much needed, are currently designed to include:

- a) One lighted turf game field
- b) One unlighted grass practice field
- c) Appropriate stands, press box & locker rooms
- d) A refreshment stand with public bathrooms
- e) Required onsite parking

I would assume that these new fields would specifically be used by, or at least indirectly benefit, all our field hockey, football, lacrosse & soccer teams.

Since many town residents are concerned about the financial impact of additional spending during COVID, maybe the Town Manager, who is an expert in this area, can explain the time lag between our getting the ability to borrow these funds in March, and when we would actually have to start paying back this money, which would effect our taxes – assuming completion of the project by this fall.

While I know that the Town Council hasn't actually decided or voted whether or not to bundle these referendum project into one overall question, I would agree with many town residents, that this fields project should be a separate question in the referendum.

Just to be clear, given the importance and need of these new fields, I would strongly recommend that this project be included as a separate question in the recommended March referendum.

While the Board of Education has previously expressed its support for a similar fields plan, since we have not taken an official vote on this slightly updated version, please note that my advocacy is just personal – not as the Board of Education Chairman.

Craig Zimmerman

5A Amato Drive

[Reply](#) [Reply All](#) [Forward](#)

Exhibit I

Nevers Road Park

Robert Marigliani [remsanibel@gmail.com]

To: TownCouncilComments

Tuesday, January 19, 2021 12:34 PM

Honorable Council Members;

I sincerely hope that you and your families are well. I am contacting you with regards to our treasured Nevers Road Park.

As a former member of SWALPAC during the mid to late 1980's, I supported the decision by the Town to acquire the addition of the Park to the North of its original boundaries.

Over the years many South Windsor residents have used the trails winding by the open fields, ponds, and through the woods of this area as a welcome respite from an increasingly tumultuous world.

The recent appearance of survey stakes has created a concern that the open space of the interior portion may be considered for development, possibly as athletic fields, and the associated parking needs that come with it. I am not against reasonable use of town owned property, including sports facilities, but I strongly feel that the Town owns other parcels more suited to athletic development. Why not the lower portion adjacent to Nevers Road, the property on Brookfield Street, or another suitable location?

Town residents deserve a place with easy access to the considerable natural features, wildlife habitats and quiet relaxation that this parcel affords us. I strongly urge you to leave this parcel in the state that it currently exists for current and future generations to enjoy.

Sincerely,
Bob Marigliani
22 Evans Crossing
remsanibel@gmail.com
860-670-5185

[Reply](#) [Reply All](#) [Forward](#)

Exhibit J

Athletic Fields/Bundling

Roger Cote [rogerjcote@gmail.com]

To: TownCouncilComments

Tuesday, January 19, 2021 11:03 AM

YES to athletic fields and facilities.

NO to bundling these items with any other items.

Thank you.

[Reply](#) [Reply All](#) [Forward](#)

Exhibit K

Town Lights Meeting

Connor Dunn [cdunn35@cox.net]

To: TownCouncilComments

Tuesday, January 19, 2021 11:00 AM

Good evening,

My name is Connor Dunn, a former SWHS football and lacrosse player, graduated in 2017. I am currently a senior at Western New England University in Springfield, MA. I am writing in FULL support of the turf field and lights proposal. Adding a turf field would be a tremendous benefit to the town, as well as adding lights. Sports across the entire town would benefit from this addition, from more practice space, game venues, and added atmosphere to the games. As a former multi-sport player, playing under the lights was always a gift, and unfortunately only happened during away games. My teammates and I always were disappointed to not play home games on Friday nights, due to the lack of lights. Providing lights to our home field would put South Windsor into a much more beneficial position for scheduling and possible state tournament games. I pray you choose to support this proposal, for the benefit of the entire town.

Connor Dunn
SWHS Football/Lacrosse 2017

[Reply](#) [Reply All](#) [Forward](#)

Exhibit L

Never field

hpv61000@aol.com

To: TownCouncilComments

Tuesday, January 19, 2021 8:56 AM

Hello,

My name is Eric Rankin, I live on Gordon Dr.

