

**TOWN COUNCIL**  
**TOWN OF SOUTH WINDSOR**

**Minutes**

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**December 7, 2015**

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

**1. Call Meeting to Order**

Mayor Delnicki called the Regular Meeting to order at 7:03 p.m.

**4. Roll Call**

Members Present: Mayor Thomas Delnicki  
Councilor M. Saud Anwar  
Councilor William Carroll  
Councilor Edward Havens  
Councilor Lisa Maneeley  
Councilor Liz Pendleton  
Councilor Matthew Riley  
Councilor Janice Snyder

Members Absent: Deputy Mayor Carolyn Mirek

Also Present: Matthew B. Galligan, Town Manager  
Keith Yagaloff, Town Attorney

**5. Public Input**

Mr. Don Gonsalves, 40 Bayberry Trail came before the Town Council and voiced concern about the length of the Town Council meetings, stating that the Town Council needs to change their rules and hold meetings from 7:00 p.m. to 10:00 p.m. Mr. Gonsalves also felt that the agenda items should be placed on the agenda in order of priority. After the last meeting, Mr. Gonsalves stated he had sent an email to the Council and received only one reply. As a taxpayer, Mr. Gonsalves requested that a discussion be held on the next agenda regarding the \$9.5 million dollars obligation for post retirement benefits that is on the balance sheet.

Mr. Garvin Boudle, 130 Stonefield Trail stated that there is an agenda item regarding concrete foundations. Mr. Boudle explained that he had to replace his foundation and it cost him \$150,000 which did come from JJ. Mottes. Mr. Boudle suggested that something that is this important and not covered by insurance should be registered. It is one way to protect the citizens of South Windsor. The Town Council should take some sort of action on the resolution which identifies where something that is not covered by insurance is at least identified going down the road because it can take 15 to 25 years before it is noticed.

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**ITEM:**

**6. Environmental Health & Safety Message**

Councilor Anwar informed the Council that the week of December 7<sup>th</sup> is flu shot week. It is worth the prevention.

**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: Regular Meeting Minutes of November 16, 2015.

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

**8. Public Petitions**

None

**9. Communications from Officers and Boards Directly Responsible to Council**

None

**10. Reports from Standing Committees**

None

**11. Reports of Temporary Committees**

None

**12. Consent Agenda**

Councilor Anwar felt that the resignations should be addressed prior to doing the Consent Agenda. Council members agreed.

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**ITEM:**

**14. New Business**

**A. Resolution Accepting the Resignation of Gary Bazzano (R) from the Park & Recreation Commission**

BE IT RESOLVED that the South Windsor Town Council hereby accepts with regret, the resignation of Gary Bazzano (R) from the Park & Recreation Commission, said resignation to be effective immediately; and

BE IT FURTHER RESOLVED that the South Windsor Town Council extends its thanks to Gary Bazzano for the time he has dedicated to serving his community by his membership on the Park & Recreation Commission.

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

**B. Resolution Accepting the Resignation of Howard Fitts (R) from the Public Building Commission**

BE IT RESOLVED that the South Windsor Town Council hereby accepts with regret, the resignation of Howard Fitts (R) from the Public Building Commission, said resignation to be effective December 21, 2015; and

BE IT FURTHER RESOLVED that the South Windsor Town Council extends its thanks to Howard Fitts for the time he has dedicated to serving his community by his membership on the Public Building Commission.

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

Councilor Anwar thanked Mr. Fitts for his dedication and service to the Town. Mr. Fitts has been a very important source to the community of South Windsor.

Councilor Snyder stated the Happy Fitts has been an endearing volunteer who has served the Town of South Windsor for a very long time. Councilor Snyder explained that Happy Fitts has been a tremendous asset to the Town.

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**ITEM:**

**14. B. Continued**

Councilor Havens thanked Happ for his service to the Town. He has done a tremendous amount of work for the Public Building Commission. Councilor Havens felt that this resolution is not enough thanks and hopes that there will be a planned event in the future. Councilor Havens also thanked his wife Sue.

Mayor Delnicki felt that Happ Fitts set a standard for public service like Councilor Havens. Mr. Fitts did so much good throughout this community. Mayor Delnicki thanked Happ Fitts for his service.

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

**NN. Resolution Accepting the Resignation of Mary Justine Hockenberry (D) an Alternate from the Economic Development Commission**

BE IT RESOLVED that the South Windsor Town Council hereby accepts with regret, the resignation of Mary Justine Hockenberry (D) an Alternate from the Economic Development Commission, said resignation to be effective immediately; and

BE IT FURTHER RESOLVED that the South Windsor Town Council extends its thanks to Mary Justine Hockenberry for the time she has dedicated to serving her community by her membership on the Economic Development Commission.

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

**OO. Resolution Accepting the Resignation of M. Atif Quraishi (D) an Alternate from the Economic Development Commission**

BE IT RESOLVED that the South Windsor Town Council hereby accepts with regret, the resignation of M. Atif Quraishi (D) an Alternate from the Economic Development Commission, said resignation to be effective immediately; and

**(Resolution Continued on Next Page)**

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**ITEM:**

**14. OO. Continued**

BE IT FURTHER RESOLVED that the South Windsor Town Council extends its thanks to M. Atif Quraishi for the time he has dedicated to serving his community by his membership on the Economic Development Commission.

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

**PP. Resolution Accepting the Resignation of Mary Justine Hockenberry (D) from the Mass Transit and Highway Advisory Commission**

BE IT RESOLVED that the South Windsor Town Council hereby accepts with regret, the resignation of Mary Justine Hockenberry (D) from the Mass Transit and Highway Advisory Commission, said resignation to be effective immediately; and

BE IT FURTHER RESOLVED that the South Windsor Town Council extends its thanks to Mary Justine Hockenberry for the time she has dedicated to serving her community by her membership on the Mass Transit and Highway Advisory Commission.

Was made by Councilor Anwar  
Seconded by Councilor Havens

Councilor Anwar thanked Mary Justine for her service and explained that the reason for her stepping down is because she is now on the Board of Education and there is a timing issue.

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

**12. Consent Agenda**

Councilor Riley and Pendleton made a motion to approve Agenda Items 13. A.\*; 14. C. \* through 14. MM. \*; and 14. QQ. \* through 14. OOO.\* as the Consent Agenda. Councilor Anwar seconded the motion.

Councilor Anwar requested that Item 14. BB. be taken off of the Consent Agenda.

**ITEM:**

**13. Unfinished Business**

**\*A. Resolution Appointing Gary Bazzano (R) to the Planning & Zoning Commission**

BE IT RESOLVED that the South Windsor Town Council hereby appoints Gary Bazzano (R) to the Planning & Zoning Commission for a term ending November 13, 2017 to fill an unexpired term of William Carroll.

**(Approved by Consent Agenda)**

**14. New Business**

**\*C. Resolution Appointing Phil Moberg (R) 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 Phil Moberg (R) an Alternate to the Planning & Zoning Commission for a term ending November 13, 2017 to fill a vacancy and postpones consideration of this motion until the Town Council's net regularly scheduled meeting.

**(Approved by Consent Agenda)**

**\*D. Resolution Appointing Mike LeBlanc (R) 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 Mike LeBlanc (R) an Alternate to the Planning & Zoning Commission for a term ending November 11, 2017 to fill a vacancy and postpones consideration of this motion until the Town Council's net regularly scheduled meeting.

**(Approved by Consent Agenda)**

**\*E. Resolution Reappointing Kevin Greer (R) to the Board of Assessment Appeals and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting**

**(Resolution Continued on Next Page)**

**ITEM:**

**14. \*E. (Continued)**

BE IT RESOLVED that the South Windsor Town Council hereby reappoints Kevin Greer (R) to the Board of Assessment Appeals for a term ending November 30, 2019 and postpones consideration of this motion until the Town Council's net regularly scheduled meeting.

