

TOWN COUNCIL
TOWN OF SOUTH WINDSOR

Minutes

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February 18, 2020

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

1. Call Meeting to Order

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

3. Roll Call

Members Present: Mayor Andrew Paterna
Deputy Mayor Liz Pendleton
Councilor Audrey Delnicki
Councilor Erica Evans
Councilor Mary Justine Hockenberry
Councilor Cesar Lopez
Councilor Karen Lydecker
Councilor Lisa Maneeley
Councilor Janice Snyder

Others Present: Michael Maniscalco, Town Manager

After roll call was complete, the South Windsor Community Chorus sang the National Anthem.

4. Mayor's Remarks

Deputy Mayor Pendleton and Mayor Paterna thanked the South Windsor Community Chorus.

5. Adoption of Agenda

Councilor Lopez made a motion to adopt the agenda as presented. Councilor Hockenberry seconded the motion.

Councilor Snyder made a motion to amend the agenda to move Item 13. C. after the Town Manager's Report. Councilor Maneeley seconded the motion; and it was approved unanimously.

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ITEM:

6. Communications and Reports from Town Manager

Mr. Maniscalco reported on the following items:

- Council members are invited to the Kick-off event for the celebration of the Senior Centers 40th Anniversary on Thursday, February 27, 2020 at 4:00 p.m. at the Community Center.
- The View Point online permitting process is being worked on. The Finance Department has been working with departments to get the online payment portion of it set up. Departments are working on getting more permit applications online. There is a lot of work left in the Building Department.
- A lot of time has been spent working on the Town's budget. Mr. Maniscalco stated he has met with almost all of the major departments, and there have been a significant amount of cuts already made to the budget.
- The RFP to sell five Town properties is being worked on. The Town Charter requires that for any property over \$25,000 requires a referendum to sell those properties. So far, it has been found that only one of the properties has had a referendum, which will allow the Town to sell it. More research is being conducted to try to find a referendum for other Town-owned properties.
- The Town is working with Costco regarding the water on the property. The issues with the water on the property have to do with quantity and pressure, which is related to the fire code. The Town is looking at ways to alieve the issues on the property by looking at water tanks with a fire pump off of the water tank. An update will be given as this issue moves forward.

Answering a question from the Council, Mr. Maniscalco explained that the only department that has been taking online applications at this time is the Health Department, and that department has not reported any problems.

Mr. Maniscalco explained that the problem with the water on the Costco property is the amount of water and the pressure that can be provided in the case of a catastrophic fire because it could have an effect on other businesses in the area. The reason the requirements are high is that Costco sells tires. This will not affect businesses that could potentially be built on the other side of the road because most likely; they will not be selling tires.

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ITEM:

6. Communications and Reports from Town Manager (Continued)

Mr. Maniscalco then explained that when trying to sell the Town properties that have been discussed, he would like a question to go to referendum in November, and then if approved, he would put an RFP out. If it is found that the properties have already been through a referendum, he will put an RFP out sooner.

13. New Business

C. Resolution Authorizing the Town Manager and Town Attorney to Negotiate, Sign, and Execute an Agreement with Lodestar

BE IT RESOLVED that the South Windsor Town Council hereby authorizes Town Manager, Michael Maniscalco and the Town Attorney to negotiate, sign, and execute all necessary agreements, contracts, and documents on behalf of the Town of South Windsor with Lodestar Energy for the creation of a Virtual Net Metering project to be constructed at 115 Sand Road, North Canaan, and based on the attached Virtual Net Metering Savings calculations (**Exhibit A**) and Virtual Net Metering Services Agreement (**Exhibit B**).

Was made by Councilor Snyder
Seconded by Councilor Delnicki

Mr. Steve Wagner, 181 Tumblebrook and the Chairman for the Energy Committee, came before the Council and explained that this project is very similar to a project called NorCap South in East Windsor. That project has generated \$70,000 a year. In Exhibit A there are projections for how this project will perform. There are assumptions in the calculations. The Town gets credits in its electric bills in the form of dollars from the electricity that this project generates, and then the Town pays Lodestar Energy for the right to get those credits. The new project shows that the Town will save approximately \$500,000. All of the benefits from this project will go to the Sewer Plant. The next proposed project is being discussed with the Board of Education, and all of the benefits of this project will go to the schools. Previously, there were problems with excess credits on a couple of the accounts, including the Sewer Plant.

