

**TOWN COUNCIL
TOWN OF SOUTH WINDSOR**

Minutes

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September 4, 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 Audrey Delnicki
Councilor Jeffrey Glickman
Councilor Lisa Maneeley
Councilor Liz Pendleton
Councilor Matthew Riley
Councilor Janice Snyder

Members Absent: Councilor Mary Justine Hockenberry

Others Present: Matthew B. Galligan, Town Manager

A Moment of Silence was held for Sergeant Matthew Mainieri who was killed over the weekend. Town Manager Matthew Galligan informed the Council members about the arrangements that are being made for Sergeant Mainieri. Council members all expressed their sorrow and sympathy to his family, friends, Town of South Windsor, and to the South Windsor Police Department.

Mayor Anwar read a proclamation which proclaimed the month of September as National Suicide Prevention Awareness Month in the Town of South Windsor.

5. Communications and Reports from Town Manager

Mr. Galligan reported on the following:

- Scannell has filed for a project in the I-291 Corridor for a Fortune 500 Company. The Town will be working with Metro-Hartford Alliance, the Town of Each Hartford and the Fortune 500 Company to put together a program that will benefit South Windsor and the region as a whole. Scannell is also looking at two additional buildings to be put in the same area.

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ITEM:

5. Communications and Reports from Town Manager (Continued)

- The Town is working with Pacifica Ventures and the Mestek Corporation on the financing and construction loan for the CT Studios project. The old movie theater site has been selected for development.
- There will be a resolution to approve a land deal for a small piece of property that was given to the Town when Buckland Road was widened. If the Town does sell it, the money would have to give back to the State. This resolution will show that the Town endorses a proposed development of Harbor Chase who is building a \$25 million assisted living facility. The Town went to the State Legislature to make changes to the legislation, as a title company out of Florida has some issues with how the deed was constructed. This project has been before the Planning and Zoning Commission and is ready to start taking out building permits.
- There has been development interest along the Buckland Corridor which is across from Evergreen Walk. The development would consist of a 10,000 square foot building which will house a jewelry store business.
- There is also another project in the Evergreen Walk complex which will be discussed in executive session. The development is going through IWA/CC who is considering offsite mitigation to wetlands for the disturbance of the wetlands on the property being considered to be developed.
- In executive session, dck will also be discussed.
- The YMCA has been before the Planning & Zoning Commission with an application to run a before-and-after school program at the Temple Beth Hillel Synagogue. This application was approved.
- The Police Department and Fire Department are in the process of doing ammonia training.
- The Town is putting numbers together for the budget. The budget presentation will be given to the Town Council.

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ITEM:

5. Communications and Reports from Town Manager (Continued)

Mr. Galligan then announced that he would be retiring. He has worked in South Windsor for 23 years and stated that he has enjoyed working for this community. Mr. Galligan praised the Town staff, community and Town Council. He stated that he would like to be done by February 2019, but would stay if necessary.

Mr. Gantick, Director of Public Works, came forward and stated that there is a lot of road work and infrastructure improvements going on throughout Town. There are also state projects that are happening. Mr. Gantick reviewed different work that would be going on throughout Town as well as the different processes that are used for resurfacing roads.

Answering questions from the Council, Mr. Gantick explained that the Town had used all different methods to inform residents about road work that will be done and will continue to look at ways to inform residents. When chip sealing is done on a road, a roller is used in that process. When doing construction projects, impacts of the traffic is considered for the time of day a project is performed. The projects are a short-term inconvenience. In the future, the time of day will be considered further before a project is considered at night. Construction on Miller Road is not complete; permanent patch work still needs to be done. This project was funded by the Water Pollution Control Authority. Further work is being considered for Miller Road next year. Public Works has been doing a lot of catch basin replacements prior to roads be reconstructed.

Mr. Galligan explained to the Council that if a resident wants to hook up to the gas line, they should contact the general customer service number at Eversource Energy. In order for them to put gas lines down an entire road, 65% of the residents on the street need to be interested. Mr. Gantick added that the Town is working with the engineers from Eversource Energy to make sure the impact to the Town roads is minimized.

Mr. Gantick explained that residents could see the rating of roads on the Town website. The Town tries to maintain roads throughout Town so that they do not deteriorate to the point of needing to be replaced. Councilor Pendleton mentioned that Governors Highway needs to be reconstructed because of flooding.