**(Approved by Consent Agenda)**

**\*F. Resolution Reappointing Carolyn Carey (R) an Alternate to the Board of Assessment 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 reappoints Carolyn Carey (R) an Alternate to the Board of Assessment Appeals for a term ending November 30, 2019 and postpones consideration of this motion until the Town Council's net regularly scheduled meeting.

**(Approved by Consent Agenda)**

**\*G. Resolution Reappointing Susan Burnham (R) to the Economic Development 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 reappoints Susan Burnham (R) to the Economic Development Commission for a term ending November 30, 2019 and postpones consideration of this motion until the Town Council's net regularly scheduled meeting.

**(Approved by Consent Agenda)**

**\*H. Resolution Reappointing Edwina Futtner (R) to the Economic Development 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 reappoints Edwina Futtner (R) to the Economic Development Commission for a term ending November 30, 2019 and postpones consideration of this motion until the Town Council's net regularly scheduled meeting.

**(Approved by Consent Agenda)**

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**ITEM:**

**14. New Business**

- \*I. Resolution Reappointing William Jodice (R) to the Economic Development 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 reappoints William Jodice (R) to the Economic Development Commission for a term ending November 30, 2019 and postpones consideration of this motion until the Town Council's net regularly scheduled meeting.

**(Approved by Consent Agenda)**

- \*J. Resolution Reappointing Wayne Kilburn (R) to the Economic Development 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 reappoints Wayne Kilburn (R) to the Economic Development Commission for a term ending November 30, 2019 and postpones consideration of this motion until the Town Council's net regularly scheduled meeting.

**(Approved by Consent Agenda)**

- \*K. Resolution Appointing Cindy Beaulieu (R) an Alternate to the Economic Development 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 Cindy Beaulieu (R) an Alternate to the Economic Development Commission for a term ending November 30, 2017 to fill a vacancy and postpones consideration of this motion until the Town Council's net regularly scheduled meeting.

**(Approved by Consent Agenda)**

- \*L. Resolution Appointing Katherine Foley (R) a Full Member to the Historic District Commission and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting**

**(Resolution Continued on the Next Page)**



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### **ITEM:**

**14. \*L. (Continued)**

BE IT RESOLVED that the South Windsor Town Council hereby appoints Katherine Foley (R) a full member to the Historic District Commission for a term ending November 30, 2019 and postpones consideration of this motion until the Town Council's net regularly scheduled meeting.

**(Approved by Consent Agenda)**

**\*M. Resolution Appointing Louise Evans (R) a Full Member to the Historic District 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 reappoints Louise Evans (R) a full member to the Historic District Commission for a term ending November 30, 2020 to fill an expired term of Wayne McKinney (D) and postpones consideration of this motion until the Town Council's net regularly scheduled meeting.

**(Approved by Consent Agenda)**

**\*N. Resolution Appointing Nadine Hassan-Caron (R) an Alternate to the Historic District 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 Nadine Hassan-Caron (R) an Alternate to the Historic District Commission for a term ending November 30, 2017 to fill an unexpired term of Katherine Foley and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

**\*O. Resolution Appointing Sandy Ramesh (R) to the Human Relations Commission and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting  
(Councilor Riley)**

**(Resolution Continued on the Next Page)**

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**ITEM:**

**14. \*O. (Continued)**

BE IT RESOLVED that the South Windsor Town Council hereby appoints Sandy Ramesh (R) to the Human Relations Commission for a term ending November 30, 2017 to fill a vacancy and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

**\*P. Resolution Reappointing Richard Muller (R) to the Inland Wetland Agency/Conservation 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 reappoints Richard Muller (R) to the Inland Wetland Agency/Conservation Commission for a term ending December 1, 2019 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

**\*Q. Resolution Appointing John Phillips (R) a Full Member to the Inland Wetland Agency/Conservation 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 John Phillips (R) a full member to the Inland Wetland Agency/Conservation Commission for a term ending June 1, 2017 to fill an unexpired term of Joseph Durette (D) and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

**\*R. Resolution Appointing Daniel Seypura (R) an Alternate to the Inland Wetland Agency/Conservation Commission and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting**

**(Resolution Continued on the Next Page)**

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**ITEM:**

**14. \*R. (Continued)**

BE IT RESOLVED that the South Windsor Town Council hereby appoints Daniel Seypura (R) an Alternate to the Inland Wetland Agency/Conservation Commission for a term ending December 1, 2019 to fill the expired term of John Phillips and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

**\*S. Resolution Reappointing Elizabeth Asplund (R) to the Library Board 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 Elizabeth Asplund (R) to the Library Board for a term ending November 30, 2019 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

**\*T. Resolution Reappointing Carol Stroud (R) to the Library Board 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 Carol Stroud (R) to the Library Board for a term ending November 30, 2019 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

**\*U. Resolution Reappointing Herb Asplund (R) to the Mass Transit and Highway Advisory Commission and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting  
(Councilor Riley)**

**(Resolution Continued on the Next Page)**

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**ITEM:**

**14. \*U. (Continued)**

BE IT RESOLVED that the South Windsor Town Council hereby reappoints Herb Asplund (R) to the Mass Transit and Highway Advisory Commission for a term ending November 30, 2019 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

**\*V. Resolution Reappointing Mark Peterson (R) to the Mass Transit and Highway Advisory 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 reappoints Mark Peterson (R) to the Mass Transit and Highway Advisory Commission for a term ending November 30, 2019 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

**\*W. Resolution Appointing Cindy Beaulieu (R) to the Park & Recreation Commission and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting**

BE IT RESOLVED that the South Windsor Town Council hereby appoints Cindy Beaulieu (R) to the Park & Recreation Commission for a term ending December 31, 2017 to fill the unexpired term of Gary Bazzano and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

**\*X. Resolution Appointing Leigh Lovering (R) to the Patriotic Commission and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting**

**(Resolution Continued on the Next Page)**

**ITEM:**

**14. \*X. (Continued)**

BE IT RESOLVED that the South Windsor Town Council hereby appoints Leigh Lovering (R) to the Patriotic Commission for a term ending December 31, 2016 to fill a vacancy and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

**\*Y. Resolution Appointing Linc Streeter (R) to the Patriotic 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 Linc Streeter (R) to the Patriotic Commission for a term ending December 31, 2017 to fill an unexpired term of William Carroll and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

**\*Z. Resolution Appointing Kathleen Daugherty (R) to the Personnel 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 Kathleen Daugherty (R) to the Personnel Board for a term ending November 30, 2018 to fill the expired term of Elizabeth Kuehnel (D) and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

**\*AA. Resolution Reappointing Carol Kelley (R) to the Public Building Commission and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting**

**(Resolution Continued on the Next Page)**

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**ITEM:**

**14. \*AA. (Continued)**

BE IT RESOLVED that the South Windsor Town Council hereby reappoints Carol Kelley (R) to the Public Building Commission for a term ending November 30, 2019 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

**\*CC. Resolution Appointing Matthew Beaulieu (R) to the Public Building 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 Matthew Beaulieu (R) to the Public Building Commission for a term ending November 30, 2017 to fill the unexpired term of Howard Fitts and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

**\*DD. Resolution Appointing Richard Siedman (R) a Full Member to the Water Pollution Control Authority and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting**

BE IT RESOLVED that the South Windsor Town Council hereby appoints Richard Siedman (R) a full member to the Water Pollution Control Authority for a term ending November 30, 2019 to fill the expired term of Robert Dickinson and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

**\*EE. Resolution Appointing Zaheer Sharaf (R) to the Water Pollution Control Authority and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting**

**(Resolution Continued on the Next Page)**

**ITEM:**

**14. \*EE. (Continued)**

BE IT RESOLVED that the South Windsor Town Council hereby appoints Zaheer Sharaf (R) to the Water Pollution Control Authority for a term ending November 30, 2019 to fill the expired term of Edward Havens, Jr. (D) and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

**\*FF. Resolution Appointing Pat Soucy (R) an Alternate to the Water Pollution Control Authority and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting**

BE IT RESOLVED that the South Windsor Town Council hereby appoints Pat Soucy (R) an Alternate to the Water Pollution Control Authority for a term ending November 30, 2019 to fill the expired term of Richard Siedman and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

