

**TOWN COUNCIL
TOWN OF SOUTH WINDSOR**

Minutes

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December 5, 2016

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

1. Call Meeting to Order

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

4. Roll Call

Members Present: Mayor Thomas Delnicki
Deputy Mayor Carolyn Mirek
Councilor William Carroll
Councilor Edward Havens
Councilor Lisa Maneeley
Councilor Liz Pendleton
Councilor Matthew Riley
Councilor Janice Snyder

Members Absent: Councilor M. Saud Anwar

Others Present: Matthew B. Galligan, Town Manager

5. Public Input

Chief Kevin Cooney with the South Windsor Fire Department came before the Town Council to thank everyone who was in attendance at the Fire Departments Promotional Ceremony today.

Mr. Don Gonsalves, 40 Bayberry Trail questioned if he would be able to speak on Item 13. B. Council members felt that Mr. Gonsalves should speak now during Public Input.

Mr. Gonsalves explained that he had been appointed to a subcommittee of the Water Pollution Control Authority. There was a lot of work done and the subcommittee was headed towards a fair way to charge the sewer fees. These meetings just ended and Mr. Gonsalves does not understand why this happened. There are individuals who are very upset about the amount they pay for their sewer bill as they live in a single household and they pay the same as a family. Mr. Gonsalves stated he would like to know what happened with the subcommittee.

(Discussion Item Continued on Next Page)

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ITEM:

5. Public Input (Continued)

Ms. Jessica Vogelgesang from Wood Memorial Library and Museum came forward to inform the Council about the 6th Annual Gingerbread Festival that is going on right now. The event will come to a close on Saturday, December 10th. There have been over 5,000 people that have come to this event with a lot of media coverage. Last year there was 7,800. Ms. Vogelgesang handed out a variety of brochures for the Council to view.

Mrs. Honora Futtner, 1629 Main Street stated that she saw on the agenda that there will be a discussion regarding the development of the Priest Property and she spoke in support of the preservation of farmland.

6. Environmental Health & Safety Message

None

7. Adoption of Minutes of Previous Meeting

BE IT RESOLVED that the South Windsor Town Council hereby approves the Minutes of the following Town Council Meetings: Regular Meeting Minutes of November 21, 2016.

Was made by Councilor Carroll
Seconded by Councilor Snyder

Mayor Delnicki offered an amendment to insert Public Hearing Minutes of November 21, 2016 into the resolution because those were also received by the Council. Councilor Snyder seconded the motion; and it was approved, unanimously.

Mayor Delnicki called for a motion on the vote, it passed on a roll call vote of 7 to 0 with Councilor Maneeley abstaining.

The motion to read as follows:

BE IT RESOLVED that the South Windsor Town Council hereby approves the Minutes of the following Town Council Meetings: Public Hearing Minutes of November 21, 2016; and Regular Meeting Minutes of November 21, 2016.

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ITEM:

8. Public Petitions

Mr. Galligan explained that an opinion from the Town Attorney was issued that the petition that Mr. Gonsalves put in will have to be honored. A discussion item will be put on the December 19, 2016 Town Council agenda to discuss the public being allowed to speak after on each item on the agenda. Mr. Galligan stated he would meet with Mr. Gonsalves to prepare information for the next meeting.

9. Communications from Officers and Boards directly Responsible to Council

none

10. Reports from Standing Committees

None

11. Reports of Temporary Committees

None

12. Consent Agenda

Councilor Riley and Councilor Pendleton made a motion to approve Agenda Items 13. A. through 13. C. and Item 14. A. as the Consent Agenda. Councilor Carroll seconded the motion; and it was approved, unanimously.

13. Unfinished Business

*** A. Resolution Appointing Toby Lewis (R) to the Housing Authority**

BE IT RESOLVED that the South Windsor Town Council hereby appoints Toby Lewis (R) to the Housing Authority for a term ending November 30, 2021.

(Approved by Consent Agenda)

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ITEM:

13. Unfinished Business (Continued)

- * B. Resolution Appointing Pat Soucy (R) to Full Member to the Water Pollution Control Authority**

BE IT RESOLVED that the South Windsor Town Council hereby appoints Pat Soucy (R) a full member to the Water Pollution Control Authority for a term ending November 30, 2019 to fill the unexpired term of Richard Siedman.

(Approved by Consent Agenda)

- * C. Resolution Appointing Erik Dabrowski (R) an Alternate to the Water Pollution Control Authority**

BE IT RESOLVED that the South Windsor Town Council hereby appoints Erik Dabrowski (R) an Alternate to the Water Pollution Control Authority for a term ending November 30, 2019 to fill the unexpired term of Pat Soucy.

(Approved by Consent Agenda)

14. New Business

- * A. Resolution Appointing Craig Zimmerman (D) to the Park & Recreation Commission and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting**

BE IT RESOLVED that the South Windsor Town Council hereby appoints Craig Zimmerman (D) to the Park & Recreation Commission for a term ending December 31, 2017 to fill the unexpired term of Robert O'Connor and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

- B. Resolution approving an Annual Salary for Town Manager, Matthew B. Galligan for Fiscal Year 2016/2017**

(Resolution Continued on Next Page)

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ITEM:

14. B. (Continued)

BE IT RESOLVED that the South Windsor Town Council hereby approves an annual salary increase of 3% for Fiscal Year 2016/2017 for Town Manager, Matthew B. Galligan, said annual salary rate increase will be retroactive to July 1, 2016.

Was made by Councilor Snyder
Seconded by Councilor Maneeley

Councilor Snyder explained that an annual performance review was completed for the Town Manager. Mr. Galligan is one of the most desired Town Manager's in Connecticut and does a fabulous job for the Town. South Windsor is lucky to have someone with an extensive background and expertise in finance and economic development. Councilor Snyder thanked the Town Manager for all of his hard work.

Councilor Havens stated he supports this 3% raise. Mr. Galligan always gets the job done and has the answers. Councilor Havens thanked Mr. Galligan for his service to the Town and also thanked Mr. Galligan's wife.