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ITEM:

13. C. (Continued)

Mr. Jeff Macel from Lodestar Energy came forward and explained that the proposed project is in North Canaan and construction will start in July and should be running by the end of the year. Mr. Macel informed the Council that the Town does not pay for any credits it does not receive.

Mr. Macel explained that the first year there would be a savings for the Town in the amount of \$27,000, and it is estimated that this benefit to the Town will be \$500,000 in 20 years. Mr. Wagner added that the project is being shared with East Windsor and Windsor. The Town Attorney has reviewed the contract and is recommending that the Town Council approve it, as well as the Energy Committees recommendation that this project is approved.

Deputy Mayor Pendleton requested that in the future, the recommendation from the Town Attorney and Energy Committee be put into the resolution.

Councilor Snyder made a motion to amend the resolution to add language after documents to say "based on the recommendation of the Energy Committee, and review and approval of the contract by the Town Attorney." Councilor Hockenberry seconded the motion; and it was approved unanimously.

Answering further questions, Mr. Wagner explained that in the summer, these projects are generating more electricity than the buildings they serve are using. Eversource is required to put on the Town's electric bill a dollar credit for the value of that electricity. Lodestar sends the Town a bill for that credit, which is 85% of the dollar that Eversource puts on our bill. So in the summer, the Town has more credits in the account then the Town has been able to use. In the winter, the buildings are using more electricity than the solar plants are generating, and hopefully, the credit will be used up. By the end of March, the credits should be down to 0. What has happened with the Sewer Plant in the past is the credits were so large that by the end of March, there were still credits. In this type of scenario, a letter is sent to Eversource requesting that the credits are used on different accounts, and that should resolve the problem over time.

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ITEM:

13. C. (Continued)

Mr. Wagner then explained that with any of these projects, five to ten accounts could be identified where credits will be applied. In the future, the credits for proposed projects will be applied to the schools. Last summer, the Board of Education installed solar panels on three buildings that were approved by the State and are getting renewable energy credits. There are not enough solar panels on the schools to generate all of the electricity that they need, so the Virtual Net Metering project will be used toward those buildings also.

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

The resolution to read as follows:

BE IT RESOLVED that the South Windsor Town Council hereby authorizes Town Manager, Michael Maniscalco and the Town Attorney to negotiate, sign, and execute all necessary agreements, contracts, and documents, **based on the recommendation of the Energy Committee, and review and approval of the contract by the Town Attorney**, on behalf of the Town of South Windsor with Lodestar Energy for the creation of a Virtual Net Metering project to be constructed at 115 Sand Road, North Canaan, and based on the attached Virtual Net Metering Savings calculations (**Exhibit A**) and Virtual Net Metering Services Agreement (**Exhibit B**).

8. Adoption of Minutes of Previous Meetings

BE IT RESOLVED that the South Windsor Town Council hereby approves the Minutes of the following Town Council Meetings: Public Hearing Minutes of February 3, 2020, and Regular Meeting Minutes of February 3, 2020.

Was made by Councilor Hockenberry

Seconded by Deputy Mayor Pendleton

The motion passed on a roll call vote of 8-1 with Councilor Lopez abstaining.

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

Councilor Snyder asked if Councilor Lydecker would be able to request the priority list of updated open space properties from the Open Space Task Force. Councilor Lydecker stated that she would.

Councilor Hockenberry reported that the Human Relations Committee would be meeting on February 26th. Town residents should be aware that they are welcomed to attend up and coming events.

10. Reports from Committees

None

11. Consent Agenda

Councilor Evans made a motion to approve Agenda Items 11.a.A. through 11.a.C for a first reading on the Consent Agenda. Deputy Mayor Pendleton seconded the motion; and it was approved unanimously.

A. Resolution Appointing Timothy Appleton (D) to the Zoning Board of Appeals 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 Timothy Appleton (D) to the Zoning Board of Appeals for a term ending November 30, 2023, to fill an expired vacancy and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

(Approved by Consent Agenda)

B. Resolution Appointing Steven King, Jr. (D) to the Water Pollution Control Authority and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting

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ITEM:

11. B. (Continued)

BE IT RESOLVED that the South Windsor Town Council hereby appoints Steven King, Jr. (D) to the Water Pollution Control Authority for a term ending November 30, 2023, to fill the expired term of Richard Aries and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

(Approved by Consent Agenda)

C. Resolution Appointing Elizabeth Burgess (D) to the Demolition Delay Committee 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 Elizabeth Burgess (D) to the Demolition Delay Committee for a term ending December 31, 2021, to fill the expired term of Water Fitzpatrick and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

(Approved by Consent Agenda)

Councilor Maneeley made a motion to approve Agenda Items 11.b.A. through 11.b.D for a second reading on the Consent Agenda. Councilor Delnicki seconded the motion; and it was approved unanimously.

