

**TOWN COUNCIL
TOWN OF SOUTH WINDSOR**

Minutes

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March 5, 2018

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

1. Call Meeting to Order

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

4. Roll Call

Members Present: Mayor M. Saud Anwar
Deputy Mayor Andy Paterna
Councilor Jeffrey Glickman
Councilor Mary Justine Hockenberry
Councilor Carolyn Mirek
Council Liz Pendleton
Councilor Janice Snyder

Members Absent: Councilor Lisa Maneeley
Councilor Matthew Riley

Others Present: Matthew B. Galligan, Town Manager

After roll call was complete, Mayor Anwar proclaimed March 12, 2018, as Girl Scout Day in the Town of South Windsor and then recognized Ms. Silvani Arvapalli for her volunteer work and congratulated her on being named one of the top two youth volunteers in Connecticut for 2018 through the Prudential Spirit of Community Awards.

5. Communications and Reports from Town Manager

Mr. Galligan reported on the following:

- Discussions were held with both State Representatives about trying to establish a program for people who fix their crumbling foundation, to give them five more years of a tax break. Through the State, there is also the establishment of 20 million dollars in grant money for individuals with crumbling foundations. There is legislation that people cannot participate in both programs.
- The Housing Authority has come to the Town regarding the revitalization of Wapping Mews. There is a mechanism to acquired funds through the Community Development Block Grant which the Town can apply for.

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5. Communications and Reports from Town Manager (Continued)

- Geissler's Supermarket is interested in having Amazon boxes at their store but would have to wait for the store's renovation to be complete. Mr. Galligan stated he is waiting for Stop and Shop to return his call.

Answering questions from the Council, Mr. Galligan stated he would get a report to the Council regarding the recent electronics recycling program that was held. The program that the Council had previously discussed was to reduce taxes for five years for people who fix their crumbling foundation. The laws says once they take the building permit out to fix their foundation, they go back on the tax rolls with full taxes. Legislation feels that should be reviewed further.

Councilor Pendleton requested that the Town Manager report back to the Council about the solar carport at the Police Department at the next meeting after having discussions at the conference in Dallas. Mr. Galligan stated that he would discuss this proposal with the Energy Committee and also see if there is something else that can be done.

6. Public Input (Items Not on the Agenda)

Ms. Margaret Shea, 266 Abbe Road came forward and introduced the Irish Committee and announced the representatives from South Windsor who will be representing the Town in Hartford's St. Patrick's Day Parade on March 10, 2017, at 11:00 p.m. Ms. Shea introduced Liza Love as South Windsor's Town Honoree and Linc Streeter as South Windsor's Town Marshall.

Mr. Don Gonsalves, 40 Bayberry Trail stated he has lived in South Windsor for 12 ½ years, and the Town Council and Town Manager have never discussed home values. The biggest asset people have is their home, and there have not been any increases for the past ten years. This is because of the high property taxes which are even going higher. Expenses are totally out of control with South Windsor having the third highest property taxes in the State of Connecticut. South Windsor's school budget is proposing to add a school security guard and assistant

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ITEM:

6. Public Input (*Items Not on the Agenda*) (*Continued*)

principal when every other Town is cutting expenses. A lot of people are being forced out of Town because of the high property taxes. Nothing has been done to control costs.

A resident of South Windsor thanked the Council and Town staff for the cricket field and explained that a team is currently being established. The future plan is that two teams that will play for South Windsor.

Mr. George Hill from Andreis Trail stated that he was in front of the Council in early November, and during that meeting, there were discussions about efforts to mitigate the noise from the Bark Park. Mr. Hill stated that he thought there was consensus to move forward to do something but he has not seen anything from anyone.

Mrs. Nancy Yario, Andreis Trail explained that she had worked with the Town for years to try to come up with a solution regarding the noise from the Bark Park. Initially, she had wanted bushes and shrubs around the park to help lessen the noise. Mrs. Yario stated that she and her husband took the Town to court. They lost the personal nuisance but won the 8-24 referral because there was Town money used to put the water and electricity at the site. Mrs. Yario is requesting that the Town establish a Committee to discuss this issue further.