Mayor Delnicki stated that Mr. Galligan is one of the longest surviving Town Manager's in one location. Mayor Delnicki thanked the Town Manager for thinking outside of the box and always coming up with new ideas.

Mr. Galligan thanked the Council for their support. The Town has a great staff and volunteers which is the key to success.

C. Discussion item: Kevin's Kourt, *(requested by Town Manager, Matthew B. Galligan)* (Ray Favreau to be present)

Mr. Galligan explained that this is a unique project that the Town would like to locate next to the Boundless Playground. The project would be sponsored by Kevin Ollie who is the Head Coach of the Men's Basketball Team in UConn. It would be another avenue to bring recreation to children who can not go on a regular basketball court.

(Discussion Continued on Next Page)

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ITEM:

14. C. (Continued)

Mr. Craig Zimmerman explained that this is a group effort among the South Windsor Community Foundation, the Park & Recreation Department, Kevin's Kourt Organization and a group of Town volunteers. Kevin's Kourt is a fully inclusive basketball court designed by Coach Ollie. His goal and passion from the start was to make basketball accessible to people with all abilities. He currently has built a similar court for The Boys and Girls Club in Hartford and has proposed to build one in both West Hartford and Waterbury. South Windsor will be the second Town to have Kevin's Kourt in the State. Kevin's Kourt South Windsor would provide 10 to 12 basketball hoops strategically placed on a paved surface. It is about 2,000 square feet. These hoops are designed with non-conventional figured bright backgrounds where participants play alongside each other.

Mr. Ray Favreau, Director of Parks & Recreation Department explained that this site was chosen for Kevin's Kourt after reviewing 3 other sites. This site provides a great option to the current users and new users already attracted to that site because of its accessibility. The Park & Recreation Commission hopes to do some of the necessary site work to save approximately \$9,000. It will be requested that the Town Council send this to the Planning & Zoning Commission for a change order in order to keep them informed. The goal is to have this completed for the 10th anniversary celebration of My Friends Place at the end of June 2017. This is an exciting addition to the Town's park system. It is an honor that Kevin Ollie's organization has chosen South Windsor to be the first East of the River site for Kevin's Kourt. Mr. Favreau thanked the South Windsor Community Foundation for committing to this project and funding a portion of this project. Mr. Favreau also thanked Craig Zimmerman who has agreed to be the Chairperson for the fund raising for this project.

Mr. Craig Zimmerman explained that the project would cost between \$74,000 to \$75,000 with a \$5,000 contingency. This project should be done from start to finish in a week. The South Windsor Community Foundation is contributing \$20,000 to this project; Kevin's Kourt Charity is contributing \$10,000 with a pledge to donate labor which will total 8,300 hours; and the Town Park & Recreation Department is donating labor. To finish gathering the funds to do

(Discussion Continued on Next Page)

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ITEM:

14. C. (Continued)

this, Mr. Zimmerman said he would be doing fund raising and then questioned if the Town would be willing to contribute \$10,000 to help complete this project.

Councilor Snyder explained that the South Windsor Community Foundation committed to \$20,000 and feels this program is a fabulous asset to add to the area where the Boundless Playground is located. These are the kind of projects that makes South Windsor a great community. Funds will continue to be raised for the maintenance and upkeep.

Mr. Zimmerman explained that there is a travel basketball tournament that ends the day before Martin Luther King Day, a silent auction will be held throughout that tournament. It will be put on facebook and a mailer will be sent out to others. UConn and Kevin Ollie have already committed to getting basketballs and tickets for the silent auction.

Deputy Mayor Mirek felt this is a fabulous use of this property which is adjacent to the playground. When children outgrow the boundless playground, they can move to Kevin's Kourt and be able to play with their friends. If the Farmers Market is moved to the Priest property in the future, more projects like this could be incorporated into this area. Mr. Zimmerman added that Mr. Favreau talked to the individuals who were responsible for building the Boundless Playground and they felt this was a great addition to the Boundless Playground.

Councilor Havens stated he certainly would support this and feels the Council would support this also. South Windsor is fortunate that Mr. Zimmerman stepped up to get this project going.

Councilor Carroll said he totally supports this and feels it is a perfect location to construct Kevin's Kourt.

Councilor Riley thanked Craig Zimmerman and Ray Favreau for all of their efforts. If any assistance is needed for fund raising, Councilor Riley offered his support.

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ITEM:

14. C. (Continued)

Answering questions from the Council, Mr. Galligan explained that there are Capital projects that came in underfunded and feels the Town could find the funds necessary to help complete this project.

D. Presentation by South Windsor Agriculture, Arts & Nature Center Committee, (requested by Mayor Delnicki) (Andy Paterna to be present)

Councilor Snyder explained that tonight there will be a presentation by Mr. Andy Paterna and Mr. Jeff Folger who are from the South Windsor Agriculture, Arts & Nature Center Committee, (SWAAN). They will show the Council how the Committee has progressed with the plan for the Priest property. The SWAAN Committee has worked diligently on this plan. A consultant was hired by the Committee to help plan for the future of this property.

Mr. Jeff Folger, Senior Environmental Planner informed the Council of the physical attributes of the property, as shown in attached **Exhibit A**.

Mr. Andy Paterna presented a presentation from the SWAAN Committee, as shown in attached, **Exhibit B**.

Deputy Mayor Mirek stated that she is impressed by the long range plan. After the farmhouse is refurbished, what will it be used for? Mr. Paterna explained that the Committee would like to have a resident farmer live in that house who would farm the land. It would be a much higher cost to make that residence into a public building. When a museum is discussed later in the phases, one of the barns could be used for that.

Councilor Carroll questioned what the \$24,000 covered? Mr. Paterna answered that those funds covered the report/plan that was received from the consulting team. The present Sullivan Avenue entrance/exit will be used in the first phase, but as the phases progress the placement of a second entrance/exit will need to be determined.

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ITEM:

14. D. (Continued)

Councilor Havens felt that the house should first be stabilized. The front of the house should be cleaned up also. Councilor Havens asked how the Town will get the money to do this project? Mr. Paterna explained that the Committee has received money from the State Office of Historic Preservation and is hopeful to receive more funds for the restoration and preservation of this property. The Committee will also seek other grants for this project.