A. Resolution Approving a Mayoral Reappointment of Matthew Streeter to the Cable Advisory Board

BE IT RESOLVED that the South Windsor Town Council hereby approves a Mayoral Reappointment of Matthew Streeter to the Cable Advisory Board for a term ending June 30, 2021.

(Approved by Consent Agenda)

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ITEM:

11. Consent Agenda (Continued)

B. Resolution Approving a Mayoral Reappointment of David O'Neil to the Cable Advisory Board

BE IT RESOLVED that the South Windsor Town Council hereby approves a Mayoral Reappointment of David O'Neil to the Cable Advisory Board for a term ending June 30, 2020.

(Approved by Consent Agenda)

C. Resolution Approving a Mayoral Appointment of Craig Zimmerman to the Cable Advisory Board

BE IT RESOLVED that the South Windsor Town Council hereby approves a Mayoral Appointment of Craig Zimmerman to the Cable Advisory Board for a term ending June 30, 2020.

(Approved by Consent Agenda)

D. Resolution Approving a Mayoral Appointment of Janice Snyder to the Greater Hartford Transit District

BE IT RESOLVED that the South Windsor Town Council approves a Mayoral Appointment of Janice Snyder to the Greater Hartford Transit District for a term ending December 12, 2020.

(Approved by Consent Agenda)

13. New Business (Continued)

A. Resolution Setting the Salary and Benefits for the Town Clerk

WHEREAS, the appointment of Bonnie Armstrong as Town Clerk with a term ending on January 3, 2022, to fill the unexpired term of Lori Trahan was approved by the Town Council on December 16, 2019; and

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ITEM:

13. A. (Continued)

WHEREAS, the Town Clerk is an elected position, serving a four-year term;
and

WHEREAS, the Town Clerk's rate of compensation is to be paid by the
municipality; and

WHEREAS, the Personnel Committee discussed this position and decided
upon a salary

NOW, THEREFORE, BE IT RESOLVED that the South Windsor Town
Council hereby stipulates that the Town Clerk's position shall be equivalent to
a Grade 8 in the current Non-Bargaining Unit Members Job Classification,
with an annual compensation of \$76,000, said annual salary rate to be
retroactive to December 16, 2019; and

BE IT FURTHER RESOLVED that the Town Clerk's annual compensation will
be adjusted each July 1st, starting in 2020, in accordance with the
management plan.

Was made by Councilor Lydecker
Seconded by Councilor Maneeley

Mr. Maniscalco explained that the Personnel Committee provided the Council
with one of the two salary surveys for the Town Clerk position. Council
Lydecker explained that the Personnel Committee met twice to consider the
increase for the salary for Mrs. Armstrong, and based on her qualifications as
well as her being certified, the Personnel recommended her salary at
\$76,000.

Deputy Mayor Pendleton informed the Council that the Town Clerks are by
counties, and they fall in different pay areas based on the county. Deputy
Mayor Pendleton stated that she is not disputing the salary.

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ITEM:

13. A. (Continued)

Deputy Mayor Pendleton made a friendly amendment to change “decided” to “recommends” in the fourth paragraph. Councilor Lydecker and Councilor Maneeley agreed to the friendly amendment.

Answering further questions, Mr. Maniscalco stated that Bonnie Armstrong had previously been an Assistant Town Clerk with a salary between \$65,000 to \$68,000. The Personnel Committee also reviewed the increase in the salary of the previous Town Clerk when she was hired. Mayor Paterna explained to the Council that Mrs. Armstrong was appointed to the Town Clerk position on December 16, 2019, and has kept the salary of Assistant Town Clerk. The annual salary rate is being retroactive to December 16, 2019, to compensate Mrs. Armstrong as Town Clerk. Mr. Maniscalco answered the Council that staff has been given cost of living adjustments for their salary increase each year.