**\*GG. Resolution Reappointing Joseph Etter (R) 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 reappoints Joseph Etter (R) to the Zoning Board of Appeals for a term ending November 30, 2019 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

**\*HH. Resolution Reappointing Teri Dickey-Gaignat (R) to the Zoning Board of Appeals and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting**

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**ITEM:**

**14. \*HH. (Continued)**

BE IT RESOLVED that the South Windsor Town Council hereby reappoints Teri Dickey-Gaignat (R) to the Zoning Board of Appeals for a term ending November 30, 2019 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

- \* II. Resolution Appointing Wayne Kilburn (R) a Full Member 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 Wayne Kilburn (R) a full member to the Zoning Board of Appeals for a term ending November 30, 2019 to fill the expired term of Joseph Kennedy, Jr. (D) and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

- \*JJ. Resolution Reappointing Edwina Futtner (R) an Alternate 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 reappoints Edwina Futtner (R) an Alternate to the Zoning Board of Appeals for a term ending November 30, 2019 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

- \* KK. Resolution Appointing Paul Oates (R) an Alternate to the Zoning Board of Appeals and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting**

**(Resolution Continued on the Next Page)**



**ITEM:**

**14. \*KK. (Continued)**

BE IT RESOLVED that the South Windsor Town Council hereby appoints Paul Oates (R) an Alternate to the Zoning Board of Appeals for a term ending November 30, 2019 to fill the expired term of Wayne Kilburn and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

**\* LL. Resolution Reappointing Walter Fitzpatrick (R) 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 reappoints Walter Fitzpatrick (R) to the Demolition Delay Committee for a term ending December 31, 2017 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

**\*MM. Resolution Appointing Charles (Tim) Shepard (R) 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 Charles (Tim) Shepard (R) to the Demolition Delay Committee for a term ending December 31, 2016 to fill a vacancy and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

**\*QQ. Resolution Reappointing Debbie Duarte (D) to the Board of Assessment Appeals and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting**

**(Resolution Continued on the Next Page)**

**ITEM:**

**14. \*QQ. (Continued)**

BE IT RESOLVED that the South Windsor Town Council hereby reappoints Debbie Duarte (D) to the Board of Assessment Appeals for a term ending November 30, 2019 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

**\*RR. Resolution Reappointing Linda Jeski (D) to the Economic Development 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 reappoints Linda Jeski (D) to the Economic Development Commission for a term ending November 30, 2019 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

**\*SS. Resolution Appointing David Marsh (D) an Alternate to the Economic Development 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 David Marsh (D) an Alternate to the Economic Development Commission for a term ending November 30, 2017 to fill the unexpired term of M. Atif Quraishi and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

**\*TT. Resolution Appointing Wayne McKinney (D) an Alternate to the Historic District Commission and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting**

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**ITEM:**

**14. TT. (Continued)**

BE IT RESOLVED that the South Windsor Town Council hereby appoints Wayne McKinney (D) an Alternate to the Historic District Commission for a term ending November 30, 2018 to fill the unexpired term of Caroline Taylor and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

**\*UU. Resolution Reappointing Karen Wagner (D) to the Human Relations 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 reappoints Karen Wagner (D) to the Human Relations Commission for a term ending November 30, 2018 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

**\*VV. Resolution Reappointing Karen Patterson (D) to the Human Relations 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 reappoints Karen Patterson (D) to the Human Relations Commission for a term ending November 30, 2017 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

**\*WW. Resolution Reappointing Charles Margolis (D) to the Human Relations Commission and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting**

**(Resolution Continued on the Next Page)**

**ITEM:**

**14. \*WW. (Continued)**

BE IT RESOLVED that the South Windsor Town Council hereby reappoints Charles Margolis (D) to the Human Relations Commission for a term ending November 30, 2018 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

**\*XX. Resolution Reappointing Bryan Jennings (D) to the Mass Transit and Highway Advisory 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 reappoints Bryan Jennings (D) to the Mass Transit and Highway Advisory Commission for a term ending November 30, 2019 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

**\*YY. Resolution Reappointing James Neary (D) to the Mass Transit and Highway Advisory 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 reappoints James Neary (D) to the Mass Transit and Highway Advisory Commission for a term ending November 30, 2019 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

**\*ZZ. Resolution Appointing Bernard Thomas (D) to the Mass Transit and Highway Advisory Commission and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting**

**(Resolution Continued on the Next Page)**

**ITEM:**

**14. \*ZZ. (Continued)**

BE IT RESOLVED that the South Windsor Town Council hereby appoints Bernard Thomas (D) to the Mass Transit and Highway Advisory Commission for a term ending November 30, 2017 to fill the unexpired term of Mary Justine Hockenberry and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

**\*AAA. Resolution Reappointing Marcia Andrus (D) to the Library Board 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 Marcia Andrus (D) to the Library Board for a term ending November 30, 2019 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

**\*BBB. Resolution Reappointing George Caye (D) to the Park & Recreation Commission and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting**

BE IT RESOLVED that the South Windsor Town Council hereby reappoints George Caye (D) to the Park & Recreation Commission for a term ending December 31, 2019 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

**\*CCC. Resolution Reappointing Richard Grigorian (D) to the Park & Recreation Commission and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting**

**(Resolution Continued on the Next Page)**

**ITEM:**

**14.\*CCC. (Continued)**

BE IT RESOLVED that the South Windsor Town Council hereby reappoints Richard Grigorian (D) to the Park & Recreation Commission for a term ending December 31, 2019 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

**\*DDD. Resolution Reappointing Dan Rezende (D) to the Park & Recreation Commission and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting**

BE IT RESOLVED that the South Windsor Town Council hereby reappoints Dan Rezende (D) to the Park & Recreation Commission for a term ending December 31, 2019 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

**\*EEE. Resolution Reappointing Roger Anderson (D) to the Patriotic 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 reappoints Roger Anderson (D) to the Patriotic Commission for a term ending December 31, 2018 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

**\*FFF. Resolution Reappointing Daria Plummer (D) to the Patriotic 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 reappoints Daria Plummer (D) to the Patriotic Commission for a term ending December 31, 2018 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

**ITEM:**

**14. New Business (Continued)**

- \*GGG. Resolution Reappointing Robert Hornish (D) to the Patriotic 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 reappoints Robert Hornish (D) to the Patriotic Commission for a term ending December 31, 2018 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

- \*HHH. Resolution Reappointing Peter Anthony, Sr. (D) to the Patriotic 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 reappoints Peter Anthony, Sr. (D) to the Patriotic Commission for a term ending December 31, 2018 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

- \* III. Resolution Reappointing James Neary (D) to the Public Building 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 reappoints James Neary (D) to the Public Building Commission for a term ending November 30, 2019 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

**ITEM:**

**14. New Business (Continued)**

- \*JJJ. Resolution Reappointing Matthew Montana (D) to the Public Building 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 reappoints Matthew Montana (D) to the Public Building Commission for a term ending November 30, 2019 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

- \*KKK. Resolution Reappointing Richard Aries (D) to the Water Pollution Control Authority and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting**

BE IT RESOLVED that the South Windsor Town Council hereby reappoints Richard Aries (D) to the Water Pollution Control Authority for a term ending November 30, 2019 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

- \*LLL. Resolution Appointing Edward Havens, Jr. (D) an Alternate to the Water Pollution Control Authority and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting**

BE IT RESOLVED that the South Windsor Town Council hereby appoints Edward Havens, Jr. (D) an Alternate to the Water Pollution Control Authority for a term ending November 30, 2019 to fill the expired term of M. Atif Quraishi and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**



**ITEM:**

**14. New Business (Continued)**

- \*MMM. Resolution Reappointing Adam Reed (D) to the Inland Wetland Agency/Conservation 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 reappoints Adam Reed (D) to the Inland Wetland Agency/Conservation Commission for a term ending December 1, 2019 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

- \*NNN. Resolution Reappointing Barbara Kelly (D) to the Inland Wetland Agency/Conservation 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 reappoints Barbara Kelly (D) to the Inland Wetland Agency/Conservation Commission for a term ending December 1, 2019 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

- \*OOO. Resolution Appointing Stephen Wagner (D) an Alternate to the Inland Wetland Agency/Conservation 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 Stephen Wagner (D) an Alternate to the Inland Wetland Agency/Conservation Commission for a term ending December 1, 2016 to fill a vacancy and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

**(Approved by Consent Agenda)**

**ITEM:**

**14. New Business (Continued)**

**BBB. Resolution Appointing Philip Koboski (R) to the Public Building 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 Philip Koboski (R) to the Public Building Commission on a term ending November 30, 2019 to fill the expired term of Bernard Thomas (D) and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

Was made by Councilor Riley  
Seconded by Councilor Maneeley

Councilor Anwar questioned with Philip Koboski also being a member of the Board of Education, will there be a conflict of interest for him to serve on the Public Building Commission also?