Councilor Riley thanked the Committee for their hard work and stated the property has such great potential and it will be interesting to see how this project progresses. Of the \$700,000 to \$800,000 how much of that would go towards the rehab of the house? Mr. Paterna felt that it would be approximately \$450,000 to \$500,000.

Mayor Delnicki stated that it was his understanding that the \$9,000 for the Eversource Easement would be given to SWAAN to do some stabilization on the property. Mr. Galligan explained that a resolution would be necessary to appropriate those funds to that area.

Mayor Delnicki explained that there was also \$20,000 put towards this projects which would give SWAAN \$29,000 to stabilize the site and put some type of lighting up.

Councilor Pendleton suggested that the Town look at grants for the preservation of the rare plants on the site. Mr. Paterna said that he would look into that.

Councilor Snyder explained that this plan is a long range plan, reviewing the phases. Councilor Snyder stated she would like to see between \$20,000 to \$30,000 set aside out of the Capital Projects on an annual basis to supplement the grants that the Committee will hopefully secure. The Committee has discussed creating a Community Supported Agriculture where individuals can come pick their own vegetables for a certain amount of money. This would help to sustain the farm.

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ITEM:

14. D. (Continued)

Answering questions from the Council, Mr. Galligan explained that the Town bought this property in 1998 for \$500,000.

Councilor Carroll questioned what is the usable amount of acres that can be farmed on this property? Mr. Paterna explained that there is a total of 75 acres and probably about half of the property is usable for farming. Mr. Galligan stated that the usable property is currently being farmed.

Councilor Carroll suggested using the lease towards this project. Mr. Galligan explained that those funds already go into a fund for open space.

Deputy Mayor Mirek questioned when would the tiles that were used for irrigation be fixed? This may create more usable farmland. Mr. Folger explained that the options are to either fix them or remove them. The area that is being discussed is the meadow on the south side of the power lines. The unusual thing that Mr. Folger has noted is that there has not been any woody growth on the field. There has not been any activities in that area to inhibit forest growth. The soils are heavy and do not drain well to begin with and that may be the reason the drain tiles were installed. If the Town wanted to go in and restore the tiles, they would have to be located. The other option would be to destroy the tiles so the ground water returns back to its original level. It would either become a wet meadow for grazing during dryer times of the year or it will become a wet meadow which could be used for passageways for hiking trails. Discussions are just beginning to determine what would be appropriate for that area of the property. The 14 acres on the north side of the power lines is what is currently being farmed. There is approximately 20 acres of agricultural land at this time.

Mr. Paterna informed the Council that one of the farms the Committee looked at was Auer Farm in Bloomfield. This farm has a strong educational component which South Windsor should consider in the future.

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ITEM:

14. New Business (*Continued*)

E. Resolution Approving a Refund of Taxes to Thirty-Six (36) South Windsor Taxpayers

BE IT RESOLVED that the South Windsor Town Council hereby approves a refund of property taxes to thirty-six (36) South Windsor Taxpayers, the total of said refund being \$14,802.35 and as more fully described on attached **Exhibit C**.

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

15. Passage of Ordinance

A. Resolution Adopting Amendments to Ordinance #169, Section 90-4 – Veterans' Exemption

BE IT RESOLVED that the South Windsor town council hereby adopts amendments to Ordinance #169, Section 90-4 – Veterans' Exemption, as shown in attached **Exhibit D**.

Councilor Carroll and Councilor Pendleton recused themselves from this resolution.

Was made by Deputy Mayor Mirek
Seconded by Councilor Riley

Answering questions from the Councilor, Mr. Galligan explained that these changes will bring the Town up to date with the current levels that the State uses for these exemptions. The ordinance will take effect 15 days after approval.

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

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ITEM:

16. Communications and Reports from Town Manager

Mr. Galligan reported that he would be meeting with the Water Pollution Control Authority and Tax Collector regarding the delinquent sewer fees. The report that was issued by the Tax Collector includes the current 2017 so even though it is \$900,000 the current bill is for \$500,000 of that amount. The prior is about \$437,000. The meeting will help to determine what the best way to handle the collection of prior sewer fees. At the next Council meeting this item will be discussed and how the Town will move forward to resolve this problem.

The Town will be participating in a Textile Recycling Service contract that CRCOG procured in 2014.

The Town has been working with Pacific Ventures trying to get the PPA transferred to the Town. DCK has been very helpful with their support. There were deadlines that the Town did not meet because DECD did not respond in a timely manner and their response did not match what the Town was looking for or what PURA was looking for. PURA has decided that the Town will have until December 30, 2016 to review this and will have a technical meeting on the 16th. If the Town can get this PPA, a studio project will move forward in South Windsor.

Answering questions from the Council, Mr. Galligan explained that the estimated unpaid sewer taxes include interest and fees. The principal is approximately \$900,000 with \$400,000 being from prior years and the current is \$500,000. In the meeting being held on the 8th, it will have to be decided whether the Town would like to hire a collection agency to collect these funds or do a tax sale. Another part of the discussions will be what the Constables positions will be in the Town. Mr. Galligan said he would get the fee that Constables are paid for this work.

Councilor Snyder requested that a report be sent to the Council after Mr. Galligan meets with WPCA and the Tax Collector.

Councilor Pendleton requested that Mr. Gonsalves get the minutes from the WPCA subcommittee and the recommendations that were brought to the WPCA. Councilor Pendleton then informed the Council that the Mayor did not have any conversations with Councilors regarding the liaisons. Mayor Delnicki requested that the Clerk of the Council send all members the Commissions and Boards they are liaisons to.

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ITEM:

17. Communications and Reports from Town Manager

Mr. Galligan explained that the Town will have a public information meeting regarding the casino proposal. A press release will be sent out.

Councilor Carroll suggested that the Constables collect fees up to a certain year and then the later years be collected by a collection agency.

Answering further questions, Mr. Galligan explained that the Town will be doing a revaluation of properties. An outside company is used for the revaluation. Mr. Galligan said he would get the company name to the Council.