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ITEM:

5. Communications and Reports from Town Manager (Continued)

Mayor Anwar questioned if there is coordination between the State and Town when a State road needs to be done? Mr. Gantick explained that there is a pre-construction meeting held and the State gives the Town the general dates of construction. If residents have questions, they should contact the State because it is their projects. Mayor Anwar felt that there needs to be improvement in the area of coordinating projects between the State and Town. Residents did not know anything about the gas line being put in. Mr. Gantick informed the Council that Town staff did not know about this project either until calls were made to the State. Mayor Anwar requested that a plan is coordinated to help with communication between all agencies.

Answering further questions, Mr. Gantick explained that the new material being used for the roads during the winter has the same impacts on vehicles.

Councilor Pendleton informed Mr. Gantick that there is a manhole cover on Clark Street that has water coming out of it at times? Mr. Gantick explained that the Town is aware of this issue. Councilor Pendleton also questioned if Ridge Road would be fixed soon? Mr. Gantick explained that the design is being done which will have minimal impacts and this project should be started later this year.

Mr. Galligan said that he would like to retire by February, but if he is needed longer, that would be fine. The budget will be done by the time he leaves.

At 8:00 p.m. Mayor Anwar recess the Regular Meeting in order to hold a Public Hearing. The Regular Meeting reconvened at 8:10 p.m.

Mr. Galligan informed the Council that the Town received a grant in the amount of approximately \$2,800,000 for improvements to the Wapping Mews.

6. Public Input (Items Not on the Agenda)

Mrs. Nancy Yario, 20 Andreis Trail stated that ten years ago the dog park was constructed in the Nevers Road Park. There was never any notification to the neighborhood about the establishment of this park. The construction of this park was brought to court, and there were so many untruths stated. We won the right to an 8-24 hearing. At the Planning & Zoning Meeting, no public was allowed to speak. The noise from this park is very disruptive.

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ITEM:

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

Mr. George Hill, 20 Andreis Trail came forward and stated that the Town built the dog park and is responsible for operating the park. The park generates noise, and the Police Department is not equipped to handle the complaints. There is no mechanism to make a complaint and getting the complaint addressed. Nothing has been done, and it has been one-year that we have been complaining. Is there a process for complaints to be handled.

Mr. Ken Young, 595 Avery Street stated he would like to have Tom Delnicki come and talk about the problems that are on Avery Street.

Mr. Dan Edwards, 131 Hilton Drive stated that the retirement of Mr. Galligan is a huge loss for the Town of South Windsor. He has done a great job. Mr. Galligan has made some great recommendations, but there have been times where the Council has not supported those efforts. Mr. Edwards requested that Council members use common sense when it comes to recusing from an issue that may even appear to be a conflict of interest. Mr. Edwards stated he was displeased with how he was treated at the Before and After Assessment Committee Meeting by a certain Council member.

7. Adoption of Minutes of Previous Meetings

BE IT RESOLVED that the South Windsor Town Council hereby approves the Minutes of the following Town Council Meetings: Special Meeting Minutes of July 17, 2018.

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

8. Public Petitions

None

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

None

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ITEM:

10. Reports from Standing Committees

None

11. Reports of Temporary Committees

None

12. Public Participation

None

13. Consent Agenda

Motion to approve Agenda Items 14. A. (*) and 15. A. (*) through 15. D. (*) as the Consent Agenda.

Was made by Deputy Mayor Paterna and Councilor Riley
Seconded by Mayor Anwar
The motion was approved, unanimously.

14. Unfinished Business

***A. Resolution Appointing Anitha Elango (D) an Alternate to the Water Pollution Control Authority**

BE IT RESOLVED that the South Windsor Town Council hereby appoints Anitha Elango (D) an Alternate to the Water Pollution Control Authority for a term ending November 30, 2019, to fill the unexpired term of Edward Havens, Jr.

(Approved by Consent Agenda)

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ITEM:

15. New Business

- *A. Resolution Reappointing Peter DeMallie (U) to the Central Regional Tourism District 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 reappoints Peter DeMallie (U) to the Central Regional Tourism District for a term ending September 1, 2021, and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

(Approved by Consent Agenda)

- *B. Resolution Appointing Councilor Audrey Delnicki (R) to the Insurance Control 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 Councilor Delnicki (R) to the Insurance Control Commission for a term ending November 11, 2019, to fill the unexpired term of Carolyn Mirek and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

(Approved by Consent Agenda)

- *C. Resolution Appointing Mary Bey (R) to the Housing 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 Mary Bey (R) to the Housing Authority for a term ending November 30, 2020, to fill the unexpired term of Sandy Ramesh and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

(Approved by Consent Agenda)

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ITEM:

15. New Business (Continued)

- *D. Resolution Appointing Paul Bernstein (D) an Alternate to the Planning & Zoning 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 Paul Bernstein (D) an Alternate to the Planning & Zoning Commission for a term ending December 1, 2021 to fill the expired term of Maxine (Teri) Parrott) (R) and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

(Approved by Consent Agenda)

E. Public Use of the Community Center

Councilor Snyder explained that she had received phone calls from residents who have wanted to use the rooms over at the Community Center, specifically the All-Purpose Room. Councilor Snyder stated that she believes policies have changed and that the room at the Community Center is available for rent by the residents. Councilor Snyder requested Andrea Cofrancesco to come forward to explain what were the changes that allows the All-Purpose Room to be rented and how can the Town inform residents that the room is available for rent.

Mrs. Andrea Cofrancesco, Director of Human Services, explained that when the Parks & Recreation Department moved out the of Community Center, it was made clear that the Community Center was going to become more of a Senior Center and the rooms would not be rented. When the room was rented out, there were issues that abused the building, and it was decided the rooms would not be rented out. In May, Mrs. Cofrancesco stated she was told that the All-Purpose Room was to be rented to residents, so since May 21st, that is what has been happening. The All-Purpose Room is rented out on weekends.

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ITEM:

15. E. (Continued)

Answering questions from the Council, Mrs. Cofrancesco stated that for residents to rent the All Purpose Room, it costs \$85.00 per hour and if they want to use the kitchen also, it costs \$30.00 per hour. If a non-resident wants to rent the room and /or kitchen, it is the same price, but they are also charged an extra \$100.00 flat fee. When the room is rented out, there is someone there who has been hired to oversee the party and clean up after the party is over. The rental payment covers both of these costs. No other rooms are rented out to anyone. Parks & Recreation have rooms that can be rented out to the public.

Deputy Mayor Paterna confirmed with the Town Manager that there is enough space for organizations to rent rooms at Wapping in necessary.

Councilor Pendleton suggested that Wapping or the Community Center hold adult educational classes. Deputy Mayor Paterna explained that there had been meetings with individuals from Manchester Community College who will help fund some of these programs at Wapping. There will be credit and non-credit courses offered at Wapping.

F. Discussion item: Update Regarding On-Line Permitting (requested by Councilor Snyder)

Mr. Scott Roberts explained that the Town has evaluated MUNIS and View Permit and feels that MUNIS and View Point are good products which are two of the larger used on-line permitting systems. Presently the Town is doing some upgrades with MUNIS and will try to use MUNIS throughout Town for on-line permitting. The Building Department will begin with MUNIS, and the use of this system will be re0evaluated in November to see if a different program is necessary.

Answering questions from the Council, Mr. Roberts explained that both products had been evaluated. The MUNIS system will be evaluated as it is being used in each department. If the Building Department would like to try to use the other system, the other program will be evaluated.

Councilor Snyder requested that this item be put on the second meeting in October to be discussed again.

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ITEM:

15. F. (Continued)

Mr. Galligan stated that he would like the residents to know that they cannot start any construction project until permits are given for that certain project.

Mayor Anwar felt the easiest solution would be to use MUNIS. The Town can start the on-line permitting process in certain departments and add other departments once those other departments are up and running.

Councilor Pendleton explained that the dog licensing is a State system and would not be able to use this permitting program.

G. Resolution Authorizing the Execution of a Limited Warranty Deed

WHEREAS, the Town of South Windsor ("Town") and Evergreen Walk, LLC entered into a Purchase and Sale Agreement dated March 9, 2018 and into a First Amendment to the Purchase and Sale Agreement dated June 13, 2018 (collectively referred to as the "Agreement") regarding certain real property known as 325 Buckland Road, South Windsor, CT (the "Land"); and

WHEREAS, the Agreement for the sale of the Land by the Town is subject to the provisions of Special Act 01-6 as amended by Public Act 18-154 (collectively, the "Governing Legislation"); and

WHEREAS, a Limited Warranty Deed in the form attached hereto as **Exhibit A** must be executed on behalf of the Town in order to consummate said transaction; and

WHEREAS, the Town agrees to sell the Land in accordance with the provisions of the Governing Legislation

NOW, THEREFORE, BE IT RESOLVED that the South Windsor Town Manager is hereby authorized to execute a Limited Warranty Deed in order to consummate said Purchase and Sale Agreement in accordance with the Governing Legislation in the form attached hereto as **Exhibit A**; and

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ITEM:

15. G. (Continued)

BE IT FURTHER RESOLVED that the Town shall promptly take such action as needed to correct any irregularity in said Deed so that it may convey to Evergreen Walk, LLC, title to the Land pursuant to said Purchase and Sale Agreement, provided that any changes made to the form of the Limited Warranty Deed attached hereto as **Exhibit A**, shall be subject to review and approval by the Town Attorney.