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

The resolution to read as follows:

WHEREAS, the appointment of Bonnie Armstrong as Town Clerk with a term ending on January 3, 2022, to fill the unexpired term of Lori Trahan was approved by the Town Council on December 16, 2019; and

WHEREAS, the Town Clerk is an elected position, serving a four-year term; and

WHEREAS, the Town Clerk's rate of compensation is to be paid by the municipality; and

WHEREAS, the Personnel Committee discussed this position and **is recommending** a salary

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ITEM:

13. A. (Continued)

NOW, THEREFORE, BE IT RESOLVED that the South Windsor Town Council hereby stipulates that the Town Clerk's position shall be equivalent to a Grade 8 in the current Non-Bargaining Unit Members Job Classification, with an annual compensation of \$76,000, said annual salary rate to be retroactive to December 16, 2019; and

BE IT FURTHER RESOLVED that the Town Clerk's annual compensation will be adjusted each July 1st, starting in 2020, in accordance with the management plan.

B. Resolution Appointing Murtha Cullina as Town Attorney

BE IT RESOLVED that the South Windsor Town Council appoints Murtha Cullina to the position of Town Attorney for the Town of South Windsor; and

BE IT FURTHER RESOLVED that this appointment is in accordance with Chapter 5, Section 501 of the Town Charter, and in accordance with the terms agreed to by the Town Council.

Was made by Councilor Delnicki
Seconded by Deputy Mayor Pendleton

Answering questions from the Council, Mr. Maniscalco explained that Murtha Cullina offered a retainer fee in the amount of approximately \$100,000 for all of the work that they are going to be doing for the Town Attorney activities. There are potentially going to be special projects above and beyond the normal work that will require additional work and hours. Town staff will be working on identifying what those special projects will be.

Councilor Snyder stated that the current Town Attorney has not been working on a retainer. In the past, it was found that when the Town was working with a Town Attorney that was on retainer, the funds were not being used. Councilor Snyder voiced concern about switching the process from a pay as you go to a retainer.

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ITEM:

13. B. (Continued)

Mr. Maniscalco responded by explaining that the Town has over spent this line item this past year by 125% and has over spent for the past two years. The retainer system is the best way to help control this cost. In discussions with Murtha Cullina, they have said the dollar amount for the retainer system could be discussed in the coming year to align it more with what the Town is using.

At 8:00 p.m., the Regular Meeting was recessed in order to go to a Public Hearing. The Regular Meeting reconvened at 8:05 p.m.

Councilor Snyder informed the Council that she does not like having a retainer.

Councilor Lydecker stated that she likes the idea of a retainer because in previous years, the Town had budgeted \$150,000, and by the end of the year, the Town had spent well over \$200,000. Councilor Lydecker explained that she had thought the Council was going to be presented with other firms tonight that were being considered by the Committee as opposed to just being given one name to vote on.

Mr. Maniscalco informed the Council that the Committee has a master scoring sheet that can be provided to the Council. The different categories that firms were scored on were pricing, services, the different types of law the firm practices, their experience with the Town of South Windsor, communication, and responsiveness. Each Committee member scored the firms based on the categories, and then all of the scores were combined. There was only a .5 or .8 difference between the top two firms. There were nine firms that applied for the position and three that were interviewed.

Councilor Lydecker stated that she is a little hesitant because she would have liked to have seen the information regarding the firms and would also have liked to have had the special projects defined. Councilor Lydecker questioned if the Council should wait to act on this resolution?

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ITEM:

13. B. (Continued)

Mr. Maniscalco voiced concern because, at this point, the Town needs to get a Town Attorney in place to address the legal issues of the Town. Mr. Maniscalco stated that he believes that Murtha Cullina's hourly billing rate is approximately \$225.00, which is in the same proximity as the blended rates for most firms. The attorney that will be working with South Windsor is Attorney Kari Olson, but there are several attorneys that will be available to the Town with different experiences.

Councilor Snyder felt that an Executive Session should have been held but would not hold up the vote on this item.

Councilor Maneeley stated that the Town needs a firm that is equipped to handle the diversified issues that arise so that outside lawyers are not needed.

Deputy Mayor Pendleton stated that in the past, she has requested that the Council receives historical documentation or correspondence related to any agenda item that will help the Council make an informed and educated decision on a matter that comes before the Council. Deputy Mayor Pendleton said she has not received any information on this appointment and does not feel she can take a vote on this item.