17. Public Input

Mr. Gonsalves, 40 Bayberry Trail came forward and stated that the Council is not addressing important issues like the amount the State will be giving to the Town's in this upcoming budget. South Windsor's taxes are going to go through the roof.

18. Communications and Petitions from Council

Councilor Carroll explained that he understands Mr. Gonsalves concerns but would appreciate it if he could address the Council in a more polite manner.

Mr. Galligan answered Councilor Havens questions by explaining that every Town Council meeting is televised and replayed.

Mayor Delnicki stated that this year is gong to be a challenging budget season. No one knows exactly where it is going at this point.

Mr. Galligan stated that the biggest issue is that the State of Connecticut is telling Town's that they can not raise their budget any more than 2%. The Town's will be losing State funding on top of that and will have to eliminate services which residents have gotten use to having.

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ITEM:


19. Executive Session

None

20. Adjournment

At 8:50 p.m. Councilor Havens made a motion to adjourn the Regular Meeting. Councilor Maneeley seconded the motion; and it was approved, unanimously.

Respectfully submitted,


Deborah W. Reid
Clerk of the Council

Memorandum

To: South Windsor Town Council
CC: Town Manager
From: Jeffrey Folger, Environmental Planner
Date: 12/5/2016
Re: Initial Environmental Report

Wetlands

Wetland soils occur in both field areas. The recently cultivated field has wetland soils present in the southwest portion of the field. The soils have been routinely disturbed by plowing activities associated with the growing of row crops like corn. Currently, the field is leased by a farmer and used to grow hay.

The field south of the powerlines has not been used to produce and agricultural product within the last 25 years. The soils consist of silts and clays which hold water near the surface. It is presently a wet meadow. This field shows evidence of past installation of internal drainage measures like clay tile which was used to lower the water table in an attempt to allow access for farming equipment. At least one line of tiles has failed causing sink hole to appear in the field and have resulted in a moderately sized eroded gully to form along the southern edge of the field. Anecdotally, the field has not been suitable for cultivation for many decades.

The property contains a portion of the flood plain of the Podunk River to the west. This abuts additional Town owned land on Pierce Rd.

The far southern portion of the property is forested with the remnants of a farm pond present within the wood. A wooded wetland occurs

adjacent to the old pond and connects to wetlands on properties to the south.

This area was also the site Hill's Grove (not in wetlands), a historical dance hall and gathering site originally opened in 1877. There is the potential of constructing a loop trail through this area that could highlight the historical aspect of the site. A trail already exists that connects the Priest Farm property with the South Windsor Land Trust property located behind the Cummins Pernhagen & Lanza law offices on Ellington Rd.

Soils

The soils within the currently farmed area are designated as Prime and Important farmland soils. They have not been tested for residual pesticides yet.

The farmed portion of the property is stable. The current crop (grass) creates a very stable situation due to the lack of routine soil disturbance. The seep are along the southern edge of the wet meadow caused by the failed field drainage tile has developed into a rather significant gully that has deposited soil into the wetland area within the forest to the south.

Vegetation

Vegetation around the house area is a mixture of common landscape plants, exotic landscape species and invasive plants that have colonized due to the lack of maintenance. Mr. Priest was known for his horticultural collection containing many exotic plant species. Town crews have been very hesitant to accomplish any large scale plant removal in fear of damaging any species of worth. The proliferation of the invasive species is significant and poses a real challenge in restoring the grounds around the house.

South Windsor Agriculture, Arts & Nature Center

Intro – The Priest Farm

- Consists of 75 acres on Sullivan Ave.
- Adjacent to 14 acres near Pierce Rd (Knights of Columbus)
- Adjacent to 19 acres owned by the South Windsor Land Trust
- The original farm dates to 1823 and remained in the same family until the Town Of South Windsor purchased the property in 1998 (in partnership with the Trust for Public Land) --Utilizing Open Space Bond Funds
- The Town currently leases the farmland to a local farmer



2

Priest Farm Planning Team

- | | |
|-----------------------------|--|
| • Saud M. Anwar | Town Council |
| • Patricia Botteron | Open Space Task Force |
| • John Caldwell | Parks & Recreation Dept |
| • Thomas Delnicki | Town Council |
| • Stephanie Dexter | Planning & Zoning Commission |
| • Mary Etter | Library |
| • Raymond Favreau | Parks & Recreation Dept |
| • Jeffery Folger (Co-Chair) | Planning Dept |
| • Katie Graham | Park & Recreation Commission |
| • Sandy Jeski | Agricultural Land Preservation Adv Comm |
| • Michele Lipe | Planning Dept |
| • Virginia Macro | Historic District Commission |
| • John Mitchell | SW Rotary Club |
| • Andrew Paterna (Co-Chair) | SW FOOD Alliance |
| • Elizabeth Pendleton | Town Council |
| • Charles (Tim) Shepard | SW Land Trust |
| • Janice Snyder | Town Council |
| • Elizabeth Warren | Inlands-Wetlands/Conservation Commission |

Official Town Recorder: Deborah Reid

3

Priest Farm Aerial View



Photo by: Alan Witkin

4

South Windsor Agriculture, Arts & Nature Center

- As the only publicly owned remnant of a working farm, the site will serve to help preserve the key elements of the cultural landscape of the town's history
- Funding for this Feasibility Study was supported by a \$24,000 grant awarded by the State Office for Historic Preservation, and by a \$4,000 grant awarded by the South Windsor Community Foundation



