

TOWN COUNCIL
TOWN OF SOUTH WINDSOR

Minutes

Page 1

December 20, 2021

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

1. Call Meeting to Order

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

2. Pledge of Allegiance

3. Roll Call

Members Present: Mayor Liz Pendleton
Deputy Mayor Steven King, Jr.
Councilor Evans (arrived at 7:09 p.m.)
Councilor Philip Koboski
Councilor Karen Lydecker
Councilor Andrew Paterna

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

4. Mayor's Remarks

Mayor Pendleton wished everyone a safe and healthy Holiday Season.

5. Adoption of Agenda

Councilor Lydecker made a motion to approve the minutes of the following Town Council Meeting: Regular Meeting Minutes of December 6, 2021

Deputy Mayor King made a motion to amend the agenda as follows: Move Items: 13.A. (Transfer of \$140,000 in FEMA Storm Isaias), 13.D. (Update on School Projects) and 13.H. (Resolution Approving the Transfer of FEMA Storm Isaias Funds to Three Town projects) to after Item 13.I. Councilor Lydecker seconded the motion and it passed unanimously.

6. Communications and Reports from Town Manager

Mr. Maniscalco said that there will be a Pediatric Vaccine Clinic on December 27, 2021 from 8-3 pm at Major Donnelley Park. Mr. Maniscalco gave an update on COVID-19 and said that due to the increase in currently infected individuals in the community, the Town has reached the threshold of community spread as defined by the Department of Public Health. There has also been a number of staff testing positive so in an effort to ensure the Town remains able to offer services to residents, we have divided the staff into two groups and moved one group to the

TOWN COUNCIL
TOWN OF SOUTH WINDSOR

Minutes

Page 2

December 20, 2021

Annex so that they can provide a backup in case a department is exposed or infected.

The Town of Somers reached out recently to discuss regionalizing their Public Health activities with the Town of South Windsor since their employee that is currently conducting those activities is going to retire. We are exploring this idea with them and would set it up similar to the regional IT program that South Windsor currently runs.

7. Public Input for Items on the Agenda

Mr. Joseph Kennedy came forward to thank the Town Manager for his leadership and hard work keeping the residents of South Windsor safe throughout the Pandemic.

Ms. Daria Plummer of 235 Orchard Hill Drive came forward to address the Town Council in support of Item A. under New Business; Transferring Excess Appropriations from the Orchard Hill Elementary School and Philip R. Smith Elementary School to the Pleasant Valley Elementary School Project. She applauded the Town on their continued commitment to the South Windsor Schools. Ms. Plummer said that the Resolution allows for continued education and equity that was promised to the community.

8. Adoption of Minutes of Previous Meetings

BE IT RESOLVED that the South Windsor Town Council hereby approves the Minutes of the following Town Council Meeting: Regular Meeting Minutes of December 6, 2021.

Was made by Councilor Paterna

Seconded by Councilor Koboski

The motion passed with a vote of 5 in favor and 1 abstention from Councilor Evans who was not present at the December 6, 2021 Town Council Meeting.

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

Councilor Lydecker attended the last Board of Education meeting. The Board of Education spoke about the budget shortfalls for the Pleasant Valley School Project and that the Town would need a Resolution to transfer the excess funds from Orchard Hill and Philip R. Smith Schools to the Pleasant Valley School Project. This will allow the project to remain on time and on budget. Students also came forward at the meeting to speak about the Arts and what that means to them. They also discussed the enrollments levels in the South Windsor Schools and that they are the fastest growing enrollment in the State. The enrollment has increased

TOWN COUNCIL
TOWN OF SOUTH WINDSOR

Minutes

Page 3

December 20, 2021

4.3% in the last year and six consecutive years of enrollment growth. The projected enrollment in the next five years is expected to increase 12.2%.

Councilor Lydecker also reported that Dr. Kate Carter, Superintendent of Schools has indicated that the Town is in a position to offer the old Orchard Hill School to the Parks and Recreation Committee.

10. Reports from Committees

Mayor Pendleton gave an update on the Capital Projects Committee meeting that was held on December 15, 2021. The committee reviewed the projects that were brought forward by Town Departments. They prioritized the projects so that they would fit in the budget. The Committee will bring those projects forward to the Town Council during budget season.

11. Consent Agenda

[All items listed under this section are considered routine by the Town Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council member so requests, in which event the item will be removed from the Consent Agenda and be considered in its normal sequence on the Agenda.]