Mr. Maniscalco recommended that the Council does not move forward with this resolution tonight, and he would get the Council the appropriate information concerning this issue but voiced disappointment that since the Council received their packet on Thursday, he has not heard from any Council members until today at 6:00 p.m.

Councilor Maneeley made a motion to table the resolution. Deputy Mayor Pendleton seconded the motion. The motion failed on a roll call vote of 2 to 7 with Councilor Lopez, Deputy Mayor Pendleton in favor; and Councilor Lydecker, Councilor Evans, Councilor Hockenberry, Mayor Paterna, Councilor Delnicki, Councilor Maneeley, and Councilor Snyder not in favor of tabling.

Councilor Snyder made a motion to call the question. The motion was approved unanimously.

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ITEM:

13. New Business (*Continued*)

D. Resolution Authorizing the Town Manager to Sign and Execute an Agreement with the South Windsor Chamber of Commerce

WHEREAS, the South Windsor Chamber of Commerce has been looking for space to relocate; and

WHEREAS, discussions have been held with the Town about using office space in the Community Building at 1776 Ellington Road; and

WHEREAS, in order for the South Windsor Chamber of Commerce to use this property for office space, a two year temporary and conditional permit was necessary through the Planning & Zoning Commission; and

WHEREAS, on February 11, 2020, the Planning & Zoning Commission approved a two year temporary and conditional permit for 500 square feet of business office space within the Community Building for the South Windsor Chamber of Commerce

NOW, THEREFORE, BE IT RESOLVED that the South Windsor Town Council hereby authorizes Town Manager, Michael Maniscalco to sign and execute an agreement, and any other necessary documentation that would allow the South Windsor Chamber of Commerce to relocate to the 500 square feet of office space at the Community Building located at 1776 Ellington Road.

Was made by Deputy Mayor Pendleton
Seconded by Councilor Maneeley

Answering questions from the Council, Mr. Maniscalco explained that the Chamber of Commerce would occupy the 500 square feet of space, paying the Town for any utilities used on a prorated basis. The Town will receive free membership from the Chamber of Commerce. The benefit of having a membership with the Chamber of Commerce is that the Town can participate with other businesses in Town and share information back and forth with businesses.

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ITEM:

13. D. (Continued)

Councilor Maneeley and Councilor Snyder both voiced their support.

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

E. Discussion Item: Supporting documents for Agenda items to be Available on the Town Website with the Town Council Agenda (requested by Councilor Maneeley and Councilor Snyder)

Councilor Maneeley began discussions stated that her concern is not being informed of events happening in Town.

Councilor Snyder felt that any information related to an agenda item should be included in the agenda packet that is posted on the Town website.

Councilor Maneeley requested that if information is not given to the Council until the night of the meeting, that information should be put onto the website for the public to see also.

Councilor Evans stated that if the Council is going to put information on the Town website, the information should be clearly marked if it is a draft item, discussion item, etc. Also, an explanation of the process should be included so that the public can have an understanding.

Mayor Paterna requested that the Clerk of the Council and the Town Manager review the items that should be included on the Town website with the agenda.

F. Discussion Item: Proposal by Well Flower LLC Regarding Hemp Farming (requested by Mayor Paterna)

Mr. Bernard Thomas came before the Town Council and introduced the partners of Well Flowers LLC (Bruce Snow, Manny Rivera, and Andel Green).

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ITEM:

13. F. (Continued)

Mr. Manny Rivera came forward and explained that Well Flowers Farm is located off of Strong Road and consists of 40 acres, which are prime agricultural land. This property has not been commercially farmed since the 1940s, leaving it free of chemicals and pesticides. The farm can potentially produce 20,000 pounds of ultra-organic high-quality hemp flower on its 40 acres, which can be used as a smokeable product as well as being processed for CBD oils and other hemp-based products. Well Flowers will cultivate hand-selected strains that will have high levels of CBD and low levels of THC. The vision on the farm will be "The Hempery," which will have a winery style atmosphere and will be a place where people can relax and educate themselves on hemp farming. People will experience, sample, taste, and smell the flower that will be produced on the farm. The plan is to harvest five different strands locally and produce or import five strands that are popular and will have tremendous benefits to the end-user. The flower is a CBD based flower that provides the consumer with a clear-headed experience with incredible benefits. Mr. Rivera educated the Council on the CBD flower by explained the THC content and reviewed the benefits of CBD flowers. The CBD flower will be the primary product, but the farm does intent to have other CBD infused items as well. Mr. Rivera added that The Hempery is able to identify the cannabinoids in each of the strands by providing a certificate of analysis that will indicate that the total percentage of each cannabinoid in the strand that is produced legally and will also show the consumer they are getting the product that they are seeking to purchase. At full capacity, it is planned to hire anywhere between 15 to 20 people. The staff will work on the farm and be educated in the product. This market is growing fast and will benefit the Town as well as other businesses in Town. The Hempery is looking for funding or help with taxes as it begins this business.