Was made by Councilor Maneeley
Seconded by Mayor Anwar

Mr. Galligan explained that when the State widened Buckland Road, they had strips of land that were non-conforming and cannot be built on. One of these strips was in the entrance to Evergreen Walk. These deeds are confusing by the way they are written. The title company from Florida was concerned about these and wanted legislation to correct these. After the legislation was written and passed, it is clear that the property will be managed by DOT, do appraisals, and transfer the property (closing). The title company wants the Town to say this is ok in order to move forward with the project. The appraisal came in at \$200,000 which will go to the State. Mr. Galligan explained that this is a very important deal for the Town and will generate revenue.

Answering questions from the Council, Mr. Galligan explained that the property is deeded to the Town only to do certain projects. If the Town sells this property, the funds have to go to the State. The deed allows the title company to show clear title from the Town to the State to the developer. There will be three new deeds that will be filed and the last deed will take precedence and clear the title.

Councilor Riley questioned if the third page of Exhibit A is necessary for this resolution. Mr. Galligan stated that all three pages of exhibits should be included in this resolution and are part of the record.

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

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ITEM:

15. New Business (Continued)

H. Resolution Authorizing the Sale or Disposal of Surplus Vehicles/Equipment

BE IT RESOLVED that the South Windsor Town Council hereby declares the vehicles to be "Surplus Equipment," as shown in attached **Exhibit B**, and authorizes Town Manager, Matthew B. Galligan to sell, or otherwise dispose of.

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

I. Resolution Approving a Transfer of \$2,184.53 from the Sewer Vehicle and Equipment Supply Account to the Fleet Vehicle and Equipment Supply Account

BE IT RESOLVED that the South Windsor Town Council hereby approves a transfer of \$2,184.53 from the Sewer Vehicle and Equipment Supply Account to the Fleet Vehicle and Equipment and Supply Account to reimburse for fuel usage.

Was made by Councilor Delnicki
Seconded by Councilor Snyder
The motion was approved, unanimously

J. Resolution Approving a Transfer of \$10,860.00 from the Police Community Services Account to the TRACS Animal Shelter Account

BE IT RESOLVED that the South Windsor Town Council hereby approves a transfer of \$10,860.00 from the Police Community Services Account to the TRAC's Animal Shelter Account to reimburse the TRAC's Account for the South Windsor Police Department's share of 11% towards maintenance per contract.

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ITEM:

15. J. (Continued)

Was made by Councilor Glickman
Seconded by Mayor Anwar

Answering questions from the Council, Mr. Galligan explained that this is a service that is shared with other Towns. South Windsor's share is 11%.

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

K. Resolution Approving a Refund of Property Taxes to Forty-Four (44) South Windsor Taxpayers

BE IT RESOLVED that the South Windsor Town Council hereby approves a refund of property taxes to forty-four (44) South Windsor Taxpayers, the total of said refunds being \$11,423.94 as shown in attached **Exhibit C**.

Was made by Councilor Snyder
Seconded by Councilor Delnicki
The motion was approved, unanimously

L. Resolution Approving a Refund of Property Taxes to Thirty-Three (33) South Windsor Taxpayers

BE IT RESOLVED that the South Windsor Town Council hereby approves a refund of property taxes to thirty-three (33) South Windsor Taxpayers, the total of said refunds being \$8,236.24 as shown in attached **Exhibit D**.

Was made by Councilor Riley
Seconded by Councilor Maneeley
The motion was approved, unanimously

M. Discussion Item: Scheduling a Ceremony in January of 2019 for Martin Luther King, Jr. Day (*requested by Deputy Mayor Paterna*)

Deputy Mayor Paterna explained that he feels it is important for the Town of South Windsor to be celebrating Martin Luther King, Jr. Day and he would be happy to be involved in coordinating something and come back to the Council.

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ITEM:

15. M. (Continued)

Mayor Anwar questioned if the Human Relations Commission should be the Commission that coordinates this? Deputy Mayor Paterna stated that he felt the Council should be behind it, but the Human Relations Commission could be involved.

Councilor Snyder stated that she feels this is a great idea, but she feels this should go through a Committee that is appointed by the Town Council. Deputy Mayor Paterna could be the liaison to the Committee.