Motion to Approve Agenda Items 11.a.A. through 11.a.B. as a First Reading on the Consent Agenda

A.Resolution Appointing James Murray (D) to the Water Pollution Control Authority and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting

BE IT RESOLVED that the South Windsor Town Council hereby appoints James Murray (D) to the Water Pollution Control Authority for a term ending November 30, 2025, to fill the expired term of Thomas Ruby and postpone consideration of this motion until the Town Council's next regularly scheduled meeting.

B.Resolution Appointing David Basile (D) an Alternate to the Water Pollution Control Authority and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting

BE IT RESOLVED that the South Windsor Town Council hereby appoints David Basile (D) an Alternate to the Water Pollution Control Authority for a term ending November 30, 2023, to fill the expired term of Shawn Jacobaccio and postpone consideration of this motion until the Town Council's next regularly scheduled meeting.

TOWN COUNCIL
TOWN OF SOUTH WINDSOR

Minutes

Page 4

December 20, 2021

Was made by Councilor Lydecker
Seconded by Deputy Mayor King
The motion passed unanimously

11. Consent Agenda (continued)

Motion to Approve Agenda Items 11.b.A through 11.b.G. as a Second Reading on the Consent Agenda

b.Second Reading

A.Resolution Reappointing Joseph Botti (R) to the Water Pollution Control Authority

BE IT RESOLVED that the South Windsor Town Council hereby reappoints Joseph Botti (R) to the Water Pollution Control Authority for a term ending November 30, 2021.

B.Resolution Reappointing Veronica Nowak (R) to the Housing Authority

BE IT RESOLVED that the South Windsor Town Council hereby appoints Veronica Nowak (R) to the Housing Authority for a term ending November 30, 2026, and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

C.Resolution Appointing Corrine Bordua (R) to the Public Building Commission

BE IT RESOLVED that the South Windsor Town Council hereby appoints Corrine Bordua (R) to the Public Building Commission for a term ending November 30, 2025.

D.Resolution Appointing Daniel Edwards (R) to the Blighted Property Appeals Board

BE IT RESOLVED that the South Windsor Town Council hereby appoints Daniel Edwards (R) to the Blighted Property Appeals Board for a term ending November 30, 2024 to fill the expired term of James Ainsworth.

E.Resolution Appointing Justin Bordua (R) to the South Windsor Agricultural Land Preservation Advisory Commission

BE IT RESOLVED that the South Windsor Town Council hereby appoints Justin Bordua (R) to the South Windsor Agricultural Land Preservation Advisory Commission for a term ending November 30, 2022 to fill the

TOWN COUNCIL
TOWN OF SOUTH WINDSOR

Minutes

Page 5

December 20, 2021

unexpired term of Elizabeth Warren and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

11. Consent Agenda (continued)

F.Resolution Appointing Dan Katzbek (R) to the Inland Wetlands Agency/Conservation Commission

BE IT RESOLVED that the South Windsor Town Council hereby appoints Dan Katzbek (R) to the Inland Wetlands Agency/Conservation Commission for a term ending December 1, 2025.

G.Resolution Approving a Mayoral Appointment of Jamie Gamble (R) to the Connecticut Water Customer Advisory Council

Resolution Approving a Mayoral Appointment of Jamie Gamble (R) to the Connecticut Water Customer Advisory Council for a term ending November 13, 2023.

Was made by Councilor Koboski
Seconded by Deputy Mayor King
The motion passed unanimously

Motion to Approve Agenda Items 11.b.H through 11.b.N. as a Second Reading on the Consent Agenda

H.Resolution Reappointing Mary Justine Hockenberry (D) to the Human Relations Commission

BE IT RESOLVED that the South Windsor Town Council hereby reappoints Mary Justine Hockenberry (D) to the Human Relations Commission for a term ending November 30, 2024.

I.Resolution Appointing Srinivasi Chalikonda (D) an Alternate to the Parks and Recreation Commission

BE IT RESOLVED that the South Windsor Town Council hereby appoints Srinivasi Chalikonda (D) an Alternate to the Parks and Recreation Commission for a term ending December 31, 2021.

J.Resolution Appointing Will Coursey (D) a Full Member to the Patriotic Commission

TOWN COUNCIL
TOWN OF SOUTH WINDSOR

Minutes

Page 6

December 20, 2021

BE IT RESOLVED that the South Windsor Town Council hereby appoints Will Coursey (D) a Full Member to the Patriotic Commission for a term ending December 31, 2021 to fill the unexpired term of Kenneth Lewis.