Town Attorney Yagaloff explained that he does not think there would be a conflict of interest and he also does not believe the Town Charter or State Statute prohibit someone to be on the Board of Education and Public Building Commission. The only issue Town Attorney Yagaloff said he would check the obligations of the Board of Education member under the State Statutes as far as what the Board of Education members obligation is and then also what the obligation is for the member of the Public Building Commission. There could be a circumstance where the two may conflict. Town Attorney Yagaloff stated that before the appointment is completed at the next meeting he will check to see if there are any charter obligations or the statutory obligations of the Board member versus the PBC member to see if they conflict. One option would be for Mr. Koboski to recuse himself if that situation arises.

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

**PPP. Resolution Accepting the Suspense List**

BE IT RESOLVED that the South Windsor Town Council hereby accepts the Suspense List as proposed and submitted by the Collector of Revenue, said list shown as **Exhibit A** and attached hereto and made a part hereof.

**(Resolution Continued on Next Page)**

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**ITEM:**

**14. PPP. (Continued)**

Was made by Councilor Carroll  
Seconded by Councilor Snyder

Answering questions from the Council, Mr. Galligan explained that this resolution is basically an accounting function. There are old taxes that go way back and the Town does not like to have them on the financial statements. They are taken off and put in a suspense list, but are still collectible. CCM has a program where people are hired to go out and collect the taxes.

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

**QQQ. Resolution Approving a Transfer of \$3,801.44 from the Contingency Account to the Building Maintenance-Repair Facilities Account**

BE IT RESOLVED that the South Windsor Town Council hereby approves a transfer of \$3,801.44 from the Contingency Account to the Building Maintenance-Repair Facilities Account to cover costs associated with securing Town owned property.

Was made by Councilor Havens  
Seconded by Councilor Pendleton

Mr. Galligan explained to the Council that this resolution and the next resolution are both to secure Town owned properties. One is for the Priest Farm and the other is the Clapp House. These two items are not in the original budget. For the Clapp House the Town is going to try to get that house on the National Register which would be an application format and then go through a planning grant and possibly construction grant. There are also other types of grants that the Town can seek. The Town is developing a use for that property which will come back to the Council to make sure the Council likes the use. If it is approved, then the Town will know what type of grants to seek.

**(Resolution Continued on Next Page)**

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**ITEM:**

**14. QQQ. (Continued)**

Councilor Havens stated that something should be done fairly soon because the Town does not want that building to deteriorate. Mr. Galligan explained that a use is being discussed now and will be brought to the Town Council for approval.

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

**RRR. Resolution Approving a Transfer of \$2,889.30 from the Contingency Account to the Building Maintenance-Repair Facilities Account**

BE IT RESOLVED that the South Windsor Town Council hereby approves a transfer of \$2,889.30 from the Contingency Account to the Building Maintenance-Repair Facilities Account to cover costs associated with securing Town owned property.

Was made by Councilor Carroll  
Seconded by Councilor Snyder

Answering questions from the Council, Mr. Galligan explained that this resolution is to secure the Clapp House.

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

**SSS. Resolution Approving a Transfer of \$318.00 from the Environmental Health Operating Materials Account to the Building Maintenance-Utilities Account**

BE IT RESOLVED that the South Windsor Town Council hereby approves a transfer of \$318.00 from the Environmental Health Operating Materials Account to the Building Maintenance-Utilities Account to cover costs associated with the upgrade of two department cell phones.

Was made by Councilor Anwar  
Seconded by Councilor Pendleton

Mr. Galligan explained that this resolution and the next are for transfers between two different departments. This resolution approves for the Health Department to reimburse the Building Maintenance Department for two cell

**(Resolution Continued on Next Page)**

**MINUTES**  
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**ITEM:**

**14. SSS. (Continued)**

phones. The next resolution is for the Parks & Recreation Department to reimburse the Building Maintenance Department for the cost of renting a dumpster.

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

**TTT. Resolution Approving a Transfer of \$1,415.00 from the Recreation Fund Maintenance Contracts Account to the Building Maintenance-Contracts Account**

BE IT RESOLVED that the South Windsor Town Council hereby approves a transfer of \$1,415.00 from the Recreation Fund Maintenance Contracts Account to the Building Maintenance-Maintenance Contracts Account to cover costs associated with the reimbursement for a dumpster rental.

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

**UUU. Resolution Authorizing Town Manager, Matthew B. Galligan to Sign and Execute all Necessary Documents for a \$75,000 Grant from the State of Connecticut**

WHEREAS, the South Windsor Patriotic Commission developed a concept for the construction of a memorial wall at the entrance of the war memorials at Veterans' Memorial Park; and

WHEREAS, the South Windsor Patriotic Commission has been seeking private donations and grants to develop this project; and

WHEREAS, the State has awarded South Windsor a grant in the amount of \$75,000

NOW, THEREFORE, BE IT RESOLVED that the South Windsor Town Council hereby authorizes Town Manager, Matthew B. Galligan to execute a Personal Services Agreement on behalf of the Town of South Windsor with the State of Connecticut for financial assistance in the amount of \$75,000 to construct a memorial wall at Veterans' Memorial Park in honor of the United States Military Veterans'; and

**(Resolution Continued on Next Page)**

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**ITEM:**

**14. UUU. (Continued)**

BE IT FURTHER RESOLVED that Matthew B. Galligan who now holds the office of Town Manager of the Town of South Windsor and has held that office since January 5, 1996, is authorized and directed to enter into such agreements and contracts, and execute all necessary documents for said grant with the State of Connecticut.

Was made by Councilor Pendleton  
Seconded by Councilor Anwar

Councilor Pendleton stated that this is a wonderful thing that the Patriotic Commission is having a wall built to represent all of the military. Councilor Pendleton questioned how this grant was acquired?

Mr. Galligan explained that the grant came out of the Bond Commission. The Patriotic Commission should take credit for this whole project. They had asked Senator Larson, Representative Aman and Representative Curry to see if they could get a grant to build this wall. The Patriotic Commission has also been acquiring donations on their own.

Councilor Carroll stated that as a former member of the Patriotic Commission, he would like to thank Peter Anthony and Art Sladyk for working very hard on this project.

Councilor Anwar thanked the Patriotic Commission for their diligence in seeking support from the State and also thanked Senator Larson, Representative Aman and Representative Curry for their support. This memorial will be a valuable part of the Town.

Councilor Snyder also congratulated Art Sladyk and Peter Anthony for their work. The Community Foundation has taken in donations based on the hard work of Peter Anthony and Art Sladyk. It is a pleasure to see everyone's hard work come to fruition.

Councilor Havens said he is proud of the work that the Patriotic Commission has done and feels it is important to honor the veterans.

**(Resolution Continued on Next Page)**

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**ITEM:**

**14. UUU. (Continued)**

Mayor Delnicki stated that he hopes the wall will be built in time for Memorial Day.