Council members agreed a resolution should be drafted to establish a Committee to coordinate this celebration.

16. Passage of Ordinance

None

17. Public Input/Participation (Any Matter)

None

18. Communications and Petitions from Council

Councilor Riley stated that during public input there were two questions put forth which he feels should be addressed. The term real property as relates to eligibility for real estate relief and why were the seven months chosen for the applicant to live in their primary residence in South Windsor.

Deputy Mayor Paterna explained that he had chosen seven months. Other Towns had different amount of months.

Mr. Galligan explained the real property consists of a person's house and land.

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ITEM:

19. Executive Session

At 9:14 p.m. Deputy Mayor Paterna made a motion to go into Executive Session to discuss draft agreements which would result in disclosure of public records or information which is exempt from disclosure at this time pursuant to Connecticut General Statutes §1-210(b)(1) and §1-210 (b)(5)(B) (two properties in the I-291 Corridor and one property in Evergreen Walk), to discuss a personnel issue regarding the Town Manager, and to discuss the possible purchase of real estate for the Town pursuant to Connecticut General Statutes §1-210 (b)(7) (Clark Street).

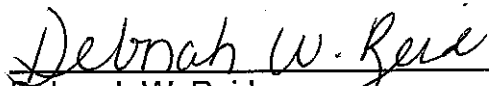
The following individuals went into Executive Session: Mayor Anwar, Deputy Mayor Paterna, Councilor Delnicki, Councilor Glickman, Councilor Maneeley, Councilor Pendleton, Councilor Riley, Councilor Snyder, and Town Manager Matthew B. Galligan.

At 10:10 p.m. Councilor Snyder made a motion to adjourn the Executive Session. Councilor Pendleton seconded the motion; and it was approved, unanimously.

20. Adjournment

At 10:10 p.m. Councilor Snyder made a motion to adjourn the Regular Meeting. Mayor Anwar seconded the motion; and it was approved, unanimously.

Respectfully submitted,



Deborah W. Reid
Clerk of the Council

Schedule A

Legal Description

THAT PIECE OR PARCEL OF LAND LOCATED ON THE WESTERLY SIDE OF BUCKLAND ROAD IN THE TOWN OF SOUTH WINDSOR, COUNTY OF HARTFORD, AND STATE OF CONNECTICUT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT, SAID CONCRETE MONUMENT BEING ON THE WESTERLY RIGHT OF WAY OF BUCKLAND ROAD AND ALSO ON THE SOUTHERLY LINE OF THE HEREIN DESCRIBED PARCEL;

THENCE RUNNING S 71°59'35" E A DISTANCE OF 1.83 FEET TO A POINT;

THENCE RUNNING ALONG A CURVE TO THE LEFT WITH A RADIUS OF 3841.45', LENGTH OF 303.43', AND DELTA ANGLE OF 04°31'32", TO A POINT;

THENCE RUNNING N 68°18'00" W A DISTANCE OF 103.13' TO A POINT;

THENCE RUNNING S 11°45'25" W A DISTANCE OF 231.18' TO A POINT;

THENCE RUNNING S 71°59'35" E A DISTANCE OF 60.00' TO A POINT;

THENCE RUNNING S 18°00'25" W A DISTANCE OF 72.13' TO A POINT;

THENCE RUNNING S 71°59'35" W A DISTANCE OF 85.35' TO A POINT, SAID POINT BEING THE POINT AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

SAID PARCEL BEING A PORTION OF THE PROPERTY DESCRIBED AS "PARCEL NO. 3" WHICH WAS CONVEYED TO THE TOWN OF SOUTH WINDSOR BY THE DEED RECORDED IN VOLUME 1336, PAGE 287 OF THE SOUTH WINDSOR LAND RECORDS AND CONTAINING APPROXIMATELY 32,554 SQUARE FEET.

SAID PARCEL IS SHOWN ON THE "PROPERTY/BOUNDARY SURVEY THE TOWN OF SOUTH WINDSOR MAP SHOWING A PORTION OF LAND TO BE CONVEYED TO EVERGREEN WALK, LLC, 325 BUCKLAND ROAD, SOUTH WINDSOR, CONNECTICUT," DATED AUGUST 20, 2018 AND PREPARED FUSS & O'NEILL, WHICH SURVEY IS TO BE FILED WITH THE TOWN CLERK OF THE TOWN OF SOUTH WINDSOR, CONNECTICUT.