Mrs. Daria Plummer, 235 Orchard Hill Drive, urged the Council to support the request from the Superintendent of Schools that a security guard is added to the budget for our school system, bearing in mind what has been happening in our nation over the past many years.

Mr. David Raymond of Main Street expressed his support to allocate some of the open space funds to help purchase development rights for the Shepard parcel. It is a great way to make the open space funds go much further in preserving the farmland and agricultural heritage of South Windsor.

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ITEM:

6. Public Input (*Items Not on the Agenda*) (*Continued*)

Mrs. Jessica Glass of Main Street stated that there is a tremendous amount of support to use open space funds to purchase development rights. This allows the farmers to sell property to other farmers or anyone else except developers and also helps to preserve farmland. The Town will continue to receive taxes. Mrs. Glass stated she hopes that the Council will support this proposal.

Mrs. Daryl Ramsey of Main Street felt that this is a great deal for the Town. Farmland preservation is the character and history of South Windsor.

7. Adoption of Minutes

BE IT RESOLVED that the South Windsor Town Council hereby approves the Minutes of the following Town Council Meetings: Three sets of Public Hearing Minutes of February 5, 2018; and Regular Meeting Minutes of February 5, 2018.

Was made by Councilor Riley

Seconded by Councilor Pendleton

The motion was passed on a roll call vote of 5 to 0 with Councilor Maneeley and Councilor Snyder abstained.

8. Public Petitions

None

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

Councilor Hockenberry reported that South Windsor Alliance for Families had used a grant they received to hold Community Education on Nar Can which included overdoes prevention strategies, signs, and symptoms. Other sessions that will be held are "How to Relieve Stress from your Life", and a discussion to help keep our children substance free.

The next meeting of the Human Relations Commission is March 21, 2018.

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ITEM:

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

The Board of Education passed a budget increase of 4.06%. One of the items that caused this increase was for a Director of School Security for all of the schools in South Windsor.

Councilor Snyder stated that the Library Board is very clear on their goals and strategies but wanted to bring forth that there is a lot of slashing of funding from the State level for the State Library which could affect the programs South Windsor has for our residents.

The Zoning Board of Appeals had two public hearings at their last meeting and elected a new chairperson, Erik Dabrowski.

Mayor Anwar informed the Council that the Economic Development Commission had a meeting on February 28, 2018. The committee is in the process of reviewing their by-laws. There was a discussion regarding putting together a land and old building inventory list. There was also discussion held about going live with Mayor TV.

Deputy Mayor Paterna explained that the South Windsor Agriculture, Arts & Nature Center Sub-Committee would be doing a Request for Proposal in the next couple of weeks for work at the Priest property. The Park & Recreation Department has been clearing the property. Councilor Snyder thanked the Public Work's Department for all of their work clearing the property.

Councilor Mirek informed the Council that the Crumbling Foundations Committee met on February 20, 2018. Councilor Mirek felt another meeting should be held as well as a regional meeting. Mr. Galligan stated that a regional meeting would be held after the State puts out an RFP.

Councilor Mirek then explained that an Informational Session regarding coyotes was held on February 21, 2018. This meeting was hosted by State Representative Delnicki. Individuals from DEEP, the Humane Society, and Robin Bond who is the Town's Animal Control Officer were present.

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10. Reports from Standing Committees

None

11. Reports of Temporary Committees

Deputy Mayor Paterna stated that the first meeting of the Sustainability Advisory Committee is being held on March 13, 2018, at 1:00 p.m. at the South Windsor Town Hall. The Committee will discuss how to get certified as a sustainable community. This certification will make the Town eligible for future grants. The Capital Projects Committee is prioritizing potential future projects for the Town.