5

Priest Farm Aerial View



Photo by: Alan Witkin

6

South Windsor Agriculture, Arts & Nature Center

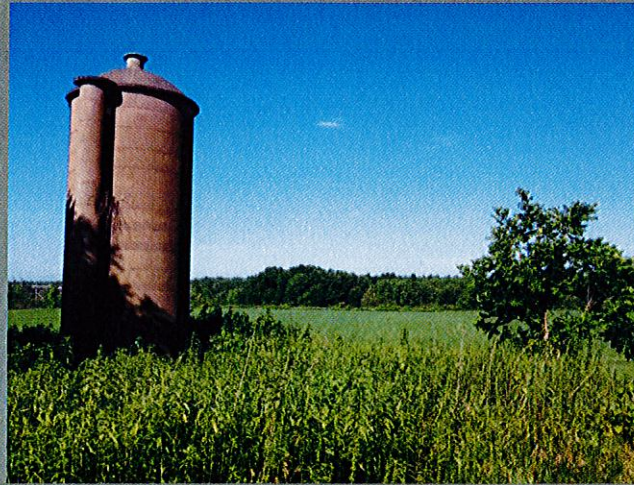
Physical Features:

- While the original farmhouse has important historical significance, one of the most outstanding features of the farm is a CEMENT SILO located directly behind the farmhouse



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Cement Silo @ Priest Farm



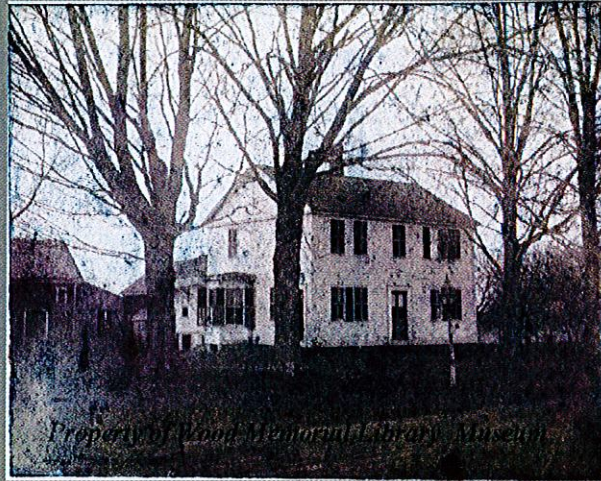
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South Windsor Agriculture, Arts & Nature Center (Priest Farm)

- Referenced--Town Plan of Conservation and Development
- Identified as a 'valuable asset' and 'value to the town' by:
 - South Windsor Agricultural Land Preservation Advisory Commission
 - Open Space Task Force
- Potential for developing Community Gardens at this site
- Potential future home for the South Windsor Farmers Market
- The South Windsor Town Council supported this project and approved a resolution creating this Planning Committee

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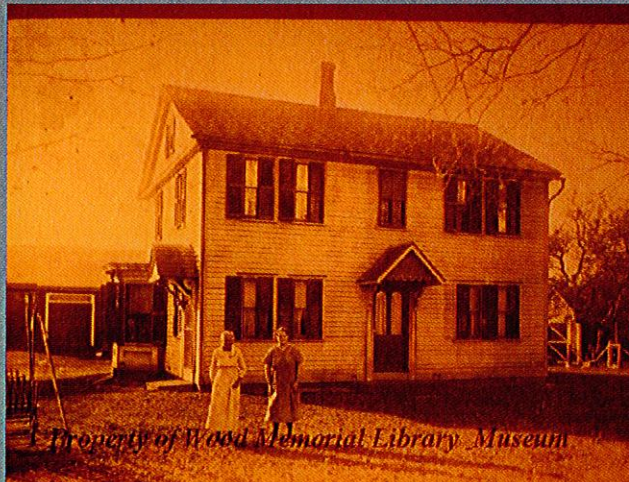
The Farmhouse -- built in 1823



Property of Wood Memorial Library Museum

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2023 will be the 200th Anniversary



Property of Wood Memorial Library Museum

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The Farmhouse – present day-side view



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The Farmhouse—Present Day



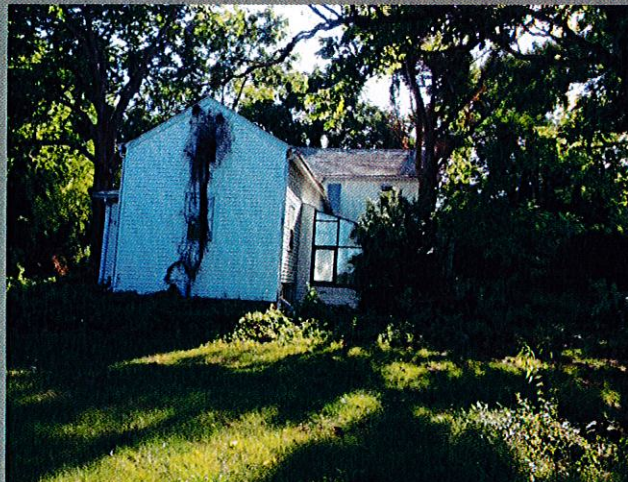
13

Priest Farmhouse—present day



14

Priest Farmhouse—present day



15

Priest Farm—present day



16

Town Council Resolution – Approved June 2015

Created a bipartisan committee for planning--the South Windsor
Agricultural, Arts and Nature Center on the Priest Farm

- The purpose of the committee is to help create a project celebrating the farm heritage of South Windsor
- The farm can become a source of education
- The farm can create access to a beautiful open space near the center of town

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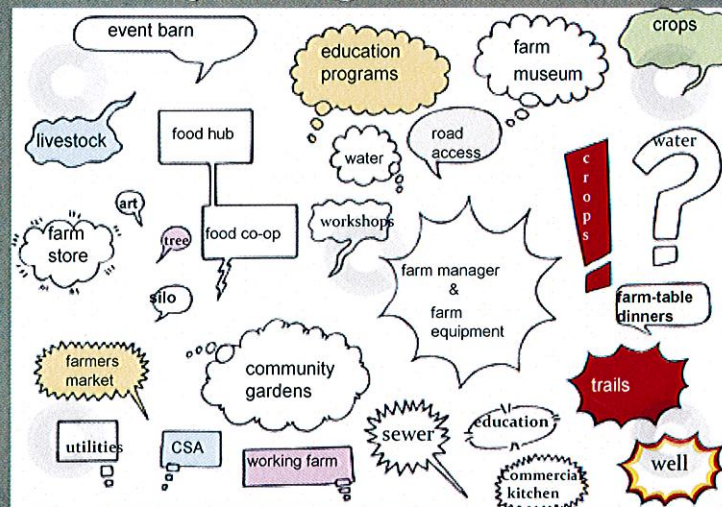
South Windsor Agriculture, Arts & Nature Center

Our Process:

- Monthly meetings have been held since June 2014
- We conducted visits to 5 Community Farms in CT
- We received grant funding for the initial feasibility study
- We Accepted the consulting team's final report

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Monthly Meetings: ideas, discussions...