Schedule B

Permitted Encumbrances

1. Taxes on the Grand List of October 1, 2017 not yet due and payable and subsequent years which the Purchaser agrees to assume and pay as part consideration.
2. Any state of facts which an accurate survey of the Property would disclose.
3. 12' right of way in Warranty Deed from Annie V. Collins to Gustave J. Schaller, Jr. and Louise A. Schaller dated March 30, 1944 and recorded in Volume 37 at Page 323 of the South Windsor Land Records, and as shown on Map 1160A filed in the said land records.
4. Easement to slope as set forth in a Quitclaim Deed from the State of Connecticut to the Town of South Windsor dated June 18, 2002 and recorded in Volume 1336 at Page 287 of the South Windsor Land Records.
5. Sanitary sewer easement as set forth in a Quitclaim Deed from the State of Connecticut to the Town of South Windsor dated June 18, 2002 and recorded in Volume 1336 at Page 287 of the South Windsor Land Records.
6. Restrictions and covenants, including reverter clause, as set forth in a Quitclaim Deed from the State of Connecticut to the Town of South Windsor dated June 18, 2002 and recorded in Volume 1336 at Page 287 of the South Windsor Land Records.

RESOLUTION AUTHORIZING EXECUTION OF LIMITED WARRANTY DEED

WHEREAS, the Town of South Windsor ("Town") and Evergreen Walk, LLC entered into a Purchase and Sale Agreement dated March 9, 2018 and into a First Amendment to Purchase and Sale Agreement dated June 13, 2018 (collectively referred to as the "Agreement") regarding certain real property known as 325 Buckland Road, South Windsor, CT (the "Land"); and

WHEREAS, the Agreement for the sale of the Land by the Town is subject to the provisions of Special Act 01-6 as amended by Public Act 18-154 (collectively, the "Governing Legislation"); and

WHEREAS, a Limited Warranty Deed in the form attached hereto as Exhibit A must be executed on behalf of the Town in order to consummate said transaction; and

WHEREAS, the Town agrees to sell the Land subject to the provisions of the Governing Legislation.

NOW, THEREFORE, BE IT RESOLVED, that the South Windsor Town Manager is hereby authorized to execute a Limited Warranty Deed in order to consummate said Purchase and Sale Agreement in accordance with the Governing Legislation in the form attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that the Town shall promptly take such action as needed to correct any irregularity in said Deed so that it may convey to Evergreen Walk, LLC, title to the Land pursuant to said Purchase and Sale Agreement, provided that any changes made to the form of the Limited Warranty Deed attached hereto as Exhibit A, shall be subject to review and approval by the Town Attorney.

Surplus Equipment 2018

7029	2006 Dodge Caravan Wagon VIN # 1D8GP25E86B753980	Poor Condition	Frame Rotted	52,127
7037	2003 Dodge Caravan Wagon VIN # 1D4GP253X3B197151	Poor Condition	Frame Rotted	43,296
7127	2007 GMC BOX TRUCK VIN # 4KDC4B1U07J803230	Poor Condition	Frame Rotted	45,341
6081	1997 Ford F250 Pickup Truck VIN #1FTHF26H4VEC97374	Poor Condition	Badly Rusted	73,357
3063	1992 Ford F350 Ford Utility VIN # 2FDKF37H7NCA38311	Poor Condition	Too costly to Repair	69,175
8931	2005 Pontiac Montana Mini Van VIN # 1GMDV23EX5D151896	Poor Condition	Frame rotted	53,787