I have been associated with the South Windsor Panthers for the past 10 years.

I am 100% for this great addition to the town. My son is a sophomore at SWH. Our town is in need of a facility to get night play for football to take place. Being one of only a few towns in the state to not have lights

Is somewhat embarrassing. As the older population is slowly moving we must make this town a option for new family's. Schools and town facility's are what attract new buyers. To see less affluent towns have better facilities is a letdown. Please consider going ahead with this project.

Eric Rankin

[Reply](#) [Reply All](#) [Forward](#)

Turf field with lights

Exhibit M

Kimberly Windish [kimberlylaguardi@gmail.com]

To: TownCouncilComments

Tuesday, January 19, 2021 8:41 AM

Good morning,

My name is Kim Windish and I have 2 sons, one at the high school and one at TE. Both of my boys have been involved in sports since they were little. We all believe there is so much that a child can learn on a team that they can't learn in the classroom or in the home. It goes way beyond the physical activity.

We have some great facilities in town including the Little League complex, but one huge thing that we are lacking is a field with lights. We have a lot of wonderful supportive families that live in town that would love to come and see a night game either watching their child play or going with their child for the experience. With a lot of working parents like myself, going to sports during the workday is not always possible.

Since we do not have a lighted field in town, it requires all of us working parents to travel to other towns to support our children in their sports after work hours. I hope you would consider adding a vote for this on a standalone basis back to the docket again. I think you'll find there is a lot of support in the town for this and a wonderful way for our town to show their support of our student athletes just like many of our surrounding towns have done.

Thank you for your consideration and stay safe,

Kim Windish

Sent from my iPhone

[Reply](#) [Reply All](#) [Forward](#)

Exhibit N

South Windsor Turf field

Azeem, Mo (2022) [hassan.azeem@trincoll.edu]

To: TownCouncilComments

Tuesday, January 19, 2021 6:57 AM

Hello,

My name is Hassan Muhammad Azeem and I am a resident of South Windsor. I live on 949 Pleasant Valley Road Unit 1-4. I graduated from South Windsor High School in 2018 and am currently a student athlete at Trinity College. I am emailing you in regards of potentially adding in a new Turf Field behind the baseball field. I do believe that this field is needed for a better experience for our sports teams. My four years at South Windsor were some of the most memorable times I had and the football program meant a lot to me. In my senior season, our team went 10-2 and made the playoffs for the first time in a very long time. We were able to secure a home playoff game, however, had to play it at East Hartford due to us not having lights. This was unfortunate because our team worked extremely hard to secure the home game yet we could not play on our field.

On top of all of this, there are multiple other fall sports that need to use the turf field that we currently have. This makes our schedule disruptive as we cannot share the field at the same time. Yes, we do have a grass field below but this gets ruined often and we are not able to have as many effective practices. It is pivotal for our team to have a reliable and safe practice field in order for them to reach their goals of winning many games and making their high school experience memorable. I hope you take this into consideration and make the right decision of adding a new field.

Thanks,

Hassan Muhammad Azeem

[Reply](#) [Reply All](#) [Forward](#)

Exhibit O

Lighted turf stadium

Chris Gmail [chris.meleshenko@gmail.com]

To: TownCouncilComments

Tuesday, January 19, 2021 6:48 AM

South Windsor Town Council

I understand tonight you will be discussing a referendum for a lighted turf stadium. This must happen and is long overdue. Most towns of our size in Connecticut already have lights, and in fact last year another town used our field as they had lights installed on their own.

It is unfortunate that our town has been held hostage by a few who have resisted common sense LED lights at the existing field.