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13. F. (Continued)

The following are answers from questions the Council had:

- Extraction is not necessary for the use of the CBD flower itself, but if extraction is necessary in the future, ideally, we would love to see a processing center constructed in South Windsor.
- Well Flowers, LLC, is working with UConn for the testing of the soil and the CBD flower.
- CBD can be grown across the country. Well Flowers, LLC deals with several farms when looking for imported strands, all with Certified of Analysis, "COA".
- Customers of The Hempery will be of age 21 and over.
- The body effect for the most part is a relaxing sensation and not a disorienting effect.
- The Hempery will have available the use of oil, topical solutions, coconut oil mixed with a diluted mix, which can be used as an anti-inflammatory.
- The CBD will be smokeable or in the form of drops, but there will not be any vaping.
- All of the products at The Hempery will be COA and will show the contents.
- The farm will be used for one growing season while the greenhouse will allow The Hempery to produce this product three different times per year.
- The Hempery will be the first establishment where you can go and relax, be educated, and purchase product.
- The first harvest was successful, but the profit cannot be determined because there is still product to sell.
- The seeds used were from the Connecticut Hemp Association, which was an affiliate of UConn. The seeds originated in Oregon. The Hempery has produced seeds so that we have some for this year to carry over.

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ITEM:

13. F. (Continued)

- If we add to the variety, we will have to go outside of our own supply and purchase them. They will be purchased through another location where they are available because UConn does not have seeds to sell.
- Any seeds that are purchased will have to be approved by the Department of Agriculture in order to be used. All of the seeds come with a certificate.
- The tractor that is used at the farm will need to be replaced at some point.
- The Hempery will be looking for a 30' x 90' greenhouse with heating and temperature control. This will allow the growing season to be extended and have more than one harvest per year.
- The Hempery keeps in contact with the Department of Agriculture and seeks guidance from the State when necessary.
- The Hempery will be asking for the full \$50,000 from the Town and will provide a promisory note to guarantee repayment.

Mr. Maniscalco explained to the Council that they did pass a resolution to set funds aside that need to be used for agricultural purposes associated with the production of hemp. According to the resolution, the Council will approve the distribution of those funds. At this point, no money has been distributed from this fund. Mr. Maniscalco then explained that he and Mr. Galligan have both tried to reach out to the Consortium but have not been successful.

Further questions were answered as follows:

- Additional investors have not been sought at this point.
- The Hempery is comfortable utilizing the \$50,000 with a payback period of three years.
- It is the intent of The Hempery to have top security on the property.
- The Consortium should have made sure that they kept in touch with the Town Manger and the Mayor regarding the \$50,000. If the Consortium approaches The Hempery, the Hempery will not turn them down.

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ITEM:

13. F. (Continued)

- The timeframe from seed to harvest can be done in four months. The longer you can get out of a plant, the more CBD content will develop. These plants are designed for low THC and are tested regularly.
- There are companies that test the soils which tells the strain or CBD product that is good for the area.

Councilor Delnicki stated that she is not a fan of putting funds aside for a start-up business and wondered if there are any other incentives that the Town could provide?

Mr. Maiscalco informed the Council that agriculture is not identified as an industry that would be able to request a tax abatement. For further incentives, The Hempery should work with the State of Connecticut. Mr. Maniscalco suggested that a resolution be done that says the Council supports the idea that is being proposed and recommends that the Town Manager and Town Attorney meet with Well Flowers, LLC, to put together an agreement that would come back to the Council.

Councilor Snyder voiced concerns and stated that although she is in favor of helping agriculture, she would request that the Town Manager draft an outline to establish a program that allows other farmers to take advantage of this benefit. Deputy Mayor Pendleton requested that the program be directed to all agricultural activities.