Mr. Peter Anthony came before the Council and explained that the Patriotic Commission had to work very hard to have this project work out. Mr. Anthony gave the Council a history of how this project came to be and how the grant and donations were secured. Mr. Anthony stated that the wall should be done by Memorial Day.

Mayor Delnicki felt that the Town is fortunate to have the men and women of the Patriotic Commission and thanked them for what they do for the community.

Councilor Pendleton stated the evolution of Veterans' Memorial Park has been wonderful. The Patriotic Commission has also brought many wonderful events such as Armed Forces Day and the Memorial Day Parade to the Town of South Windsor.

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

**VVV. Resolution Approving a Refund of Taxes to Twenty-Three (23) South Windsor Taxpayers**

**BE IT RESOLVED** that the South Windsor Town Council hereby approves a refund of property taxes to Twenty-Three (23) South Windsor Taxpayers, the total of said refund being \$6,199.26 and as more fully described on attached **Exhibit B.**

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

**MINUTES**

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**December 7, 2015**

**ITEM:**

**14. New Business (Continued)**

**WWW. Resolution Concerning the Issuance of Building Permits which involve the Use of Concrete**

WHEREAS, maintaining the value of residential and commercial real properties is of primary importance to the residents and business owners of the Town of South Windsor; and

WHEREAS, a concrete foundation is one of the most important elements of a building, since the foundation supports the weight of the structure; and

WHEREAS, there have been many reports in the Eastern Connecticut area about failing concrete foundations, which can lead to a sudden collapse of the building, and which create a risk to the lives and property of the occupants; and

WHEREAS, there are many South Windsor residents who have shared their concerns about failing foundations and the risks associated with the foundations, as well as the costs to make repairs, and the effects on their property values; and

WHEREAS, there have been a number of investigations into the issue of failing concrete foundations, and evidence points to a source of defective concrete as a Connecticut based company; and

WHEREAS, the Connecticut Department of Consumer Protection and the Connecticut Attorney General's Office are investigating the issue of defective concrete and failing foundations resulting from the use of defective concrete; and

WHEREAS, these investigations have not been completed, and there are concerns about the cost of repairs, the lack of insurance coverage, the risk of sudden collapse and the need to identify affected buildings and to prevent the continuing use of defective concrete; and

**(Resolution Continued on Next Page)**



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**ITEM:**

**14.WWW. (Continued)**

WHEREAS, new construction, renovations and additions to homes and commercial properties continues in the Town of South Windsor and it is of utmost urgency that permit applicants are able to make informed decisions about their construction projects

NOW, THEREFORE, BE IT RESOLVED that the Town of South Windsor directs the Town Manager, Matthew B. Galligan, to direct Town Staff, that at the time a permit is issued for work that involves the use of concrete, the Building Department will provide the applicant with a notice that reads: "There have been recent reports that the use of defective concrete in foundations and basement walls may lead to the failure of the concrete resulting in costly repairs and risks to the safety of occupants. The source of defective concrete is under investigation by the Connecticut Attorney General's Office and the Connecticut Department of Consumer Protection. The Town of South Windsor advises applicants to be diligent in the purchase and installation of concrete for use in their construction projects.

Was made by Councilor Anwar  
Seconded by Councilor Pendleton

Councilor Anwar explained that our homes are the biggest investment and unfortunately 15 to 25 years ago there was concrete used when building homes that is now crumbling and creating a large problem for homeowners. This problem is not covered under insurance and is costing individuals between \$100,000 to \$200,000 to repair. Councilor Anwar stated that he feels that something should be done to protect South Windsor citizens and others from this risk. The State is reviewing this problem but it may be one or two years before anything is done by the State. Councilor Anwar requested that the Council support this resolution and recognize that people who are coming in for permits should be informed of this problem so 15-20 years down the road they are not faced with this same problem.

Councilor Maneely stated that although she is very concerned with this problem, she would like to know if the resolution brought to the Council is in the best interest of the taxpayers of South Windsor?

**(Resolution Continued on Next Page)**

**MINUTES**  
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**ITEM:**

**14. WWW. (Continued)**

WHEREAS, new construction, renovations and additions to homes and commercial properties continues in the Town of South Windsor and it is of utmost urgency that permit applicants are able to make informed decisions about their construction projects

NOW, THEREFORE, BE IT RESOLVED that the Town of South Windsor directs the Town Manager, Matthew B. Galligan, to direct Town Staff, that at the time a permit is issued for work that involves the use of concrete, the Building Department will provide the applicant with a notice that reads: "There have been recent reports that the use of defective concrete in foundations and basement walls may lead to the failure of the concrete resulting in costly repairs and risks to the safety of occupants. The source of defective concrete is under investigation by the Connecticut Attorney General's Office and the Connecticut Department of Consumer Protection. The Town of South Windsor advises applicants to be diligent in the purchase and installation of concrete for use in their construction projects.

Was made by Councilor Anwar  
Seconded by Councilor Pendleton

Councilor Anwar explained that our homes are the biggest investment and unfortunately 15 to 25 years ago there was concrete used when building homes that is now crumbling and creating a large problem for homeowners. This problem is not covered under insurance and is costing individuals between \$100,000 to \$200,000 to repair. Councilor Anwar stated that he feels that something should be done to protect South Windsor citizens and others from this risk. The State is reviewing this problem but it may be one or two years before anything is done by the State. Councilor Anwar requested that the Council support this resolution and recognize that people who are coming in for permits should be informed of this problem so 15-20 years down the road they are not faced with this same problem.

Councilor Maneely stated that although she is very concerned with this problem, she would like to know if the resolution brought to the Council is in the best interest of the taxpayers of South Windsor?

**(Resolution Continued on Next Page)**

## **MINUTES**

### **Regular Meeting – Town Council**

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#### **ITEM:**

#### **14.WWW. (Continued)**

Mr. Galligan explained that this is not an issue that can be resolved on the local government level. The Consumer Protection Agency and the Attorney Generals Office are both reviewing this issue as well as the Lieutenant Governor's Office. Most people coming to take permits are contractors who will be informed about this issue. If someone is buying a new home, a home inspection is done. The Town of South Windsor should be educating the residents through the Town's website. If a note were handed out to individuals as proposed in the above resolution, the Town could be held liable. The Town Council can also contact our State representatives to try to get them to help with a resolution on this issue through the State.

Councilor Maneeley stated she does not want to vote it down or agree to it yet and feels more information should be gathered to inform the Council further.

Councilor Maneeley made a motion to Table this Resolution until the next Council meeting or until more information has been gathered. Councilor Snyder seconded the motion; and it passed on a Roll Call vote of 5 to 3 with Mayor Delnicki, Councilor Carroll, Councilor Maneeley, Councilor Riley and Councilor Snyder voting in favor of tabling the resolution; and Councilor Anwar, Councilor Havens and Councilor Pendleton voting in opposition of tabling the resolution.

#### **XXX. Discussion Item: Preservation of Farmland in South Windsor (requested by Councilor Anwar and Mayor Delnicki)**

Councilor Anwar explained that this presentation is regarding preserving farmland in South Windsor. It is a combined presentation from the South Windsor Food Alliance with Andy Paterna and Sandy Jeski; South Windsor Open Space Task Force with Pat Botteron; and South Windsor Land Preservation Advisory Commission with Joseph Kennedy.

Mr. Andy Paterna from the South Windsor Food Alliance came forward with two letters of support. One letter from the Connecticut Farmland Trust, and the other from Work Lands Alliance.

Mr. Joseph Kennedy from SWALPAC came before the Town Council to explain that SWALPAC endorses the concept of the use of development rights for the preservation of agricultural lands.

**(Discussion Continued on Next Page)**

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#### ITEM:

#### 14. XXX. (Continued)

Mr. Paterna reviewed Farmland Preservation Project 2015 with the Town Council, as shown in attached, **Exhibit C**. Mr. Paterna informed the Council that the Open Space Task Force has also passed a resolution, unanimously supporting this concept. If the Town purchases development rights, the ownership stays with the landowners and they are still obligated to pay property taxes to the Town. Mr. Paterna explained that the character of South Windsor should be preserved. The Main Street corridor should be the focus. The idea is to preserve a cluster of farmland.