K.Resolution Appointing Margaret Glover (D) an Alternate to the Patriotic Commission

BE IT RESOLVED that the South Windsor Town Council hereby appoints Margaret Glover (D) an Alternate to the Patriotic Commission for a term ending December 31, 2023 to fill the unexpired term of Will Coursey and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

L.Resolution Appointing Kristen Greenier (D) to the South Windsor Arts Commission

BE IT RESOLVED that the South Windsor Town Council hereby appoints Kristen Greenier (D) to the South Windsor Arts Commission for a term ending December 31, 2023.

M.Resolution Reappointing Ritu Goel (D) to the South Windsor Alliance for Families

BE IT RESOLVED that the South Windsor Town Council hereby reappoints Ritu Goel (D) to the South Windsor Alliance for Families for a term ending September 1, 2023.

N.Resolution Appointing Atif Quarishi (D) an Alternate to the Planning and Zoning Commission

BE IT RESOLVED that the South Windsor Town Council hereby appoints Atif Quarishi (D) an Alternate to the Planning and Zoning Commission for a term ending December 1, 2023 to fill the expired term of Alan Cavagnaro.

Was made by Councilor Lydecker
Seconded by Deputy Mayor King
The motion passed unanimously

c.Miscellaneous

None

12. Unfinished Business

TOWN COUNCIL
TOWN OF SOUTH WINDSOR

Minutes

Page 7

December 20, 2021

A. Discussion Item: Transfer of \$140,000 in FEMA Storm Isaias Reimbursement Monies to Three Emergency Management Projects - Continued from the December 6, 2021 Regular Town Council Meeting (requested by Town Manager Michael Maniscalco)

Mr. Maniscalco gave a brief overview of the FEMA Grant and is requesting a transfer of \$140,000 in FEMA Storm Isaias reimbursement funds to three Emergency Management Projects.

Mr. Walter Summers, Fire Marshal came forward and explained that the funds would be used for Crisis Track Technology which is a program that is used to document FEMA expenses. The funds will also be used for emergency backup generators at the Wapping Mews and Flax Hill Community House and for fire department/police department radio equipment at the Sand Hill Tower.

13. New Business

B. Discussion Item: Hazard Mitigation Grant (requested by Town Manager, Michael Maniscalco) (Vincent Stetson, Director of Public Works to be present)

Mr. Maniscalco said that the Town is applying for a Hazard Mitigation Grant. They are asking to transfer \$77,500. Those funds would help to pay for the design and development of the project which would then get transferred to the State. The match is 25% from the Town and 75% from the State.

Mr. Stetson came forward and gave a brief overview of the impacts of Hurricane Henri. The Town experienced widespread flooding. Infrastructure on Chandler Drive was severely impacted. On Sele Drive, there is potential to lose the whole road. There are five homes on that road which would have the potential to lose their utilities and access to and from their house. At Veterans Memorial Park, there was several inches of sediment at the bottom of the pool. Part of this grant would be to bolster our infrastructure so that it doesn't fail in the future. After speaking with the Town's consultant, it was determined that the project will cost around \$2 million dollars on the high end. They have a long-term plan to fund the project through the Capital Projects budget for Fiscal Year 2023 and 2024. Weston and Sampson will be putting together the construction cost estimate, making sure that the grant is done correctly as well as putting together an analysis of all three locations.

Mr. Maniscalco added that \$77,500 would be reimbursable if they are awarded the grant. Mr. Maniscalco said that there are also some administrative errors with the way the Resolution is written and asked to table Item 13.C. until the next meeting. Mayor Pendleton asked for a motion. Councilor Lydecker asked how much the grant is for. Mr. Stetson said that it is a very rough estimate but the project is coming in at \$2 million dollars and the Town's portion of that would be around \$500,000 and of that \$77,500

TOWN COUNCIL
TOWN OF SOUTH WINDSOR

Minutes

Page 8

December 20, 2021

would be covered. Mayor Pendleton asked how the Town is planning to get the \$500,000. Mr. Maniscalco said that they will go to the Capital Projects Committee to put a funding plan together. Deputy Mayor King asked if they do not get the grant or miss the deadline, will they get the \$77,500 back from Weston & Sampson. Mr. Stetson said that they have a 90 day extension with FEMA and should have ample time but they would not get the funds back if they missed the deadline.

Deputy Mayor King made a motion to Table Item 13.C. to the January 3, 2021 meeting. Councilor Paterna seconded the motion and it passed unanimously.