It's clear from the past several years there is high demand for a lighted field which would have several benefits including

- 1 Build a greater sense of community by allowing nights games that can be attended by more friends and family members who work during the day
- 2 Allow greater flexibility in scheduling games and avoid conflicts with competing sports
- 3 Safety as teams no longer push for games with limited daylight
- 4 Increased visibility for South Windsor as a town younger couples and new parents want to move
- 5 Additional revenue and fundraising opportunity for the school with concession stand and possible advertising

A lighted field is not a want - it is a NEED that is long overdue. Please do the right thing and move on the referendum.

Thank you.

Chris Meleshenko

01/18/2021

To Whom It May Concern:

My name is Samantha Petgrave and I am writing to you on behalf of the South Windsor Panthers Youth Football and Cheer board and also as a resident of South Windsor. It has come to our attention that the town council is considering a potential Community Referendum which includes a new sports complex on Nevers Road. On behalf of the South Windsor Panthers Youth Football and Cheer program, we are in complete support of the proposed sports complex. The addition of the proposed sports complex has the potential to exponentially increase property values and will eliminate several challenges for many youth sports programs in town. Additionally, we are in favor of the sports complex being broken out into its own referendum.

The sports complex has community wide support. The proposal to approve the addition of this sports complex needs to be on its own referendum. Given the nature of this project and the amount of support, it deserves a standalone vote. It should not be incorporated into a proposal that includes other expenses. We are in favor of unbundling the sports complex from the other items on the proposal.

Our youth sports programs as a whole will benefit greatly from the new, proposed sports complex. We are currently using the fields at Rye Street Park and while we are grateful for use of the fields for our football and cheer seasons, they do present several challenges related to both inclement weather and scheduling conflicts. Rye Street Park is widely used between several Parks and Recreation programs and other youth sports organizations and it proves difficult to schedule our games and events. Essentially, there are too many organizations attempting to use the fields during the same seasons. Given that our football season takes place in the late summer and fall, we have run into several issues regarding inclement weather and not being able to use the fields as a result. At this time, we cannot use the fields at Rye Street if there is a frost the night before a game leaving us to inconvenience parents and players from both opposing towns and our own. If it rains too much the day before game day, we also have to cancel games last minute to preserve the integrity of the fields. The addition of the sports complex to South Windsor will give all of the youth sports programs as well as SWHS athletics, additional space and safe facilities to practice and hold games. Turf fields will allow us to hold games as scheduled regardless of weather conditions leading up to game day. Both issues of scheduling and inclement weather would be completely resolved with the addition of this sports complex.

As a resident in town, I believe that the addition of this sports complex has the potential to significantly increase property value and the value of the town of South Windsor as a whole. South Windsor is widely known for having one of the best school districts in Hartford County, but we are significantly lacking in the athletic fields department. We pride ourselves on the education that the children of this town leave with. Unfortunately, our town is in dire need of the proposed sports complex to stay current with the expectations that come with being one of the best school districts. Per the NEASC, South Windsor High School received a sub-par rating and recommendations regarding our athletic facilities. It was advised that, "when the athletic facilities are improved to allow full access to high-quality playing environments,

students will enjoy the same high-quality learning experience in physical education and on athletic teams as they do in the classroom.” Additionally, a lighted turf field is necessary to ensure the safety of our athletes when we start losing daylight. We must take the necessary steps to remain competitive as it relates to our school systems. South Windsor is one of the only towns in our conference and close to being the only town in the state of Connecticut that does not have a lighted turf field. The current field is not suitable for lights, given the many issues with the neighboring residents and space, so this is the best alternative. Most importantly, the return on this investment will benefit the town of South Windsor economically and socially for generations to come. We need to remain committed to keeping South Windsor one of the best places to live.

The proposal to bring our athletic facilities up to standard is lucrative and necessary. This is an investment that the town of South Windsor must make. This matter is not an issue of if, but rather an issue of when. We need to capitalize on the opportunity to provide the necessary facilities our youth and student athletes need to succeed.

Thank you for your time.