Councilor Anwar stated he fully supports this concept. The Town will need to be cautious that the price is not above the market value.

Mr. Galligan explained to the Council that a number of years ago the Open Space Task Force drafted a list of farmland that the Town would like to preserve. The purchase of development rights has always been an issue for prior Councils because if a property is worth \$1,000,000 and the Town is paying \$900,000 for the development rights, it would only be another \$100,000 to own the property. The first property that the Town bought was the Barton property which was bought with Town funds. There were two houses on the property that the Town subdivided and then sold each house separately and kept the farming aspect of the property. The Major Donnelly property was bought with a grant. The river front on Main Street will have to remain farming because it is in a flood zone so houses can not be built. The only way to nourish that area is if the Town owns it and keeps people interested in farming. The Council will have to work on a policy because presently after the first five years that a family continues farming on property that the Town bought, it has to go out to public bid after the initial five years. The policy hurts the Town to try to keep long standing families here and keep them farming. Mr. Galligan informed the Council that there may be an additional \$2,000,000 or \$3,000,000 that has not been used from the bonded money.

Answering a question from Councilor Snyder, Mr. Paterna explained that this concept gives land owners another option and does not prevent anyone from selling. The Town could not purchase the land unless the family approaches the Town.

**(Discussion Continued on Next Page)**

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#### **ITEM:**

#### **14. XXX. (Continued)**

Councilor Snyder stated that she would support this concept.

Councilor Havens felt that this idea is terrific and he would be in favor of the purchase of development rights of certain properties. This is a way to keep property in Town as farmland.

Mr. Galligan explained to the Council that the property of interest would have to be brought to the Planning & Zoning Commission for an 8-24 referral to say it meets the zoning or meets the Town's Plan of Conservation and Development. The Council's jurisdiction is the financing. A fund would need to be established that would be used only for farmland preservation. The Council and the Planning & Zoning Commission should discuss and adopt a policy.

Answering further questions, Mr. Paterna explained that if the Town bought development rights of a certain piece of property, a conservation easement would be placed on the property and it would have to be used for farming. The owner could sell the property, but it has to be sold to another farmer. Mr. Paterna stated that the transfer of development rights could work for commercial property also.

Councilor Anwar questioned if the Town wanted to sell Town owned open space, would it have to go to referendum? Mr. Galligan answered that anything over \$25,000 would have a referendum. The Town would need to be careful when selling the property because certain properties were bought for certain reasons. Mr. Galligan explained that with development rights, the property owner still owns the land but has to use it for farming.

Councilor Anwar informed the Council that he has mixed feelings about bypassing the bidding process when using public money.

Mr. Galligan suggested that a policy be established to allow the previous owner or a family member farm the property after it is sold to the Town.

Mayor Delnicki stated that the Council always has the ability to waive competitive bidding.

**(Discussion Continued on Next Page)**

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**ITEM:**

**14. XXX. (Continued)**

Councilor Riley questioned how the Town would ensure that a property is used for farming after purchasing the development rights? Mr. Galligan answered that a deed restriction with the conservation easement is placed on the land records. It may be possible to have something placed into the agreement that could be used against a landowner if they do not use the property for farming.

Town Attorney Yagaloff stated that South Windsor should use the State of Connecticut's highly regulated plan.

Council members discussed ways money could be raised to purchase development rights, such as grants.

**15. Passage of Ordinance**

None

**16. Communications and Reports from Town Manager**

Mr. Galligan reviewed the Town Manager's report, as shown in attached **Exhibit D**.

Mr. Galligan requested that the Council members consider leveling out the 11 acres on Nevers Road and using it as an open field. The general public could use this location and practices could be held at this location. All of the work could be done by private contractors and Town staff. There is strong support from the community and from private contractors. The Town could work with the farmer and find another location for him to farm.

The Teachers Contract was filed in the Town Clerk's Office today. The Council has 30 days to make a decision on the contract. If the Council decides to reject the contract it would go back to the Union. If the Council likes the contract, then nothing has to be done. Mr. Galligan stated he would get the contract updates to the Council.

**(Discussion Continued on Next Page)**

## **MINUTES**

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**December 7, 2015**

#### **ITEM:**

#### **16. Communications and Reports from Town Manager (Continued)**

Councilor Snyder stated that she is happy to see the Town Manger's suggestion about applying for a STEAP Grant and if the Town is successful, using it towards Wapping School. If South Windsor is successful in securing the grant, Councilor Snyder requested that a budget be developed for the use of those monies. Councilor Snyder said she is also anxious to turn the Community Center over the seniors.

Answering questions from Councilor Anwar, Mr. Galligan explained that he and the Superintendent of Schools have discussed the High School using portions of Wapping for learning purposes. There have been meetings with the neighbors near the High School Stadium field and Mr. Galligan said he would be meeting with the neighbors again.

Councilor Anwar stated that he is opposed to having the 11 acres used for practice fields or field related activities because that is what the Barton property is being developed for. Councilor Anwar requested a status of the Barton property.

Mr. Galligan explained that the Town has selected a bidder and it is hopeful to have the property up and running by the spring time.

Councilor Anwar requested an update on the development of Complete Streets at the Sullivan Avenue/Ellington Road/Buckland Road intersection? Mr. Galligan explained that he would have Jeff Doolittle issue a report.

Councilor Riley stated that he is in favor of the Town seeking a STEAP Grant for improvements at Wapping School in order for the Park & Recreation Department to move over to that building, is there anything required of the Town Council to move this forward? Mr. Galligan stated he would be submitting an application and if the Town is successful in receiving the grant he would need a resolution authorizing him to sign the paperwork.

Answering questions from Councilor Havens regarding the status of the EOC, Mr. Galligan explained that work has begun at the EOC and he is hoping to be up and running by May. Presently there is enough money for what is being done. The video wall and equipment could be purchased through a lease but would have to be discussed further.

**(Discussion Continued on Next Page)**

**ITEM:**

**16. Communications and Reports from Town Manager (Continued)**

Answering questions from Mayor Delnicki, Mr. Galligan stated that he and the Town Attorney are reviewing the blight ordinances from other Towns to draft an amendment to the existing Blight Ordinance in South Windsor in order to address concerns regarding a property on Miller Road.

Mr. Galligan explained to the Council that he has met with the Finance Director to discuss new revenues that are coming into the Town. One item being discussed is making up the fund balance from the prior year budget. Public hearings may have to be held to appropriate funds.

Mayor Delnicki stated that it was great to see the representation from the Town Council and the Board of Education at the ribbon cutting ceremony for the Stadium Field. The end product of the Stadium Field is something to be proud of.

**17. Public Input**

Mr. Roy Norman, Homestead Drive came forward and stated that he is a member of the Open Space Task Force. Mr. Norman explained that the Open Space plan was adopted by the Council many years ago and is part of the Town's Plan of Conservation and Development which is currently being update. In that plan, buying development rights is one of the means for preserving open space and farmland. State and other grants can be available to help offset costs. There is a significant amount of farming that is being done in South Windsor. Mr. Norman stated that he believes the Town's policy has been to preserve farmland. Property taxes on farmland is a given special treatment and that is a matter of Town policy. The Town should be looking at farming from an economic development perspective as well. Farming creates jobs and revenue like any other business. Mr. Norman stated he is very pleased of the Councils positive response to considering development rights and looks forward to preserving more farmland.

Mr. Wagner, 181 Tumblebrook Drive stated he would be giving the Council the report from the Energy Audit at Wapping School in January. One important consideration for Wapping School is in addition to what the Town might get for the STEAP Grant, there should be some incentives given from Eversource for any

**(Discussion Continued on Next Page)**



**MINUTES**  
**Regular Meeting – Town Council**  
**Page 40**  
**December 7, 2015**

**ITEM:**

**17. Public Input (Continued)**

energy improvements such as the HVAC system if they can be configured as an energy saving opportunity. Mr. Wagner felt that the Energy Committee needs to work with the Town Council and Capital Projects to help with this project.