E.Discussion Item: Strategic Planning Committee Membership

Mr. Maniscalco reviewed the membership of the Strategic Planning Committee. Deputy Mayor King will be on the committee as a liaison for Mayor Pendleton. It was determined that there will be 9 members, two of which should attend South Windsor Public Schools, two members must consider themselves to be seniors, there must be members from diverse gender identities and there must be representation from active political parties. The names will be submitted to the Mayor and/or the Minority Leader.

The committee should be formed to make an appointment by the end of January. Deputy Mayor King suggested moving the date to the February 21st meeting to allow enough time to get members. Councilor Lydecker suggested that they don't set a time frame for appointments in case they cannot get enough members by the February 21st meeting. Deputy Mayor King agreed.

F.Resolution Approving a "South Windsor Citizen Matching Mini-Grant Program" Donation Request

WHEREAS, the South Windsor Town Council created a "South Windsor Citizen Matching Mini-Grant Program" on June 20, 2005; and

WHEREAS, Wood Memorial Library is requesting a South Windsor Citizen Matching Mini-Grant in the amount of \$5,000 for tree stump excavation and a landscaping site plan to connect the parking lot to the ADA/elevator entrance in a safe and welcoming way; and

WHEREAS, Town Manager Michael Maniscalco has reviewed and approved this project and application and has determined that it meets all of the criteria of the "South Windsor Citizen Matching Mini-Grant Program

NOW, THEREFORE, BE IT RESOLVED that the South Windsor Town Council hereby authorizes Town Manager Michael Maniscalco to issue \$5,000 of matching funds to Wood Memorial Library from the "South Windsor Citizen Matching Mini-Grant Program" to help fund this project.

TOWN COUNCIL
TOWN OF SOUTH WINDSOR

Minutes

Page 9

December 20, 2021

Councilor Paterna stated his support for this Donation Request and made a motion to approve the South Windsor Matching Mini-Grant Program Donation Request. It was seconded by Councilor Lydecker and the motion passed unanimously.

G.Resolution Approving the Transfer of \$5,000.00 from the Contingency Account to the South Windsor Mini-Grant Professional Account

BE IT RESOLVED that the South Windsor Town Council hereby approves the transfer of \$5,000.00 from the Contingency Account to the South Windsor Mini-Grant Professional Account to cover costs associated with the Citizens Matching Mini-Grant program.

Was made by Councilor Koboski
Seconded by Deputy Mayor King
The motion passed unanimously

Councilor Paterna made a motion to suspend the rules and move to Item 13.K. and 13.L on the Agenda. Deputy Mayor King seconded the motion and it passed unanimously.

K. Resolution Approving a Refund of Taxes to Thirty-Five (35) South Windsor Taxpayers

BE IT RESOLVED that the South Windsor Town Council hereby approves a refund of property taxes to thirty-five (35) South Windsor Taxpayers, the total of said refunds being \$8744.54 and as more fully described on attached **Exhibit A**.

Was made by Councilor Lydecker
Seconded by Councilor Evans
The motion passed unanimously

L.Resolution Accepting the Resignation of Joshua Johnson (D) from the Mass Transit and Highway Advisory Commission

BE IT RESOLVED that the South Windsor Town Council hereby accepts with regret the resignation of Joshua Johnson (D) from the Mass Transit and Highway Advisory Commission, effective November 18, 2021; and

BE IT FURTHER RESOLVED that the South Windsor Town Council extends its thanks to Joshua Johnson for the time he has dedicated to serving his community by his membership on the Mass Transit and Highway Advisory Commission

Was made by Councilor Evans
Seconded by Councilor Paterna

**TOWN COUNCIL
TOWN OF SOUTH WINDSOR**

Minutes

Page 10

December 20, 2021

The motion passed unanimously

New Business

Item 13.H.

Public Hearing to receive citizen input on the Transfer of \$140,000 in FEMA Storm Isaias Reimbursement monies to three Emergency Management Projects and Authorizing Town Manager Michael Maniscalco to Sign and Execute All Necessary Agreements, Documents, and Contracts

The Public Hearing began at 8:00p.m. The legal notice that was published in the Journal Inquirer on December 16, 2021 was read into the record. Mayor Pendleton asked for comments from the public. There was no public input. There was a straw vote of 6-0 in favor of the transfer of funds. The Public Hearing closed 8:02p.m.