Councilor Snyder informed the Council that the Transparency Task Force held a public forum on March 1, 2018. A concern that was brought up was regarding unaffiliated and independent voters not having the opportunity to be on boards and commissions. There were also concerns expressed regarding better communication. Councilor Snyder stated that it is very important for everyone to know that the Town has a mobile application called Connect South Windsor where residents can get more information.

Councilor Mirek called for a Point of Order and stated that Council members should not be out in the audience talking with members of the public while a meeting is being conducted.

Mayor Anwar stated that the Transparency Task Force would be sending recommendations to the Council regarding transparency in local government.

12. Public Participation (Items on the Agenda)

Mr. Roy Normen, Homestead Drive, came before the Council to speak in favor of using open space funds to purchase development rights.

Deputy Mayor Paterna read a letter from Shawn Jacobaccio (**Exhibit A**); and Christopher Palazzini (**Exhibit B**) into the record. Both letters were in support of the purchase of development rights.

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ITEM:

13. Consent Agenda

Councilor Pendleton and Council Snyder made a motion to approve Agenda Items 14. A. (*) through 14. E. (*) and 15. A. (*) as the Consent Agenda. Deputy Mayor Paterna seconded the motion; and it was approved, unanimously.

14. Unfinished Business

***A. Resolution Reappointing Karen Wagner (D) to the Mass Transit and Highway Advisory Commission**

BE IT RESOLVED that the South Windsor Town Council hereby reappoints Karen Wagner (D) to the Mass Transit and Highway Advisory Commission for a term ending November 30, 2021.

(Approved by Consent Agenda)

***B. Resolution Appointing Thomas Ruby (D) to the Water Pollution Control Authority**

BE IT RESOLVED that the South Windsor Town Council hereby appoints Thomas Ruby (D) to the Water Pollution Control Authority for a term ending November 30, 2021 to fill the expired term of Donald Antaya (R).

(Approved by Consent Agenda)

***C. Resolution Appointing Jeff Trachtenberg (D) an Alternate to the Park and Recreation Commission**

BE IT RESOLVED that the South Windsor Town Council hereby appoints Jeff Trachtenberg (D) an Alternate to the Park and Recreation Commission for a term ending December 31, 2021 to fill the expired term of Michael Saimond (D).

(Approved by Consent Agenda)

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ITEM:

14. Unfinished Business (Continued)

***D. Resolution Reappointing Alan Larson (D) to the Park and Recreation Commission**

BE IT RESOLVED that the South Windsor Town Council hereby reappoints Alan Larson (D) to the Park and Recreation Commission for a term ending December 31, 2021.

(Approved by Consent Agenda)

***E. Resolution Reappointing Carol Fletterick (D) to the Water Pollution Control Authority**

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

(Approved by Consent Agenda)

15. New Business

***A. Resolution Appointing Toby Lewis (R) to the Park and 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 Toby Lewis (R) to the Park and Recreation Commission for a term ending December 31, 2021 to fill the expired term of David Romejko and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

(Approved by Consent Agenda)

Councilor Mirek made a motion to suspend the rules in order to go to Item 15. E. on the agenda. Councilor Pendleton seconded the motion; and it was approved, unanimously

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ITEM:

15. New Business (Continued)

E. Discussion Item: Farmland Preservation Project Proposal (50 acres on Main Street) (requested by Deputy Mayor Paterna)

Deputy Mayor Paterna explained to the Council that the State of Connecticut would like to partner with the Town to purchase development rights. The property that is being looked at consists of 50 acres between Main Street and Route 5. The State of Connecticut would contribute \$724,000 (66%), and the Town would contribute \$245,000 (34%). The cost would equate to \$4,800 per acre to preserve 50 acres of prime Connecticut farmland soils identified by the Department of Agriculture. The Town of South Windsor would have no costs associated with the evaluation of this property.

Answering questions from the Council, Deputy Mayor Paterna explained that this had been approved by SWALPAC and Open Space. The money to purchase the development rights would come from the open space funds. The open space fund currently has 1.9 million dollars in it.

Mayor Anwar stated that this is something he would support because this has been supported by the community through a referendum.