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South Windsor Agriculture, Arts & Nature Center

The Community Farm Visits

- Auer Farm – Bloomfield
- Massaro Community Farm – Woodbridge
- Northwest Park – Windsor
- Strong Family Farm – Vernon
- Wind Hill Community Farm – Glastonbury

Lessons Learned:

- Some farms owned by a town, some by a 501(c)3
- Some hired resident farm/manager
- All stated the need for financial sustainability
- All include educational programs as part of a successful community farm
- All include active farming and community gardens

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Consultant Report/Findings

PRIEST FARM
FEASIBILITY REPORT
& CONCEPT PLAN
TOWN OF SOUTH WINDSOR, CT
1407 SULLIVAN AVE. SOUTH WINDSOR, CT

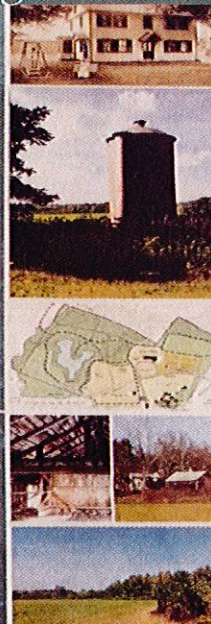
MAY 16, 2016

NELSON EDWARDS COMPANY ARCHITECTS, LLC
1120 MAIN STREET, BRANFORD, CT 06405

ELMORE DESIGN COLLABORATIVE, INC.
613 NATHAN STREET, SUFFIELD, CT 06078

ECONOMIC STEWARDSHIP, INC.
26 WEST FINE STREET, STURGEON BAY, WI 54235

GNCB CONSULTING ENGINEERS, P.C.
130 ELM STREET P.O. BOX 808 OLD SAYBROOK, CT 06475



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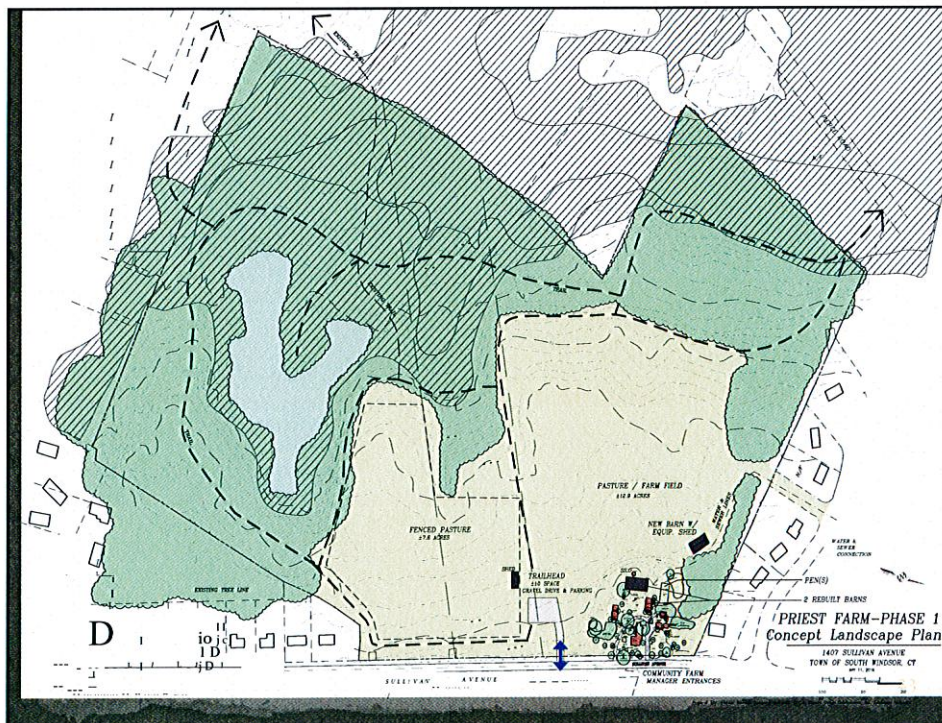
South Windsor Agriculture, Arts & Nature Center

Phase I

create trails- with historical markers,
develop drawings/plans, rehab farmhouse,
install water and sewer to farm, begin site work

fence pastures, install gravel drive and trailhead,
site improvements around farmhouse

Phase I Concept Drawing



South Windsor
Agriculture, Arts & Nature Center

Phase II

rehab SILO, establish produce & livestock plan, enclose pastures,
clear area for community gardens, rehab & restore outbuildings,
site work for outbuildings

install water to community gardens,
construct shade & picnic pavilion

Phase II Concept Drawing



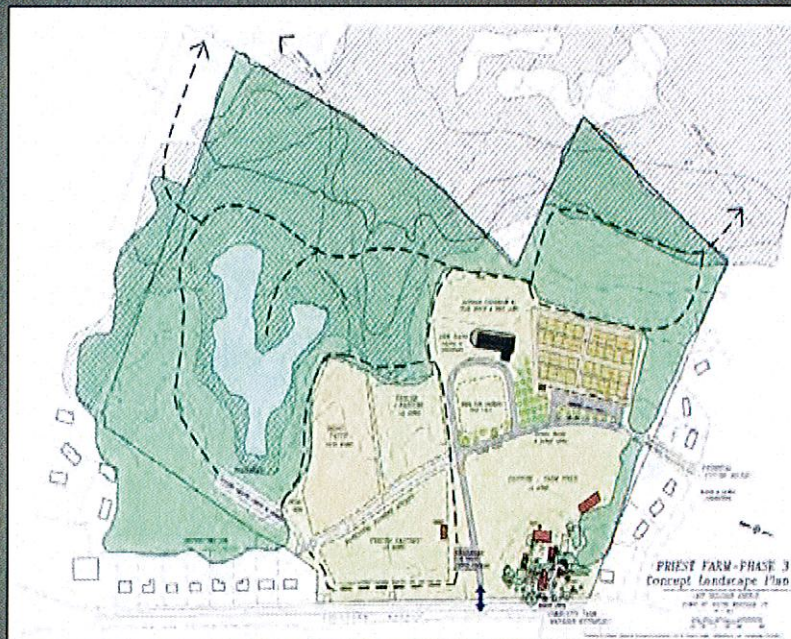
South Windsor Agriculture, Arts & Nature Center