I. Discussion Item: Park and Recreation Temporary Committee and Membership Considerations (The following Resolution was approved at the December 6, 2021 Regular Meeting)

WHEREAS, the Town of South Windsor operates a robust Parks and Recreation program that includes children, teens, adults, and seniors; and

WHEREAS, since July 2017, the South Windsor Parks and Recreation Department has been housed at Wapping School; and

WHEREAS, the Town of South Windsor invested \$1,341,277.90 into the upgrade, maintenance, and operation of Wapping School in order to operate its programs; and

WHEREAS, Wapping School is still under the control of the South Windsor Board of Education; and

WHEREAS, the Town of South Windsor has seen a significant increase in the student population; and

WHEREAS, the Board of Education has notified the Town that they will need Wapping School for educational purposes to meet the needs of the increased student population by July 1, 2023; and

WHEREAS, the Town of South Windsor needs of a permanent home for the Parks and Recreation Department

TOWN COUNCIL
TOWN OF SOUTH WINDSOR

Minutes

Page 11

December 20, 2021

NOW, THEREFORE, BE IT RESOLVED that the South Windsor Town Council hereby creates a Park and Recreation Facility Planning and Implementation Committee with the express purpose to:

1. Identify the needs of the South Windsor Parks and Recreation Department and the recreational needs of the South Windsor community.
2. Identify and vet locations for the South Windsor Parks and Recreation Department based on the following criteria:
 - a. Meeting Department programming needs.
 - b. Space for growth and meeting the needs of the community today and tomorrow.
 - c. Accessibility to all residents.
 - d. Cost effectiveness.
3. Propose the chosen solution to the Town Council for a referendum.
4. Educate and advocate for the proposed Facility solution and for resources to implement the plan.
5. Lead the building and implementation of the plan if it is approved.
6. The Committee shall be absolved at the completion of a proposed project or the failure of a referendum to allocate resources for a proposed project; and

BE IT FURTHER RESOLVED that the Committee shall consist of 7 voting members with no more than a bare majority being from one single political party. One member shall also be a member on the Public Building Commission and bring experience in design and building of public facilities; one member shall be from the Parks and Recreation Commission who will bring an understanding and knowledge of the community's recreational needs; 5 members shall be voting members of the community and must have experience in planning, building, architecture, design, and recreation; and

BE IT FURTHER RESOLVED that a member of the Town Council from the majority party and minority party shall be ex officio members with the right to speak at meetings but not vote. The Town Manager and/or his designee shall also be ex officio members with the right to speak at meetings but not vote.

BE IT FURTHER RESOLVED, that the names of the seven members shall be received by December 20th to the Town Manager so that they can meet in January to begin conducting business.

Mayor Pendleton said that she submitted one name to be added to the Park and Recreation Temporary Committee. Mayor Pendleton said it was recommended to wait until they have all names of committee members before meeting. Mr. Maniscalco agreed as it will allow the committee to sit as a quorum. Councilor Paterna asked Mr. Maniscalco if it would make sense to ask people to have names to the Town Manager's

TOWN COUNCIL
TOWN OF SOUTH WINDSOR

Minutes

Page 12

December 20, 2021

office by February 7th so they could begin to publicize and still have time to appoint those selected by the February 7th Town Council meeting. Mr. Maniscalco agreed that the timeframe would work.

Councilor Paterna asked if it would make sense to ask the Chair of the Parks and Recreation Comm to be part of the Parks and Recreation Temporary Committee. Mr. Maniscalco said it could be the Chair or someone selected by the Chair to be on the Committee. It would be best for someone from the Town Council to reach out to them for a recommendation.

Councilor Koboski asked for clarification on the membership and asked if they would have to be members who are registered with the Registrars office. Mr. Maniscalco said that they must be a voting member of the community. Councilor Koboski suggested changing the wording to say the five remaining members shall be voting members of the community to clear up any confusion. Mayor Pendleton asked if Councilor Evans would work on an amendment to the resolution for the next meeting.

The regular meeting was recessed to hold the Public Hearing at 8:15pm

Public Hearing to receive citizen input on the Proposed Amendments to Ordinance #141 – Agricultural Land Preservation Advisory Commission

Mayor Pendleton opened the Public Hearing at 8:15 p.m. The legal notice that was published in the Journal Inquirer on December 16, 2021 was read into the record. Mayor Pendleton asked for input from the public. There was no public input. Mayor Pendleton called for a straw vote which passed with 6 in favor and 0 opposed.