Deputy Mayor Paterna explained that purchasing the development rights to a property essentially requests a land owner not to sell to a home developer. The property does not have to remain in farming, but it has to remain in open space forever. The landowner would still be paying taxes to the Town.

Councilor Mirek, Hockenberry, and Pendleton all spoke in favor of the purchase of development rights with open space funds.

Mayor Anwar stated that the Town is investing in the future generations.

Deputy Mayor Paterna explained that the next step is to come back to the Council with a written resolution. Mr. Galligan stated that a public hearing might be necessary. The purchasing of development rights of farmland will also help the Town become a sustainable community.

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ITEM:

15. New Business (Continued)

- B. Discussion Item: Application for Fiscal Year 2018 Community Development Block Grant Program for Public Housing Modernization at Wapping Mews (*requested by Town Manager, Matthew B. Galligan, (George Daniels, Housing Authority to be present)*)**

Mr. Galligan explained that the Community Development Block Grant Program is a program that the State administers and it is for those cities and towns that do not get direct entitlements. The state gets an allotment every year for this program from the federal government, and the state has a public hearing on how they are going to spend that money. Wapping Mews is an eligible project and needs updates. The block grant is a competitive grant and would consist of \$800,000 for improvements to bathrooms, kitchens, door handles, handicap accessibility, etc.

Mr. George Daniels explained that the Housing Authority is a separate entity from the Town and is not supported by the taxpayers of South Windsor. Wapping Mews was built in 1972. The building has been maintained but requires updates and improvements. The roof, siding, driveway, and parking lots have been replaced. The Housing Authority has been told to make the housing complexes in South Windsor sustainable for the next 20 years. Down the road, the Housing Authority may be looking to do improvements to Flax Hill. Mr. Dwight Johnson, Chair of the Housing Authority is here tonight.

Answering questions from the Council, Mr. Daniels stated that there are 30 units at Wapping Mews. Wapping Mews is located at the end of Elm Street, off of Kelly Road. Mr. Daniels explained to the Council that the Housing Authority is governed at the state level. One of the things the Town needs in the future is a congregate facility which would give its residents one hot meal a day in a dining room setting, light housekeeping and staff 24/7.

Answering further questions from the Council, Mr. Galligan explained that the public hearing could not be changed because there are publication requirements that need to be met.

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ITEM:

15. New Business (Continued)

C. Resolution Setting a Time and Place for a Public Hearing to Receive Citizen Input on an Application for Fiscal Year 2018 Community Development Block Grant Program for Public Housing Modernization at Wapping Mews

BE IT RESOLVED that the South Windsor Town Council hereby sets Monday, April 2, 2018, at 8:00 p.m., in the Council Chambers of the South Windsor Town Hall, 1540 Sullivan Avenue, South Windsor, Connecticut as the time and place for a Public Hearing to receive citizen input on an Application for the Fiscal Year 2018 Community Development Block Grant Program for Public Housing Modernization at Wapping Mews.

Was made by Councilor Mirek
Seconded by Deputy Mayor Paterna

Answering questions from the Council, Mr. Galligan explained that at the public hearing there would be a presentation explaining the project and giving cost estimates.

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

D. Resolution Exempting 59 Sullivan Avenue from Sewer Use Fees

BE IT RESOLVED that the South Windsor Town Council hereby determines that a certain sewer use lien in the amount of \$385.00 at Volume 2630 and Page 279 of the Town of South Windsor Land Records be vacated and directs that the Town of South Windsor, Tax Collector release said lien and file such release on the Land Records of the Town; and

BE IT FURTHER RESOLVED that the South Windsor Town Council hereby exempts 59 Sullivan Avenue, South Windsor, from sewer use fees for so long as said property is owned by the Town.

Was made by Deputy Mayor Paterna
Seconded by Councilor Pendleton
The motion was approved, unanimously

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ITEM:

15. New Business (Continued)

F. Discussion Item: Land Use Optimization (requested by Councilor Riley)

This discussion was tabled until the next Town Council meeting.