Ms. Honora Futtner, 1629 Main Street, came forward and spoke regarding the development rights issue and felt that the concept of purchasing or transferring development rights is a cost effective way of allowing more people to preserve more land in the future.

Mr. Mike Berghuis, 18 Mountain View Road told the Council that the sound system at the Stadium Field at the High School has been well received by the neighborhood. Mr. Berghuis said he is looking forward to meeting with the Town Manager to discuss the field use on Saturdays and Sundays.

Councilor Anwar read a letter from Bob Marigliani and Gwen LaVallee of 22 Evans Crossing, as shown in attached **Exhibit E**.

Ms. Ginny Macro, 1828 Main Street came before the Town Council to support the idea of development rights. This concept will allow the owner of the property to have more control of what is going to happen to their property in the future.

**18. Communications and Petitions from Council**

Councilor Pendleton informed the Council and the public that the Panther Cheerleaders, A Team won first place in the State Competition and also took Grand Champion against 36 other teams and the B Team took 3<sup>rd</sup> place.

Councilor Anwar stated to the Council that he is disappointed that the Council tabled the resolution tonight concerning the issuance of building permits which involve the use of concrete. There should have been a conversation about this issue because people have been impacted and it is truly a disaster for the individuals whose foundations are crumbling.

Mayor Delnicki congratulated Bobby McCabe on attainment of the rank of Eagle Scout. Mayor Delnicki then announced that Mr. Charles Margolis will continue as Poet Laureate.

**MINUTES**  
**Regular Meeting – Town Council**  
**Page 41**  
**December 7, 2015**

**ITEM:**

**19. Executive Session**

None

**20. Adjournment**

At 9:47 p.m. Councilor Havens made a motion to adjourn the Regular Meeting. Councilor Snyder seconded the motion; and it was approved, unanimously.

Respectfully submitted,



Deborah W. Reid  
Clerk of the Council

## MEMORANDUM

TO Matthew Galligan, Town Manager  
Members of the Town Council

FROM Bonnie Rabin, Collector of Revenue

DATE: October 30, 2015

RE I am requesting approval to transfer the following to suspense Collection:

Grand List of October 1, 2007 \$90,126.46

MV: \$ 45,539.72  
SMV: 6,696.99  
PP: 37,889.75

Grand List of October 1, 2008 \$ 94,130.87

MV:	47,767.44
SMV:	5,863.88
PP:	40,499.55

These accounts are **not** written off but are transferred from the current Accounts Receivable to a Suspense Account. All taxes are still collectible, earning interest for 15 years. Upon approval, I will than transfer all accounts to suspense by State Statute 120-165.

## TAX REFUNDS

Page 1

Exhibit B

Ally Bank Louisville PPC, P.O. Box 9001951 Louisville, KY 40290-1951 (Sold 7/15 Plate #128ZGO) MV14-523905	60.29	Ally Bank Louisville PPC, P.O. Box 9001951 Louisville, KY 40290-1951 (Sold 3/15 Plate #463ZMY) MV14-523854	351.15
Ally Bank Louisville PPC, P.O. Box 9001951 Louisville, KY 40290-1951 (Sold 6/15 Plate #992XKP) MV14-523905	153.11	Bud Behling Leasing Inc. 100 Old Pond Road Bridgefield, PA 15017 (Sold 8/14 Plate #580YVZ) MV14-502900	423.86
Financial Ser. Veh. Trust 5550 Britton Parkway Hilliard, OH 43026 (Turned in lease Plate #LW8429) MV09-507573	42.74	Financial Ser. Veh. Trust 5550 Britton Parkway Hilliard, OH 43026 (Removed per DMV Plate #902SVT) MV14-507660	698.28
Financial Ser. Veh. Trust 5550 Britton Parkway Hilliard, OH 43026 (Went to wrong town, removed per DMV Plate #187ZSZ) MV12-801161	627.50	Financial Ser. Veh. Trust 5550 Britton Parkway Hilliard, OH 43026 (Sold 10/14 Plate #315ZGM) MV14-507639	514.48
Financial Ser. Veh. Trust 5550 Britton Parkway Hilliard, OH 43026 (Out of state registration, MN 8/14 Plate #589ZRD) MV13-507686	79.54	Financial Ser. Veh. Trust 5550 Britton Parkway Hilliard, OH 43026 (Turned in lease 4/15 Plate #3AFTD4) MV14-597636	511.92
Financial Ser. Veh. Trust 5550 Britton Parkway Hilliard, OH 43026 (Sheryl Smith paid on 7/15/15 and Financial Service Vehicle Trust paid on 7/30/15 Plate #158ZSZ) MV14-507628	1161.97	Hyundai Lease Tilting Trust P.O. Box 20829 Fountain Valley, CA 92728 (Sold 7/15 Plate #348ZNM) MV14-511004	73.81
Hyundai Lease Tilting Trust P.O. Box 20829 Fountain Valley, CA 92728 (Lease turned in 7/15 Plate #868ZLT) MV14-510958	71.98	Hyundai Lease Tilting Trust P.O. Box 20829 Fountain Valley, CA 92728 (Sold 5/15 Plate #879ZFR) MV14-510998	159.32
Hyundai Lease Tilting Trust P.O. Box 20829 Fountain Valley, CA 92728 (Turned in lease 6/15 Plate #378ZNM) MV14-511006	130.81	Hyundai Lease Tilting Trust P.O. Box 20829 Fountain Valley, CA 92728 (New owner 1/15 Plate #2AJSU7) MV14-510967	278.43
Hyundai Lease Tilting Trust P.O. Box 20829 Fountain Valley, CA 92728 (New owner Plate #TED39) MV14-510989	406.33	Jackson, Milton G Jr 577 Griffin Road South Windsor, CT (Sold 7/15) 14-511191	43.12
Jilu, Ahmed 2615 Ellington Road South Windsor, CT (Owned 6/14 only) 13 Sup-851796	28.05	Kwiatkowska, Lidia 245 Orchard Hill Drive South Windsor, CT (BAA mileage manual adjustment) MV14-512960	10.23

## TAX REFUNDS

Exhibit B

Nieto, Sergio J 245 Orchard Hill Drive South Windsor, CT (BAA manual mileage adjustment) MV14-516714	17.90	Snyder, Joan W 32 Hillcrest Street South Windsor, CT (Total loss 2/13) 13-522057	113.28
Dawn Somers, Senior Tax Manager Mailfinance Inc. 478 Wheelers Farms Rd Milford, CT 06461 (It has been the custom and policy of the Town of South Windsor to remove themselves from the tax/assessment rolls of any property leased by the town as being exempt from tax liability. Since town accounts have been paid in full we feel a refund is warranted. Thank you for your consideration.) 14-400870	241.16		

**Mrs. Bonnie F. Rabin, Collector of Revenue    Total Refunds: \$6,199.26    Date: 12/7/2015**

## South Windsor

### Farmland Preservation Project 2015 Purchase of Development Rights (PDR) and Transfer of Development Rights (TDR)

#### Presented By:

- South Windsor FOOD Alliance, Andrew Paterna, Sandra Jeski, Co-Chairs
- SW Agricultural Land Preservation Advisory Commission, Joseph Kennedy, Chair
- SW Open Space Task Force, Patricia Bolteron, Chair

## South Windsor Farmland Preservation Project 2015

One of Connecticut's greatest resources is it's farmland. This farmland is also the heart of one of the State's most vital businesses: Agriculture. The Department of Agriculture preserves farmland by acquiring development rights to agricultural properties.

\*The farms remain in private ownership and continue to pay local property taxes and a permanent restriction on nonagricultural use is placed on these properties.

*\*CT Dept of Agriculture Website*

## South Windsor Farmland Preservation Project 2015

The main objective of the farmland preservation program is to secure a food and fiber producing land resource base, consisting primarily of prime and important farmland soils, for the future of agriculture in Connecticut.