Phase III

construct a community event barn,
install water & sewer for barn,
install site lighting, gravel base for driveway and parking

create business plan, food hub, commercial kitchen,
event center, develop paved access to farm,
develop museum partnership

PHASE III Concept Drawing



South Windsor Agriculture, Arts & Nature Center

1. Phase I Estimate (\$700,000-\$820,000)

create Trails, develop drawings/plans, rehab farmhouse, begin site work,
install water and sewer to farm, fence pastures, install gravel drive and trailhead, site improvements
around farmhouse

2. Phase II Estimate (\$570,000-\$650,000)

rehab SILO, establish produce & livestock plan, enclose pastures,
clear area for community gardens, rehab & restore outbuildings,
site work for outbuildings,
install water to community gardens, construct shade & picnic pavilion

3. Phase Estimate III (\$4-\$5 Million)

construct a community event barn; install water & sewer for barn; install site lighting, gravel base for
driveway and parking, create business plan, food hub, commercial kitchen, event center,
develop paved access to farm, plan museum partnership

Where do we go from here?

1. Secure the farmhouse—with Town Council funding
2. Secure the \$9,000 Eversource easement fee for house repairs
3. Secure Town Council input/support to continue the project
4. Involve surrounding neighborhood in discussions
5. Search grant funding applications and fund raising programs
in planning for Phase I recommendations

Potential Grant Funding Sources:

Hartford Foundation for Public Giving
State Office of Historic Preservation
Connecticut Dept. of Agriculture
Connecticut Dept. of Economic & Community Development
CT Trust for Historic Preservation
The 1772 Foundation
Historic New England Foundation
South Windsor Community Foundation

OUR GOAL

Celebrate the 200th Anniversary of the Priest Farm
in 2023---and the Grand Opening of:

The South Windsor Community Farmhouse

You can follow this project on the Town of South Windsor webpage:

www.southwindsor.org/agriculture-arts-nature-sub-committee

TAX REFUNDS

Ally Financial P O Box 9001951 Louisville, KY 40290 2013/2AKJUS/ 2G1125S38E9200925 Reason: Exempt Police Car	\$ (186.07)	Orbea, Jesus Antonio 109 Mill Pond Drive SOUTH WINDSOR, CT 06074 2006/NISSAN/1N4BA41E46C858754 Reason: Paid bill twice	\$ (180.64)
Ally Financial P O Box 9001951 Louisville, KY 40290 2011/640YTM/1J4PN2GK1BW592649 Reason: new owner 11/14	\$ (352.97)	Oreilly, Susan M. 11-O St. Marc Circle South Windsor, CT 06074 2008/HYUNDAI/KMHU46D98U364571 Reason: Total loss 7-2016	\$ (27.01)
Ally Financial P O Box 9001951 Louisville, KY 40290 2014/4ALGS9/ 2G1FL1EP7E9802175 Reason: Vehicle sold 6/2015	\$ (321.55)	Patel, Jinal Y. 314 Valley Stream Drive Newark, DE 19702 2014/TOYT CAMRY/4548F1FK9ER338097 Reason: Out of state registration, DE 8/15	\$ (40.93)
Ally Financial P O Box 9001951 Louisville, KY 40290 2012/412ZER/1GKKVRED8CJ238692 Reason: vehicle sold 7/2015	\$ (121.32)	Pathmanathan, Suppiah 162 Fairview Drive South Windsor, CT 06074 2001/ACURA/19UUA56671A028009 Reason: Sold 3/2016	\$ (59.94)
Ally Financial P O Box 9001951 Louisville, KY 40290 2013/XM/1G4PP5SK6D4223191 Reason: replaced 6/2015	\$ (103.05)	Pham, John 195 Hilton Drive South Windsor, CT 06074-3416 2004/974ZCW/1J4GL48K84W201693 Reason: Total loss 6-2016	\$ (19.24)
Ally Financial P O Box 9001951 Louisville, KY 40290 2014/CHEV/1G1125S32EU123410 Reason: Exempt Police Car	\$ (186.07)	RSK Kelco Inc. 1744 Ellington Road South Windsor, CT 06074 Reason: Overpayment	\$ (2,508.47)
Bhatia, Kailas c/o Jacobs & Sodipo, LLS 120 Oxford Street Hartford, CT 06105 Reason: overpayment by the old owner	\$ (4,910.24)	RSK Kelco Inc. 1744 Ellington Road South Windsor, CT 06074-2715 2006/FORD/1FDWF31P46ED32634 Reason: Total loss 3/2016	\$ (196.47)
M & S Paving & Sealing Inc 6 Springside Avenue Danbury, CT 06810-6127 2009/V93328/1C9SA122191418269 Reason: vehicle sold 10/2014	\$ (114.37)	Santos, Lynnette 7 Benedict Drive South Windsor, CT 06074 2003/FORD/1FMYU93123KE21626 Reason: sold 8/2016	\$ (9.62)
Master, Shahena 86 Tallcott Ridge Road South Windsor, CT 06074 2013/BMW/57XZV4CS5D0801579 Reason: Replaced 6/15	\$ (290.49)	Sharma, Girish L. 20 Lisa Drive South Windsor, CT 06074-1835 2011/TOYOTA/2T1BU4EE6BC551229 Reason: sold 7/2016	\$ (44.40)
Mercedes-Benz Financial Services 13650 Heritage Parkway Fort Worth, TX 76177 2013/Mercedes-Benz/WDCGG8J83DF984301 Reason: Sold 2/2016	\$ (436.23)	Smith, Cindy L. 114 Sally Drive South Windsor, CT 06074 2002/HONDA/2HKRL186X2H530947 Reason: Sold 8/16	\$ (8.14)
Mitchell, Kathleen G. 772 Ellington Road South Windsor, CT 06074 1999/JEEP/1J4GW58S0XC776227 Reason: sold 8/2016	\$ (8.51)	Smith, Earl John 3rd & Kathleen A. 401 Matthew Circle #206 South Windsor, CT 06074 2007/JEEP/1J4FA24187L216736 Reason: Sold 7/16	\$ (57.35)