14. Passage of Ordinance

None

15. Public Input

None

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ITEM:

16. Communications from Council

Councilor Evans stated that she would like to have discussions with the Town Manager and Town Planner to review how the Town plans and designs new commercial development. There is a lot of commercial growth in Town, and Councilor Evans feels there should be consideration on how areas are going to be developed and how it is going to look so it is appealing and will bring people to the area.

Councilor Snyder explained that this type of responsibility is through the Planning and Zoning Commission, which is governed by the Connecticut General Statutes at the State level. The Planning & Zoning Commission does not report to the Town Council and are elected officials, so this is not in the Council's authority.

Councilor Evans stated that she is not looking to tell the Planning & Zoning Commission what to do but would like to have discussions about this item.

Mr. Maniscalco suggested that a Work Session with the Planning & Zoning Commission be held. The Town has a Plan of Conservation and Development, which is reviewed every ten years. It is almost time for this to get done and would involve input from the Council. The Plan of Conservation and Development looks at the entire community, not just specific locations. Also, there can be discussions with the Architectural Design Review Commission.

Councilor Snyder informed the Council that there was a news story regarding Public Library's not being equipped to handle some social issues. In the story, South Windsor was mentioned.

Mrs. Mary Etter, Director of the South Windsor Public Library, stated that Libraries are open to everyone, and there are bound to be behavior issues that arise to a level of concern for other people that are using the Library or staff. South Windsor has a support system in place and will call upon Human Services, State Elderly Protective Services, or the Police Department if it becomes necessary.

TOWN COUNCIL
TOWN OF SOUTH WINDSOR

Minutes

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February 18, 2020

ITEM:

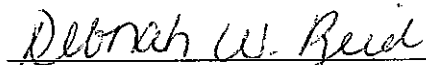
17. Executive Session

At 10:02 p.m., Deputy Mayor Pendleton made a motion to go into Executive Session to discuss a personnel issue (Six Month Performance Evaluation of Michael Maniscalco, Town Manger). Councilor Delnicki seconded the motion; and it was approved unanimously.

The following individuals went into Executive Session: Mayor Paterna, Deputy Mayor Pendleton, Councilor Delnicki, Councilor Evans, Councilor Hockenberry, Councilor Lopez, Councilor Lydecker, Councilor Maneeley, and Councilor Snyder.

At 10:45 p.m., Councilor Maneeley made a motion to adjourn the Executive Session. Councilor Hockenberry seconded the motion; and it was approved unanimously.

Respectfully submitted,



Deborah W. Reid
Clerk of the Council

Exhibit A

SOLAR ENERGY PROJECTIONS FOR TOWN OF SOUTH WINDSOR FOR SAND HILL IN N. CANAAN

TECHNOLOGY

System Size	1000	kWDC
Module	Best in class	
Inverters	Best in class	
Mounting	Ground Mounted	
Warranties	20 years (solar modules)	
Degradation	0.50%	per year

PRICING

Upfront Costs	None
Discount	15.0%
Type	Variable
Contract Term	20 years
Minimum Year 1-5	\$ 0.1050
Minimum Year 6-10	\$ 0.1100
Minimum Year 11-15	\$ 0.1150
Minimum Year 16-20	\$ 0.1200

ENERGY

Yield	1200	kwh/kwP
Production	1,200,000	kwh per year
Total Energy		Top 10 accts
Percentage Solar		

UTILITY & NMC RATE

Utility	Eversource
Rate 30 Gen*	\$ 0.0928
Rate 30 T&D	\$ 0.0734
Y1/Y2/Y3-20	80%/60%/40%
Est. Escalator	2.0%
NM Credit Cap**	\$ 0.15953