Regards,

Samantha Petgrave

Vice President, South Windsor Youth Football and Cheer
28 Simcka Drive
South Windsor, CT 06074

[Reply](#) [Reply All](#) [Forward](#)

Exhibit Q

Nevers Sports Facility Complex Referendum

Connor Kapisak [ctkapisak@gmail.com]

To: TownCouncilComments

Monday, January 18, 2021 9:48 PM

To Whom It May Concern,

I would first like to thank the town council for the opportunity to have my letter read aloud regarding the Never Sports Facility Complex, which would allow South Windsor to have its first high school athletic field with lights.

My name is Connor Kapisak (Class of 2018) and I currently play football at the University of Iowa. I grew up playing football for the South Windsor Panthers and then continued on to play for the high school. I have many fond memories playing football for South Windsor, one of which was my senior year in high school. In the fall of 2017, we were successful in not only having the opportunity to host a playoff game, but winning the first state playoff game in school history. Unfortunately, due to the scheduling of the playoffs, which required lights, we were unable to host our game at South Windsor High School. Instead, we had to play a "home" game at East Hartford High School because South Windsor High School did not have lights to host the game.

Being the only high school in our conference to not have lights, I saw firsthand, the benefits and how it brought communities together when we played our away games. Whether it was the kids from the local youth programs coming together, the high school band having the opportunity to play under the lights or just an opportunity for a family to come watch and support their local high school on a Friday or Saturday night. The benefits of having lights at the high school are endless, and with your support, we can make that a reality for South Windsor High School moving forward. I am writing to you to let you know that I fully support the referendum. Thank you for your time and consideration.

Thank you,

Connor Kapisak
University of Iowa Football
21 Welles Lane
South Windsor, CT

[Reply](#) [Reply All](#) [Forward](#)

Exhibit R

Referendum for March 16, 2021

Tad Bistor [tad.bistor@gmail.com]

To: TownCouncilComments
Cc: Tad J. Bistor [Tad.Bistor@gmail.com]

Monday, January 18, 2021 6:18 PM

Dear Members of the South Windsor Town Council:

We are writing to you today to express our opposition to the bundling of the items to be placed on the referendum scheduled for March 16, 2021.

The residents of the Town of South Windsor should be given the right to express their support for those items on the referendum for which they are in favor, as well as to express their opposition to those items for which they are not in favor. You, as our elected representatives, are able to choose those projects which you support, and can vote against those projects you do not. Your constituents should have that same opportunity.

The Town taxpayers already have a very significant amount currently outstanding on the school bonds that were previously approved (approximately \$36 million from what we understand), and, to our further understanding, there is an additional \$71.5 million that has been authorized. We also understand that there is approximately another \$18.5 million authorized for general government purposes. Who knows what further expenses will be needed in the coming years (perhaps upgrades to the Middle School and/or High School?), but there is only so much that we can take on in additional tax debt. These bonds are, of course, on top of the regular property taxes that we would normally have to pay each year.

In our home and in our personal lives, we regularly have to make choices regarding our purchases. We purchase those items that are necessities, and then we have to prioritize the rest. There just isn't enough money to buy everything we would like. The same should apply to our Town spending. We, the taxpayers, should be able to prioritize those Town projects that we feel are the most important, and leave the others for some time in the future when we feel we can afford the added expense. Bundling the referendum takes away that ability to set our priorities.

We thank you for your time, and we respectfully request that this email be read into the record at your next Town Council meeting.

Very truly yours,

Tad J. Bistor
Carolyn K. Culligan
261 Main Street
South Windsor, CT 06074
(860) 798-2307

[Reply](#) [Reply All](#) [Forward](#)

Exhibit S

Adding lights to high school football

Prather, Jennifer [jprather@wlps.org]