Smith, Earl John 3rd & Kathleen A. 401 Matthew Circle #206 Braintree, MA 02184 2008/TOYOTA/JTDJT923085156626 Reason: sold 7/2016	\$ (26.27)	VW Credit-Leasing LTD 1401 Franklin Blvd. Libertyville, IL 60048-4460 2015/VOLK/3VW3A7AJ0FM279396 Reason: Active duty	\$ (322.65)
Smith, Matthew R. 3-J St. Marc Circle South Windsor, CT 06074 2013/TOYOTA/2T1BU4EE8DC986527 Reason: paid official payment twice	\$ (339.29)	Van Deusen, David 55 Gray Road South Windsor, CT 06074-3038 2004/CHEVROLET/2G1WH52K549299858 Reason: Trade in 7/2016	\$ (20.35)
Solairaj, Manivannan 1 Gasek Farms Road Ellington, CT 06029 Reason: overpayment	\$ (52.99)	Van Deusen, David 55 Gray Road South Windsor, CT 06074-3038 2004/TOYOTA/4T1BF28844U341579 Reason: Sold 7/2016	\$ (31.08)
Stefka, James R & Burton, Charlene 215 Abbe Road South Windsor, CT 06074 Reason: overpayment	\$ (3,255.71)	Vassar, Gregory 81 Mountain Drive South Windsor, CT 06074 2006/HONDA/SHSRD789X6U435327 Reason: Bill adj. after payment	\$ (64.38)
Sutton, Judith Alberts 98 Newberry Road South Windsor, CT 06074 2014/AUDI/WAUFFAFL2EA127816 Reason: overpayment	\$ (372.26)	Wholley, Thomas J. SR P.O. Box 384 East Windsor Hill, CT 06028-0384 2005/AUDI/WAUM144E25N009134 Reason: sold 8/2015	\$ (27.40)
Tankala, Kanishka 172 Frazer Fir Road South Windsor, CT 06074-1658 2003/HONDA/5FNRL18973B104918 Reason: sold 7/2016	\$ (19.98)	Wong, Michael 108 Ridgefield Drive South Windsor, CT 06074-3858 1997/HONDA/JHLRD1850VCO48849 Reason: Trade in 7/2016	\$ (13.32)
Tomczak, Benjamin R. 1101 Main Street South Windsor, CT 06074 2004/VOLV/YV1NC63D24J044462 Reason: BAA on mileage	\$ (32.89)	Wong, Michael 108 Ridgefield Drive South Windsor, CT 06074-3858 2006/TOYOTA/JTMBD33V866020282 Reason: Total loss 7/2016	\$ (40.70)

Mrs. Bonnie Rabin, Collector of Revenue

Total Refund \$14,802.35 Date: 12/5/16

Ordinance #_____

**Amending Ordinance #169, Section 90-4
of the
South Windsor Code of Ordinances**

- (a) Any veteran entitled to an exemption from property tax in accordance with C.G.S. §12-81(19) shall be entitled to an additional exemption, provided such veteran's qualifying income does not exceed (1) the applicable maximum amount as provided under section 12-81I, or (2) an amount established by the municipality, not exceeding the maximum amount under said section 12-81I by more than twenty-five thousand dollars. The exemption provided for under this subsection shall be applied to the assessed value of an eligible veteran's property and, at the option of the municipality, may be an amount up to twenty thousand dollars or an amount up to ten percent of such assessed value.
- (b) Any veteran's surviving spouse entitled to an exemption from property tax in accordance with C.G.S. §12-81(22) shall be entitled to an additional exemption, provided such surviving spouse's qualifying income does not exceed (1) the maximum amount applicable to an unmarried person as provided under section 12-81I, or (2) an amount established by the municipality, not exceeding the maximum amount under said section 12-81I by more than twenty-five thousand dollars. The exemption provided for under this subsection shall be applied to the assessed value of an eligible surviving spouse's property and, at the municipality's option, may be in an amount up to twenty thousand dollars or in an amount up to ten percent of such assessed value.
- (c) Any such veteran or spouse submitting a claim for such additional exemption shall be required to file an application on a form prepared for such purpose by the assessor not later than the assessment date with respect to which such additional exemption is claimed, provided when an applicant has filed for such exemption and received approval for the first time, such applicant shall be required to file for such exemption biennially thereafter, subject to the provisions of subsection (d) of this section. Each such application shall include a copy of such veteran's or spouse's federal income tax return, or in the event such a return is not filed, such evidence related to income as may be required by the assessor for the tax year of such veteran or spouse ending immediately prior to the assessment date with respect to which such additional exemption is claimed.

Amending Ordinance #169, Section 90-4

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- (d) Any person who has submitted an application and been approved in any year for the additional exemption under subsection (a) or (b) of this section shall, in the year immediately following approval, be presumed to be qualified for such exemption. During the year immediately following such approval, the assessor shall notify, in writing, each person presumed to be qualified pursuant to this subsection. If any such person has qualifying income in excess of the maximum allowed under said subsection (a) or (b), such person shall notify the assessor on or before the next filing date for such exemption and shall be denied such exemption for the assessment year immediately following and for any subsequent year until such person has reapplied and again qualified for such exemption. Any person who fails to notify the assessor of such disqualification shall make payment to the municipality in the amount of property tax loss related to the exemption improperly taken.
- (e) This Ordinance shall be applicable with respect to the assessment year commencing October 1, 2016 and each assessment year thereafter