D. Discussion Item: Transferring Excess Appropriations from the Orchard Hill Elementary School Project, and the Philip R. Smith Elementary School and Eli Terry Elementary School Project to the Pleasant Valley Elementary School Project

Mr. Matthew Montana, Gave a brief presentation and stated his advocacy for the project presented.

Mr. Mark Sklenka of Colliers came forward and stated that the first two phases of the project are complete, on time, and under budget.

Mr. Craig Zimmerman, Board of Education came forward and spoke in support of the funding for the Pleasant Valley School. Mr. Zimmerman reiterated that the first two school projects (Orchard Hill School and Philip R. Smith School) were both completed on time and under budget. Mr. Zimmerman stated that the new Pleasant Valley School is slated to open in 2023.

TOWN COUNCIL
TOWN OF SOUTH WINDSOR

Minutes

Page 13

December 20, 2021

Mr. Charles Warrington, Project Leader came forward and spoke about the project. Mr. Warrington has been in review of all invoices. They have \$3.1 plus million dollars in savings to date. The current project is over budget by \$4.4 million dollars. While disappointing, it is uncontrollable. Mr. Warrington said they have reconciled with in .04 cents and there is currently less than \$40,000 in open invoices. They have also returned money to the Town that they are not forecasted to use and are asking to transfer the excess funds to the new Pleasant Valley School.

Mr. Nick Conti, Senior Project Executive for Gilbane came forward to speak. Mr. Conti came forward and said that they had 153 bids of the 31 bid packages that they put out. He said that this speaks volumes about the market. Today, what we are seeing in the market place is that we would not be able to buy the current design for the same price two months from now. By executing the GMP (guaranteed maximum price), allows them to get the bidders under contract and retain the November 2021 pricing.

Mr. Montana came forward and reviewed the schematic design. Phase III has gone through cost savings as the other two schools and because of being able to keep the project on time and under budget that they are asking to utilize those savings for the Pleasant Valley School Project.

Dr. Kate Carter, Superintendent of Schools came forward to stress the importance of opening the schools on time and spoke about the increased enrollment and the effects of the increased enrollment if the project is not completed on time. Dr. Carter said that the estimated collective reimbursement from the State of Connecticut for all four schools is over \$50 million dollars. Dr. Carter also said that as the fastest growing K12 School in the State, it is important that the project stay on time and on schedule, a school that is already utilizing twelve portable classrooms.

Councilor Lydecker spoke in support of the Pleasant Valley School Project and stated that her children went through the school system. There were 350 children at Pleasant Valley School six years ago. There are now 647 students at Pleasant Valley School. They used to be able to add all of the children in the gym. Currently, they cannot fit all of the students in the gym due to increased enrollment. Councilor Lydecker said it is a necessity to complete the new school on time.

Deputy Mayor King is in support of the project but asked when the groundbreaking would take place. Mr. Montana said on January 29, 2022 is the scheduled groundbreaking. Deputy Mayor King asked what happens with excess money. Mr. Maniscalco said that the Referendum approves the amount being issued in bonds. Bonds can't be issued over the amount that will be used. There can be penalties associated with them if that happens. So the Town has approved specific dollar amounts associated with each project. All three total around \$160 million dollars but the dollar amounts are broken down by project. For instance, Pleasant Valley School Project is \$58,500,000. Because bond numbers are so favorable right now, we issue long term bonds. We don't want to issue the bonds over the amount that is going to be

TOWN COUNCIL
TOWN OF SOUTH WINDSOR

Minutes

Page 14

December 20, 2021

used. If projects come in under budget, the debt isn't issued so they are called authorized bonds but unissued bonds. The Public Building Commission and Board of Education are asking to transfer authorized but unissued bond funds to the Pleasant Valley School Project. They will then issue short-term notes which will be rolled over into bond funds after twelve months for the exact amount of debt.

Deputy Mayor King asked for clarification that if they don't sign tonight the amount of the project will increase and also asked what that date is that it needs to be signed before the inflation happens. Mr. Montana said that they are looking to sign the contract on Wednesday night at their meeting to sign the GMP to lock in the numbers that are currently bid. Mr. Conti said that they are not looking for anything set in stone tonight but are asking to sign the contract on Wednesday so that they can secure the bid pricing that they were given in November. Mr. Conti said they are looking for a level of comfort knowing that the money will be coming so they can in good faith sign and move forward with the project.