To: TownCouncilComments

Monday, January 18, 2021 4:32 PM

My oldest son was born with a football in his hands. At one we packed a football into his daycare bag. At three he proudly walked into preschool with a football, and at seven when he went to a new elementary school he tucked his football into his backpack, hoping he would meet new friends at recess playing football. Both my boys have been playing youth football for years, we are a football family. We moved to South Windsor knowing our boys would be raised here and someday play football at the high school. For me, growing up in Michigan, Friday night football games were highly anticipated and brought the community together. Every week the Friday night football games allowed us kids to be part of something that was bigger than us. We did not always win those Friday night games, but it brought spirit to our town. My boys and I have gone to Friday night games in Vernon and the South Windsor playoff game in East Hartford a couple of years ago and the feeling was electric! This is my dream for my boys when they play high school football. I believe that adding lights to the South Windsor Football program will increase team attendance and bring team spirit to our town. I often hear, "Well, South Windsor is just not a football town." But I ask myself why? Why can't we be a football town? We have the talent, we have the dedication, and we have the heart. All we need are the lights.

With respect

Jen Prather
11 Jessica Drive
South Windsor, CT

[Reply](#) [Reply All](#) [Forward](#)

Exhibit T

Bundling of the referendum

mary beau [marybeauacm@gmail.com]

To: TownCouncilComments

Monday, January 18, 2021 11:30 AM

To South Windsor council members:

My purpose in writing is to inform you that I am against the proposal for bundling of referendum of items. A building purchase, repairs to public works, roof, roads and fields - should be looked at, voted on each item individually.

Please enter this into the record I am against bundling of the referendum.

Kind regards,
Mary Beaulieu

[Reply](#) [Reply All](#) [Forward](#)

Exhibit U

Upcoming referendum

Gene Keen [lekeen@yahoo.com]

To: TownCouncilComments

Sunday, January 17, 2021 2:11 PM

Unbundled the referendum, please or a resounding "No". Just like the Feds, "pork fat" in the run

Thx
Gene

Louis Eu"Gene" Keen

[LinkedIn](#)

[Facebook](#)

Stay Home, Stay Safe and Stay Healthy!

[Reply](#) [Reply All](#) [Forward](#)

Exhibit V

Proposed referendum

Christina Tauris [christinatauris@gmail.com]

To: TownCouncilComments

Sunday, January 17, 2021 9:31 AM

Why are all the proposed projects being bundled? There are some I would vote yes for individually, but due to the bundling both my husband and I will be voting no. Seems like it's just an effort to get some projects approved that would not otherwise pass. Please separate these projects and let people vote yes on those they truly support.

Thank you,
Christina Tauris

[Reply](#) [Reply All](#) [Forward](#)

Exhibit W

Stop the Bundling

Mike Lyon [mikelyon902@gmail.com]

To: TownCouncilComments

Sunday, January 17, 2021 6:21 AM

Hello,

This tactic of bundling spending issues is unacceptable. It is undemocratic and the simple fact that you are bundling these items is in itself an admission of guilt that these projects are excessive. Are you even aware that many in our town are suffering financially from the recent economic shutdown? This is insulting to them especially and rather cynical. The end goes not justify the means.

Sincerely,
Mike Lyon

[Reply](#) [Reply All](#) [Forward](#)

Exhibit X

Upcoming referendum

DAWN HOLCOMBE [dawnho@aol.com]

To: TownCouncilComments

Saturday, January 16, 2021 11:01 PM

I am writing as a concerned voter to ask that the referendum items not be bundled. These are not the times to be bringing a huge package to the voters and will pretty much guarantee defeat of the whole package.

Thanks, Dawn

Dawn Holcombe, MBA FACMPE ACHE

President, DGH Consulting

Director, NAMCP Medical Directors Institute Oncology Council

Executive Director, Connecticut Oncology Association

33 Woodmar Circle

South Windsor, CT 06074

dawnho@aol.com (main)

dawnholcombe@aol.com

860-305-4510 (cell and main)

www.dghconsulting.net

www.namcp.org

www.ctoncology.com

[Reply](#) [Reply All](#) [Forward](#)

Exhibit Y

Referendum

Sharon Parlapiano [slp1130@att.net]

To: TownCouncilComments

Thursday, January 14, 2021 9:17 PM

Dear Town Council Members,

In light of the recent news presented to taxpayers about the potential purchase of the former United Bank building, I wanted to take this opportunity to express my belief that this is not a fiscally responsible purchase at this time. Perhaps we need the space and need to renovate our current buildings but you need to put the taxpayers first. Many taxpayers in this town are suffering economic hardships due to the Covid pandemic. There are so many more things this Town needs now instead of a new building: financial assistance to taxpayers (not just for Covid but crumbling foundations), road repairs, etc. Even better, how about a tax break across the board?