G. Resolution Approving a Refund of Property Taxes to One Hundred Seven (107) South Windsor Taxpayers

BE IT RESOLVED that the South Windsor Town Council hereby approves a refund of property taxes to one hundred seven (107) South Windsor Taxpayers, the total of said refunds being \$66,058.70.

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

16. Passage of Ordinance

None

17. Public Input/Participation (Any Matter)

Mr. Don Gonsalves, 40 Bayberry Trail came forward and questioned what the issue is regarding diversity and if there is a problem in any of the schools? This issue has been discussed for long period of times during Council meetings.

Mrs. Mary Etter, Director of the South Windsor Public Library, informed the Council and the public that on Monday, March 12, 2018, there will be a Book for Lunch Program at the Library beginning at 12:30 p.m. Speakers will start at 1:00 p.m.

18. Communications and Petitions from Council

Mr. Galligan stated that staff is prepared for the snow storm that is supposed to be coming on Wednesday, March 7, 2018. Shelters will be ready if they are needed.

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ITEM:

18. Communications and Petitions from Council (Continued)

Councilor Pendleton complimented Town staff on the work they did during the last snow storm as well as the Fire Department on a recent fire in Town. Their training paid off, and a house was saved from burning down.

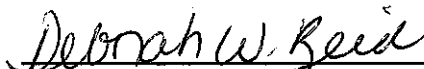
19. Executive Session

None

20. Adjournment

At 8:55 p.m. Councilor Hockenberry made a motion to adjourn the Regular Meeting. Councilor Mirek seconded the motion; and it was approved, unanimously.

Respectfully submitted,



Deborah W. Reid
Clerk of the Council

Reid, Deborah

From: Andrew Paterna <andrew.paterna.swtc@gmail.com>
Sent: Monday, March 05, 2018 9:44 PM
To: Reid, Deborah
Subject: Fwd: Farmland preservation in South Windsor

hi Debbie
here is the second letter.
thanks
Andy

----- Forwarded message -----

From: S J <shawn.jacobaccio@gmail.com>
Date: Mon, Mar 5, 2018 at 6:39 PM
Subject: Farmland preservation in South Windsor
To: andrew.paterna.swtc@gmail.com, andrew.paterna.swtc.@gmail.com

Good evening Mr. Paterna,

Please accept this email as my support for the farmland preservation project proposed this evening at the open space task force meeting.

I am a South Windsor resident and am interested in our town's planned development and as such, I believe strongly in having a balanced approach that preserves and values open spaces and farmland, as they make South Windsor a wonderful and beautiful community to live in.

Thank you for your time. If you could please read this into the record at tonight's Town Council meeting, it would be greatly appreciated.

My very best,

Shawn Jacobaccio

Reid, Deborah

From: Andrew Paterna <andrew.paterna.swtc@gmail.com>
Sent: Monday, March 05, 2018 9:44 PM
To: Reid, Deborah
Subject: Fwd: Chris Palazzini Support for SW purchase of development rights-Pleasant Valley

Hi Debbie
here is the first letter from Christopher Palazzini
thanks
Andy

----- Forwarded message -----

From: PALAZZINI, CHRISTOPHE PW <christophe.palazzini@pw.utc.com>
Date: Mon, Mar 5, 2018 at 6:55 PM
Subject: Chris Palazzini Support for SW purchase of development rights-Pleasant Valley
To: "andrew.paterna.swtc@gmail.com" <andrew.paterna.swtc@gmail.com>

Good Evening Andrew-nice meeting you at the Open Space Task Force mtg;

I am writing to extend my absolute support for the purchase of development rights for the ~50 acre tract on Pleasant Valley Rd.; the agricultural environment was an important reason we relocated to South Windsor, specifically our home at **151 Pleasant Valley Rd.** I hope the council agrees that this is a wonderful opportunity for the town to continue to retain its agricultural identity and we fully support this initiative. Christopher Palazzini

Christopher Palazzini

GSE Functional Discipline Manager

860-565-0791

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