Councilor Evans, Councilor Koboski and Councilor Paterna also spoke in support of the project and transfer of funds to Pleasant Valley School. Mayor Pendleton asked for Patricia Perry to explain how to accomplish moving the project forward.

Mr. Maniscalco said that the scenario that they are faced with is transferring funds from one account to another. In the Charter it is outlined how it should be done for anything over \$25,000. According to the Charter, we would need to hold Public Hearing. As Mr. Warrington mentioned, they have identified that there is \$1.2 million from Orchard Hill School and \$1.6 million from PR Smith and Eli Terry. While the projects are complete, there are still activities occurring on them and still need to go through a review by the State. They also have received an over-reimbursement from Orchard Hill that they will need to pay back. Mr. Maniscalco said the Town is comfortable moving forward with \$2.8 million for the project. Ms. Patricia Perry, Director of Finance feels that conservatively transferring the \$2.8 million for Phase I and Phase II would be a good idea.

Mr. Maniscalco wanted to clarify that the reason why the Council is able to move these funds is because when the bond resolutions are passed by the town and community through referendum, there is a line in there that allows those funds to be transferred to other referendum approved projects.

Councilor Evans made a motion to suspend the agenda to add a motion to hold a Public Hearing on January 3, 2022 to Transferring Excess Appropriations from the Orchard Hill Elementary School Project, and the Philip R. Smith Elementary School and Eli Terry Elementary School Project to the Pleasant Valley Elementary School Project. Councilor Lydecker seconded the motion and it passed unanimously.

BE IT RESOLVED, that the South Windsor Town Council hereby sets Monday, January 3, 2022 at 8pm at the South Windsor Town Hall as the time and place for a Public

TOWN COUNCIL
TOWN OF SOUTH WINDSOR

Minutes

Page 15

December 20, 2021

Hearing to receive citizen input on the transfer of \$1.2 million of the appropriated funds and any expended bond proceeds related thereto from the Orchard Hill Elementary School Project and 1.6 million of the appropriated funds and any expended bond proceeds related thereto from the Philip R. Smith Elementary School and Eli Terry Elementary School to the Pleasant Valley Elementary School Resolution to provide for addition contingency for the Pleasant Valley Elementary School Project.

Was made by Councilor Evans
Seconded by Councilor Lydecker
The motion passed unanimously

H.Resolution Approving the Transfer of FEMA Storm Isaias Funds to Three Town Projects and Authorizing Town Manager Michael Maniscalco to Sign and Execute All Necessary Agreements, Documents, and Contracts

WHEREAS, on August 4, 2020, Tropical Storm Isaias caused significant damage and power outages that lasted for days in the Town of South Windsor; and

WHEREAS, Town Departments responded to requests for service to clear roads and tree debris; and

WHEREAS, on January 13, 2021, President Trump signed a Federal Emergency Declaration so Towns could begin to apply to FEMA for reimbursement of costs associated with Storm Isaias; and

WHEREAS, the Town of South Windsor applied for and received \$249,294.74 from FEMA; and

WHEREAS, the Town of South Windsor Emergency Management Department would like to reinvest these monies into three projects

NOW, THEREFORE, BE IT RESOLVED that the South Windsor Town Council hereby approves the transfer of FEMA Storm Isaias funds to three projects as follows: \$10,000 for Crisistrack field technology, \$80,000 to install emergency back-up generators at Flax Hill and Wapping Mews community houses, and \$50,000 to replace and repair emergency communication equipment located on the tower at the Police Department; and

BE IT FURTHER RESOLVED that the Town Council authorizes Town Manager Michael Maniscalco to sign and execute all necessary agreements, documents, and contracts to complete the above-mentioned projects.

Was made by Deputy Mayor King

TOWN COUNCIL
TOWN OF SOUTH WINDSOR

Minutes

Page 16

December 20, 2021

Seconded by Councilor Paterna
The motion passed unanimously

**C.Discussion Item: ARPA (American Rescue Plan Act) Small Business
Funding Grant. *(Requested by Councilor Paterna)***

Councilor Paterna said that other Towns are using American Rescue Plan Funds to redirect some of the monies to help small businesses. Mayor Paterna would like to explore those options. Mayor Paterna suggested that the monies be for businesses that are locally owned with 10 employees or fewer and asked if the Town would look to create a program to help businesses and asked for feedback.