Additionally, I think it is irresponsible to bundle all of the potential referendum questions together. These are not like items and should each be considered separately.

Sharon Parlapiano
2330 Ellington Road

[Reply](#) [Reply All](#) [Forward](#)

Exhibit Z

PROPOSED NEW TOWN HALL

SHEILA STRONG [spstrong1@cox.net]

To: TownCouncilComments

Thursday, January 14, 2021 7:56 PM

The message sender has requested a read receipt. [Click here to send a receipt.](#)

This message was sent with High importance.

Imagine my shock when I heard and then read that the Town Council wants to purchase the old United Bank building for \$3.9 million and that it's move-in ready?
Is this the most fiscally responsible thing for our Town to be doing? During the worst pandemic we've ever seen, with so many people working from home or worse yet, unemployed?
I'd imagine a new Town Hall would be a wish list item; many years down the road after we recover from purchasing the lot on Sullivan Avenue that still has the clustered sedge on it; that we cannot use to build on, but own. And, to add insult to injury, we purchase another plot of land a block away to build a gorgeous firehouse. Let's not forget the Town Hall Annex (former post office building that we leased for years while empty and then purchased, refurbished and now houses "emergency services";
New elementary schools and;
Collins, now Porter Hill, to name a few recent, costly purchases.

And, a Town Green? That's what you want to concentrate on? A town green, in the back of that building, where the pond is that gets covered in green algae in the summer time in a residential neighborhood with zero parking? Have you thought about the natural wildlife there - how it would be disturbed?

The time and vision for a Town Green has long passed especially when you approved Stop & Shop, ECHN, Evergreen Walk, etc. and other large developments on available plots of land that would have made a great Town Green. We don't need or want a Town Green, it's a waste of time and money but I think it's more of an "olive branch" to help appease the residents and lull us into spending 3.9 million dollars on a "New Town Hall" because we got a new Town Green.

We, and I use that term as a general statement for "the residents of SW", do not need a new Town Hall; we already have one and a fairly recent upgraded Annex too. By the way, nothing is move-in ready. You'll need to overhaul the inside to fit Council Chambers, acoustics, wiring and AV/TV set up, etc., security and upgrade utilities. I'm sure new furniture, drapery, blinds, carpeting, office equipment and furniture would be needed and upgrade the parking lot, pave it, new lines, handicap parking and figure out of way to put another driveway in -- since it's one way in and the same way out; moving costs--all this is additional money beyond the \$3.9 million sticker price.

And, more importantly, what happens to the old Town Hall and Annex?

Sheila Strong, 394 Graham Road

[Reply](#) [Reply All](#) [Forward](#)

Exhibit AA

Acquisition of New Town Hall

Art Soucy [art.soucy@gmail.com]

To: TownCouncilComments

Thursday, January 14, 2021 6:37 PM

Dear Town Council Members, this is the second time I am writing to express my concern over the proposed purchase of a new town hall.

First I want to thank the three of you, Our Mayor, Mrs. Delnicki and Mrs. Snyder, for responding to my first email. Our residents appreciate your responsiveness.

I want to express again and for the record my opposition to this project. I am a retired executive who has run multi-billion dollar businesses in dozens of countries around the world. While retired for 3 1/2 years, I am on several Boards and I try to keep current with business trends.