Exhibit C

Refund Requests for Council Approval

September 4, 2018

Refund	Bill	Property/Vehicle Info	Reason	Over Paid
JACKSON, JEFFREY	2017-03-05-00461	2009/AT1BE4K99U2692 Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc		(170.61)
AQUIJE JANAYLA	2016-03-05-00919	2009/AT1BE4K99U2692 Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc		(20.15)
BANKAVACHALU SRINIVASAN	2017-03-05-01433	2015/AT1BE4K99U2692 Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc		(98.19)
BEDNARCZYK ALEX J	2017-03-05-01797	2010/JHGGC66881A0012 Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc		(104.72)
BHAMAPURE ASSURE LLP	2017-03-05-02060	2010/JHGGC66881A0012 Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc		(97.56)
BISCETTE RHONDA C	2017-03-05-02133	2010/JHGGC66881A0012 Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc		(52.66)
BOTHGETTIG PAUL F	2016-03-05-00099	2008/AT1BE4K99U2692 Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc		(672.52)
CENTURY LIMOUSINES LLC	2016-03-05-00383	2007/JGEEH9697U5503 Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc		(122.51)
CENTURY LIMOUSINES LLC	2016-03-05-00384	2008/JGEEH9697U5503 Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc		(143.63)
CENTURY LIMOUSINES LLC	2016-03-05-00386	2008/JGEEH9697U5503 Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc		(86.10)
CURTIN REBECCA L	2016-03-05-00390	2012/JVW317A2C9M4113 Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc		(176.98)
DANG LIEN	2016-03-05-05372	2011/AT1BE4K99U2692 Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc		(303.76)
DEKREER HENRY R	2017-03-05-00380	2009/JAEPH722A7994919 Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc		(48.75)
DEMARTIN DANIEL R	2017-03-05-00587	2002/AT1BE4K99U2692 Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc		(17.48)
DILONE VINCENT	2017-03-05-00616	2008/AT1BE4K99U2692 Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc		(81.67)
ERTEL ANDREW M	2017-03-05-00737	2006/KMHDN46046U553 Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc		(22.22)
ERTLE GREGORY V	2016-03-05-02745	2003/KMHDN46046U553 Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc		(109.97)
EVANS DEREK J	2016-04-008412	2014/JFTEX1M3EFC0381 Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc		(341.51)
FORD KARRIE A	2016-03-05-07940	2015/JVW317A2C9M4113 Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc		(21.53)
FORD KARRIE A	2016-03-05-07941	2016/JTMBFREVAG01970 Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc		(504.60)
FORD KARRIE A	2017-03-05-00799	2016/JTMBFREVAG01970 Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc		(63.47)
FORGET MICHELLE A	2017-03-05-00806	2004/1EMPUI16L64A943 Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc		(24.52)
GEWILL KEITH R	2017-03-05-00847	2016/JTMBFREVAG01970 Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc		(40.03)
GOKEY RICHARD R	2017-03-05-00897	2007/JCCKC13U57Z00749 Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc		(89.16)
GOON ALVES JOHNA	2017-03-05-00955	2009/AD88U28749W746 Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc		(65.30)
HILDEBRAND MILDRED O	2017-03-05-01019	2015/ZC4RDGCGXFG6066 Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc		(441.87)
INGOLDHNY	2017-03-05-01064	2004/JTE1B20V74601373 Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc		(64.97)
JAHSTORFER GEORGE W	2017-03-05-01232	2004/SKTB519164F14926 Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc		(6.40)
KHAN MOHAMMAD F	2017-03-05-01246	1995/ZHGEJ6670TH33446 Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc		(141.82)
KHAN MOHAMMAD F	2017-03-05-01248	2010/ZT18U4EE9AC26531 Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc		(141.82)
KNIPEL MICHAEL P	2017-03-05-01254	2014/JAEPH722A7994919 Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc		(97.57)
LOVIN ALEXIE V	2016-03-05-01432	2006/JHDICLP166K4552 Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc		(94.72)
LOVIN ALEXIE V	2016-03-05-01433	2007/JTE1B20V74601373 Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc		(133.42)
LUX SCIMONE K	2017-03-05-014252	2012/JGNELEK5C516674 Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc		(89.24)
MCSWEENEY JESSICA W	2016-03-05-01533	2012/JGNELEK5C516674 Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc		(4,544.83)
PALANI RADHAKRISHNAN &	2016-01-0007363	8 HEARTHSTONE DRIVE Sec. 12-128 Refund of Excess Payments		
PUTIN KYLE	2017-03-05-015094	2004/JM1B834412127 Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc		(19.37)
SAREFAZ HIBA	2017-03-05-015845	2009/AT1BE4K99U2692 Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc		(188.73)
SCHUE DAVID L	2017-03-05-02091	2003/JHGGC66881A0012 Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc		(20.68)
SMITH ROSE M	2017-03-05-021850	2008/ZHNY02871815310 Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc		(57.26)
STRINGER CLIFFORD P	2017-03-05-023218	2017/JAEPH722A7994919 Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc		(35.14)
TINE ADRIANA M	2017-03-05-023223	2005/JNMA411075C2672 Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc		(16.61)
WATERMAN KEVIN E	2017-03-05-024655	2013/JVW317A2C9M4113 Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc		(120.73)
WATERMAN KEVIN B	2017-03-05-024686	2009/JFJSH63639H72004 Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc		(110.45)
Number of Refunds				44
Total Amount of Refunds				(11,423.94)