SAVINGS PROJECTIONS

Contract Year	kWh Produced	Generation Rate	T&D	Net Meter Credit Rate (Total)	Discounted NM Credit Rate Price	NM Credit Savings	Annual Benefit
1	1,200,000	\$ 0.0928	\$ 0.0587	\$ 0.1516	\$0.1288	\$ 0.0227	\$ 27,281
2	1,194,000	\$ 0.0947	\$ 0.0449	\$ 0.1396	\$0.1187	\$ 0.0209	\$ 25,004
3	1,188,030	\$ 0.0966	\$ 0.0306	\$ 0.1271	\$0.1081	\$ 0.0191	\$ 22,654
4	1,182,090	\$ 0.0985	\$ 0.0312	\$ 0.1297	\$0.1102	\$ 0.0194	\$ 22,991
5	1,176,179	\$ 0.1005	\$ 0.0318	\$ 0.1323	\$0.1124	\$ 0.0198	\$ 23,334
6	1,170,299	\$ 0.1025	\$ 0.0324	\$ 0.1349	\$0.1147	\$ 0.0202	\$ 23,682
7	1,164,447	\$ 0.1045	\$ 0.0331	\$ 0.1376	\$0.1170	\$ 0.0206	\$ 24,035
8	1,158,625	\$ 0.1066	\$ 0.0337	\$ 0.1404	\$0.1193	\$ 0.0211	\$ 24,393
9	1,152,832	\$ 0.1087	\$ 0.0344	\$ 0.1432	\$0.1217	\$ 0.0215	\$ 24,756
10	1,147,067	\$ 0.1109	\$ 0.0351	\$ 0.1460	\$0.1241	\$ 0.0219	\$ 25,125
11	1,141,332	\$ 0.1131	\$ 0.0358	\$ 0.1489	\$0.1266	\$ 0.0223	\$ 25,499
12	1,135,625	\$ 0.1154	\$ 0.0365	\$ 0.1519	\$0.1291	\$ 0.0228	\$ 25,879
13	1,129,947	\$ 0.1177	\$ 0.0373	\$ 0.1550	\$0.1317	\$ 0.0232	\$ 26,265
14	1,124,298	\$ 0.1201	\$ 0.0380	\$ 0.1581	\$0.1344	\$ 0.0237	\$ 26,656
15	1,118,676	\$ 0.1225	\$ 0.0388	\$ 0.1595	\$0.1356	\$ 0.0239	\$ 26,769
16	1,113,083	\$ 0.1249	\$ 0.0395	\$ 0.1595	\$0.1356	\$ 0.0239	\$ 26,636
17	1,107,517	\$ 0.1274	\$ 0.0403	\$ 0.1595	\$0.1356	\$ 0.0239	\$ 26,502
18	1,101,980	\$ 0.1300	\$ 0.0411	\$ 0.1595	\$0.1356	\$ 0.0239	\$ 26,370
19	1,096,470	\$ 0.1326	\$ 0.0420	\$ 0.1595	\$0.1356	\$ 0.0239	\$ 26,238
20	1,090,988	\$ 0.1352	\$ 0.0428	\$ 0.1595	\$0.1356	\$ 0.0239	\$ 26,107
Total							\$ 506,176

* Based on R30 Gen rate blended over the past 24 months -

** Annual virtual net metering credits (VNMC) will be calculated at the time of the application and this will be the maximum annual amount.

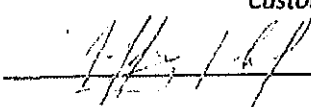
107 Selden Street
Berlin, CT 06037Application ID: 062019073

Virtual Net Metering Service Agreement

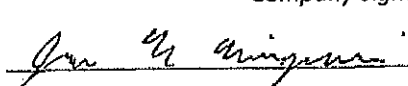
The Connecticut Light and Power Company doing business as Eversource Energy (the Company) has completed its review of the **Gazy Brothers Farm Virtual Net Metering (VNM) Application**, including any supplemental information provided to the Company, for the **2000 kW** distributed generation facility located at **115 Sand Road, North Canaan, CT**. The Company hereby provides an agreement for commencement of participation by this facility in the Company's VNM program ("Agreement").

Your participation in the VNM program is contingent upon agreement with the information set forth in the attached **VNM Credit Cap Calculation** which identifies and details the expected operation of your VNM facility, and the excess kWh and rate applicable in determining the annual VNM credit cap for this facility. By signing this Agreement you agree to this cap, and to abide by all other provisions of the Company's VNM Rider in order to qualify for and receive VNM credits.

Please sign this Agreement, initial the attachments and return all documents to the Company. Upon review and acceptance of these documents the Company will counter sign and establish the date of acceptance into the VNM queue for the facility described herein, as stated below.

By  *Customer Signature*
 Its Authorized Representative
 Date 10/18/19

VNM Queue Acceptance Date: **October 17, 2019**

By  *Company Signature*
 Its Team Leader CT Rates
 Date 10/20/2019

Attachments