Surely you must be aware that every business in the country is actively reducing brick & mortar. They've learned from the pandemic that they can operate with a large percentage of their employees working from home. They've realized that this is an excellent means for increased productivity, better work-life balance and better customer service.

How is it that in 2021, in light of this new found knowledge, our town council would consider such an archaic strategy? No current CEO in the country would even consider such an approach in the business world. It is flawed at the core concept and should never have come out of the council board room.

Please take the time to assess what the best companies in the world are learning. Look in your own backyard at companies that are plotting a very different approach.

This project is simply following an outdated strategy formed by outdated thinking - and is a total waste of tax payer money.

Thank you for your consideration- Art Soucy

Sent from my iPhone

[Reply](#) [Reply All](#) [Forward](#)

Exhibit BB

March 16, 2021 Referendum

john kania [john.kania@att.net]

To: TownCouncilComments

Wednesday, January 13, 2021 7:50 PM

I am against the idea of bundling any projects, not only for the proposed March 16, 2021 referendum but as a general policy. Bundling reduces or eliminates the selection, pro or con, of specific tasks or projects. I fully support line item selection and this referendum should allow just that, line item approval or rejection.

John Kania
52 Woodland Drive

1/19/2021

referendum

[Reply](#) [Reply All](#) [Forward](#)

referendum

Exhibit CC

cab0503 [cab0503@cox.net]

To: TownCouncilComments

Wednesday, January 13, 2021 11:05 AM

To the Town Council

Please structure the upcoming referendum on March 16, 2021, so that I may vote on the individual items rather than a "bundling" approach.

Thank you,
Connie Bordieri
444 King Street

Sent from my Verizon, Samsung Galaxy smartphone

[Reply](#) [Reply All](#) [Forward](#)

The Bundling of the Referendum

Exhibit DD

Nadine LaCombe [nadinelacombe519@gmail.com]

To: TownCouncilComments

Tuesday, January 12, 2021 7:19 PM

To My Council Members ,

My husband and I are 33 year residence of the Town of South Windsor. We are writing to you regarding the bundling of the referendum for March 16,2021. First of all the cost the town wants to spend for the old United Bank building during this Covid time we are in and with many people unemployed is preposterous. Even if you think we need this it's not the time or place to spend this money and now you want to add another \$6 million to this referendum. If we need a vault it should be built within the confines of our beautiful Town Hall or in the annex. As for bundling it in with the purchase of a new building is just a sneaky way of getting the tax payers to vote for for the whole thing. It's just wrong. No referendum should be bundle with another ever.

I would like our comments to be read into the record.

Sincerely

Armand and Nadine LaCombe

[Reply](#) [Reply All](#) [Forward](#)

Exhibit EE

March 16 Referendum

Bruce Dexter [bruced4@cox.net]

To: TownCouncilComments

Monday, January 11, 2021 10:20 AM

To the Town Council

Please structure the upcoming referendum on March 16, 2021, so that I may vote on the individual items rather than a "bundling" approach.

Sincerely

Bruce Dexter
15 Larkspur Lane

1/19/2021

bundled changes

Reply Reply All Forward

Exhibit FF

bundled changes

bandriks [bandriks@cox.net]

To: TownCouncilComments

Sunday, January 10, 2021 11:12 AM

I am adding my voice to the others who do NOT want the changes bundled together!

Barbara Andriks
97 Lefoll Blvd

Sent from my Verizon, Samsung Galaxy smartphone

[Reply](#) [Reply All](#) [Forward](#)

Exhibit GG

Referendum Vote

dianna roy [diannaroy@gmail.com]

To: TownCouncilComments

Saturday, January 09, 2021 6:18 PM

Good evening!

Thank you for all you do as council members in South Windsor. You volunteer countless hours to help guide and direct our community. I am writing to you to ask that items at the March referendum not be bundled. Please consider letting the residents you represent and serve have a voice on each item which is being brought forward. Thank you for your time.

Dianna M. Roy
51 Hollis Road
South Windsor, CT 06074
860-214-4321