Drafted By: Rachel A. Massih
Deputy Collector of Revenue

R. A. Massih
Date: 8/23/18

Approved By: Jennifer Hillinsky-Shirley
Collector of Revenue

J. Hillinsky-Shirley
Date: 8-23-18

Exhibit D

Refund Requests for Council Approval

September 4, 2018

Name	Bill	Prop Loc/Vehicle Info	Reason	Over/Paid
COAP AUTO LEASE LTD	2016-03-05232325	2014/11619M/GS86N265499	Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc.	(280.87)
CHASE AUTO FINANCE	2016-04-0084125	2017/JF25IAEC6H440494	Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc.	(165.10)
HONDA LEASE TRUST	2016-03-0510597	2014/21K8M4H3661677431	Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc.	(112.00)
HONDA LEASE TRUST	2016-03-0510562	2015/19KFB2F5F284007	Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc.	(97.31)
HONDA LEASE TRUST	2017-03-0510558	2015/516M443XEL097095	Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc.	(76.06)
HONDA LEASE TRUST	2017-03-0510612	2015/1HGCT2882FA002856	Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc.	(85.25)
HONDA LEASE TRUST	2017-03-0510621	2014/1HGR24287EA166305	Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc.	(76.62)
HYUNDAI LEASE TITLING TRUST	2016-03-0510873	2014/5X1KTCAG5EG516909	Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc.	(468.05)
NISSAN INFINITI LT	2017-03-0516951	2015/5N1AR2MM9FC682835	Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc.	(97.30)
RYDER TRUCK RENTAL	2016-03-0520226	2013/1FVACMDT6DHFG8945	Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc.	(396.38)
RYDER TRUCK RENTAL INC	2016-03-0520285	2012/1UJUGEDV8CL614740	Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc.	(610.51)
RYDER TRUCK RENTAL INC	2016-03-0520321	2014/1EUBC4CY8EHL8071	Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc.	(874.72)
RYDER TRUCK RENTAL INC	2016-04-0083271	2013/1UBGDDV8DLF48927	Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc.	(236.40)
RYDER TRUCK RENTAL LT	2016-03-0520422	2007/1UYTS248X7A179401	Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc.	(263.52)
RYDER TRUCK RENTAL LT	2016-03-0520450	2012/1NDYPLFC7C5938255	Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc.	(504.7)
RYDER TRUCK RENTAL LT	2016-04-0083281	2009/1UYFS24859AG29701	Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc.	(111.33)
RYDER TRUCK RENTAL LT	2016-04-0084082	2013/1UJUGDDV8DLF48927	Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc.	(240.35)
TOYOTA LEASE TRUST	2015-03-0523080	2013/21T1BU4EE60C061292	Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc.	(84.80)
TOYOTA LEASE TRUST	2015-03-0523102	2013/5TDBK3EH0DS264566	Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc.	(170.94)
TOYOTA LEASE TRUST	2016-03-0523225	2015/4T1BFIK8FU964476	Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc.	(108.96)
TOYOTA LEASE TRUST	2016-03-0523232	2015/1TMBREV2HD123901	Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc.	(219.18)
TOYOTA LEASE TRUST	2016-03-0523236	2014/4148F1K5ER407961	Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc.	(153.99)
TOYOTA LEASE TRUST	2016-03-0523262	2014/411B81K9EU724038	Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc.	(246.34)
TOYOTA LEASE TRUST	2016-03-0523287	2014/1TMBREV6ED074670	Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc.	(204.91)
TOYOTA LEASE TRUST	2016-03-0523327	2015/212BK1BAF6C287593	Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc.	(483.77)
TOYOTA LEASE TRUST	2016-03-0523348	2014/411BFIK8EU814835	Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc.	(153.99)
TOYOTA LEASE TRUST	2016-03-0523359	2013/4T1B01E8D10011547	Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc.	(363.27)
TOYOTA LEASE TRUST	2016-03-0523361	2015/3TMIU4EN0FM195214	Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc.	(267.36)
TOYOTA LEASE TRUST	2016-03-0523394	2013/212BDDH74D1538295	Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc.	(60.38)
TOYOTA LEAST TRUST	2016-03-0523413	2014/213DFREV9EW167304	Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc.	(150.40)
TOYOTA LEAST TRUST	2016-04-0084167	2017/213RBE77HW543063	Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc.	(604.02)
VAULT TRUST	2016-03-0523918	2014/1GKKV1KDXEJ159898	Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc.	(635.16)
VAULT TRUST	2016-03-0523970	2014/1GTV2UE4E2376913	Sec. 12-71c Pro rata credit for property tax on motor vehicle when sold, totally damaged, stolen etc.	(60.98)
Number of Refund				33
Total Amount of Refunds				(8,236.24)

Drafted By: Rachel A- Massih
Deputy Collector of Revenue

R Massih

Date:

24 Aug 2018

Approved By: Jennifer Hlinsky-Shirley
Collector of Revenue

Jennifer Hlinsky-Shirley

Date:

24 Aug 2018