Mr. Maniscalco said that the Town could enter in to something like this however, one of the challenges is that South Windsor's business community is a bit larger and more corporate focused, whereas businesses in other Town's that currently have this program are smaller and therefore easier to monitor how the funds are being used and that they are meeting all of the guidelines.. If the Department of Treasury determines if the funds are not used appropriately, they could ask for the monies back. This was a risk that we were concerned about. Also, if the small business had SBA Loans, those loans were put into forbearance for about seven months and were paid on their behalf. Also, small businesses had access to PPE Loans so help keep their doors open through the Pandemic. Mr. Maniscalco wanted to be sure that the funds that are being used for ARPA, have the biggest impact on the community, not just a specific group but for all residents. This is why we focused on projects that would help as many people as possible. Mr. Maniscalco said unfortunately a lot of those projects are coming in over budget. Maybe a year from now if we have those funds available, we can implement a grant fund for businesses but at this point most of those dollars are already allocated for this year.

Mr. Paterna asked if there was a way that the Town could host something for small businesses in Town so they could meet with an SBA Representative. Mr. Maniscalco said that he would reach out to the Chamber of Commerce as well as Congressman Larson's Office to get a representative to come out and host a forum. Mayor Paterna said this is a good first step.

Councilor Evans asked if there have been conversations with other Towns to see how they are navigating a program like this. Mr. Maniscalco said he has had the conversation with his counterpart in the Community and he is going to share with him the name of the consultant that they are using.

Councilor Lydecker said she would like to see this followed through and for money to be allocated going forward for projects like this.

TOWN COUNCIL
TOWN OF SOUTH WINDSOR

Minutes

Page 17

December 20, 2021

Deputy Mayor King said that he would like this to not only be for businesses that are currently in place but also for small and family owned businesses that want to come to South Windsor.

14. Passage of Ordinance

**A.Resolution Adopting the Proposed Amendments to Ordinance #141 –
Agricultural Land Preservation Advisory Commission**

BE IT RESOLVED that the South Windsor Town Council hereby adopts the proposed amendments to Ordinance #141 - Agricultural Land Preservation Advisory Commission, as shown in **Exhibit B**.

Mayor Pendleton called on the Town Attorney, Kari Olsen for advisement on the ordinance change. Ms. Olsen said she reviewed the ordinance and didn't have any real concerns. The one change that she made comments on is the membership and how fluid it is now rather than being a set number from the various groups. She wanted to caution that it is going to put the onus on the Town Council as the nominations come in to make sure that they are following the minority representation at all times. It is also important that you don't go over 12 members.

Mr. Paterna said that they had a meeting with the Chair of the Commission, Joseph Kennedy and they want to extend the at large membership and Mr. Paterna made Mr. Kennedy aware that they have to be based on the minority representation rule.

Was made by Councilor Paterna
Seconded by Deputy Mayor King
The motion passed unanimously

15. Public Input for Any Matter

Mr. David MacDonald of 79 Laurel Street spoke on speeding on the street. They radar isn't is being ignored and Mr. MacDonald doesn't feel that the Traffic Calming Policy is working. Mr. MacDonald said that the Town needs to stop ignoring residents' complaints, listen to their concerns and act upon them.

Mr. David Singer of 74 Laurel Street came forward and spoke about the speeding on Laurel Street. During the week there is an elementary school bus that stops at the corner of Birch Road and Laurel Street. Several parents are in their vehicles waiting for students to get off the bus. It is usually the same vehicles that are exceeding the speed limit. It is a dangerous situation and asked for a show of enforcement.

16. Communications from Council

TOWN COUNCIL
TOWN OF SOUTH WINDSOR

Minutes

Page 18

December 20, 2021

Mayor Pendleton read a letter into the record: Letter from Melissa A. Kotulski who expressed her enjoyment during her visit to South Windsor.

17. Executive Session

At 9:25 p.m. Deputy Mayor King made a motion to move to Executive Session to discuss the possible purchase of real estate for the Town pursuant to Connecticut General Statutes §1-200(6)(D) (Dart Hill Road); to discuss a personnel issue (position of Clerk of the Council); to discuss pending litigation (460 Miller Road) pursuant to Connecticut General Statutes §1-210(b)(4) and §1-200(6)(E).

Councilor Evans seconded the motion and it passed unanimously.

The following individuals were invited into Executive Session: Mayor Pendleton, Deputy Mayor King, Councilor Evans, Councilor Koboski, Councilor Lydecker, Councilor Paterna, Assistant Town Manager Perry, and Town Manager Maniscalco, Town Attorney, Kari Olsen.

18. Adjournment

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

Respectfully submitted,

Katherine Senerth
Executive Assistant