\*We try to accomplish this by preserving active farms that are clustered with other farms, therefore stabilizing a viable farming region.

*\*CT Dept of Agriculture Website*



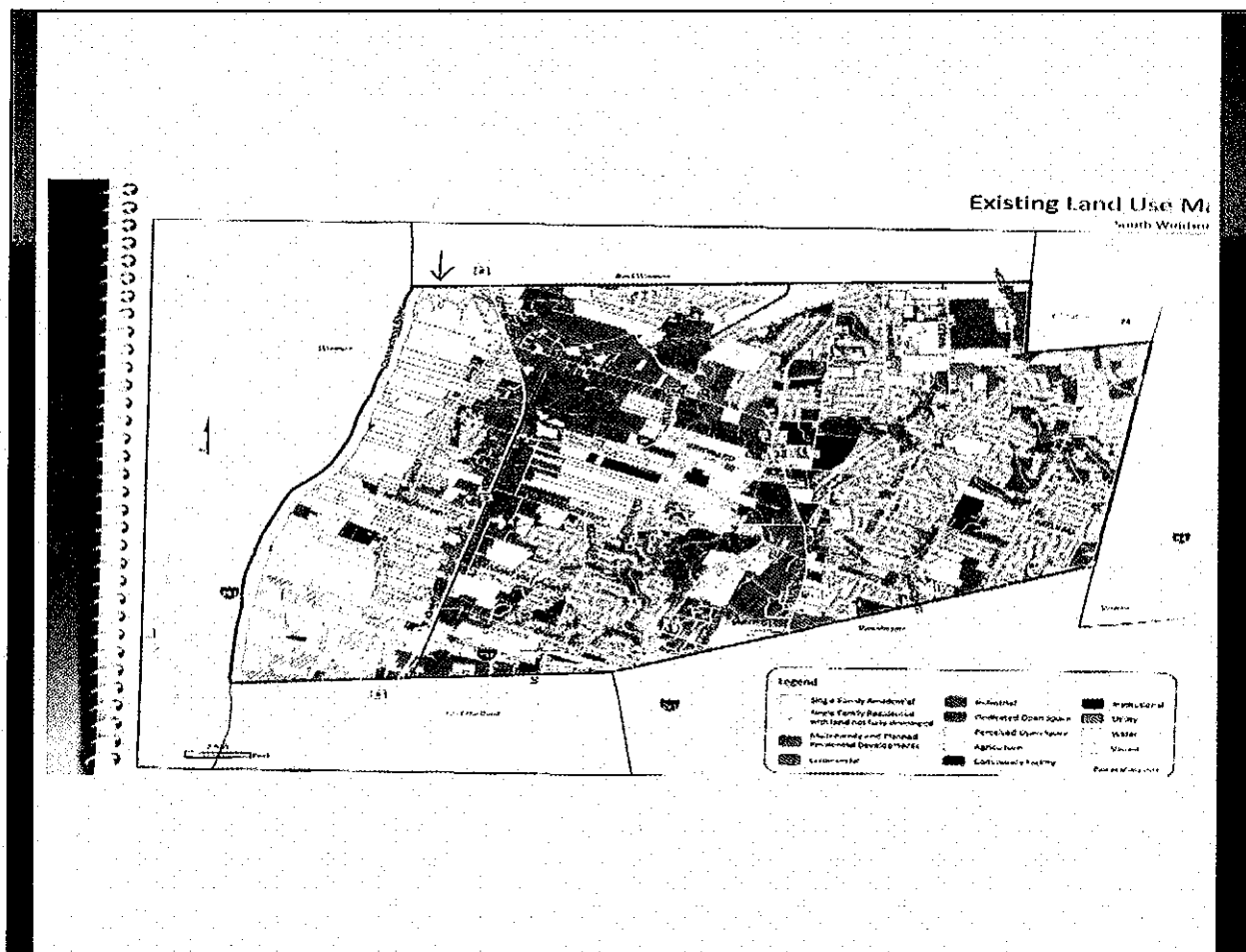
## South Windsor Farmland Preservation Project 2015 MAIN STREET

### **\*Plan A - Land Conservation**

The Town of South Windsor will support residents, land owners, farmers, advocates or others to promote, coordinate, and encourage conservation of land with individual property owners interested in doing so.

Land conservation is a goal that is supported by the Town and the findings of this study. If all properties on Main Street were to seek and find resolution through the variety of land conservation mechanisms available, other actions to preserve the unique character of this place would not be necessary.

*\* Main Street Preservation Planning Study--Final Report (Draft), Town Website*



## South Windsor Farmland Preservation Project 2015

### Facts about South Windsor farmland:

1. We have farmland clustered on Main Street that we can call the: 'Main Street Greenway'
2. Main Street represents our Agricultural Corridor
3. The Agricultural Corridor along Main Street is the Historical Link to the Roots of South Windsor!

## South Windsor Farmland Preservation Project 2015

Cost of Community Services (COCS) studies conducted by American Farmland Trust and others around the country have analyzed local revenues and expenditures by land use to determine the impacts of residential, commercial, and farm, forest and open land on local budgets.

At least 11 COCS studies completed in Connecticut have consistently shown that farm, forest and open lands generate more tax revenues than they receive in public services, compared with residences that typically require more in public services than they pay in taxes.

## South Windsor Farmland Preservation Project 2015

\*Median cost--per dollar of revenue raised--to provide public services for different land uses:

Farmland/Open Land = \$.30 in public services-expenses per \$1

Commercial Land = \$.25 in public services-expenses per \$1

Residential Land = \$1.09 in public services-expenses per \$1

Therefore, Farmland is a good tax investment for the Town

*\*Publication: "Conservation Options for Connecticut Farmland"  
American Farmland Trust, and Connecticut Farmland Trust*

*by*

## South Windsor Farmland Preservation Project 2015

What do residents think about Farmland Preservation?

In the South Windsor Plan of Conservation and  
Development, August 2013:

Survey respondents:

62% agree or strongly agree-the town should 'set aside funding' to  
preserve farmland

76% agree or strongly agree-'more farmland' should be preserved

## South Windsor Farmland Preservation Project 2015

In Fact,

In the last 25 years... EVERY referendum to fund  
projects related to:

Open Space or Farmland Preservation.....

Has been approved by voters...

## South Windsor Farmland Preservation Project 2015

### Why should we consider purchasing development rights?

1. To Preserve/Maintain active Farmland and Agriculture
2. If the town decides to purchase land, we are unable to add staffing to manage the property
3. We can help keep families on their land and continue land use for Agriculture—in town-permanently
4. Farmland remains in private ownership and owners continue to pay local property taxes!
5. Identify land in town--important to our Heritage, and, the Main Street Greenway is a Historical Link to the Roots of South Windsor



## South Windsor Farmland Preservation Project 2015

### How can we Purchase Development Rights? (PDR)

1. Using the Open Space Fund, which now has approximately \$2 million
2. Combine funding with other State/Federal/or Non-Profit agencies such as: CT Farmland Trust, CT-Dept of Energy & Environmental Protection (DEEP), CT Dept of Agriculture, the USDA/Natural Resources Conservation Service, and the South Windsor Land Conservation Trust
3. Transfer of Development Rights (TDR): Housing and Commercial Developers could pay into a Farmland Preservation Fund (FPF), in exchange for added density in cluster homes or commercial construction
4. Our Town Budget could include a line item each year for Farmland Preservation (Suffield allocates \$250,000 in the annual budget)

## South Windsor Farmland Preservation Project 2015

### Additional potential partners in locating funding sources:

1. Working Lands Alliance
2. American Farmland Trust
3. CT Nature Conservancy
4. SW Land Conservation Trust
5. Goodwin College Land Trust

And,

John Weedon, Conservation Coordinator at CT Farmland Trust has offered to coordinate a meeting with all interested groups, to discuss the Main Street Greenway/Farm Preservation Project

Lisa Bassani, Project Director, Working Lands Alliance, provided a letter of support for this project (copies to the Council)

## South Windsor Farmland Preservation Project 2015

### What is our request?

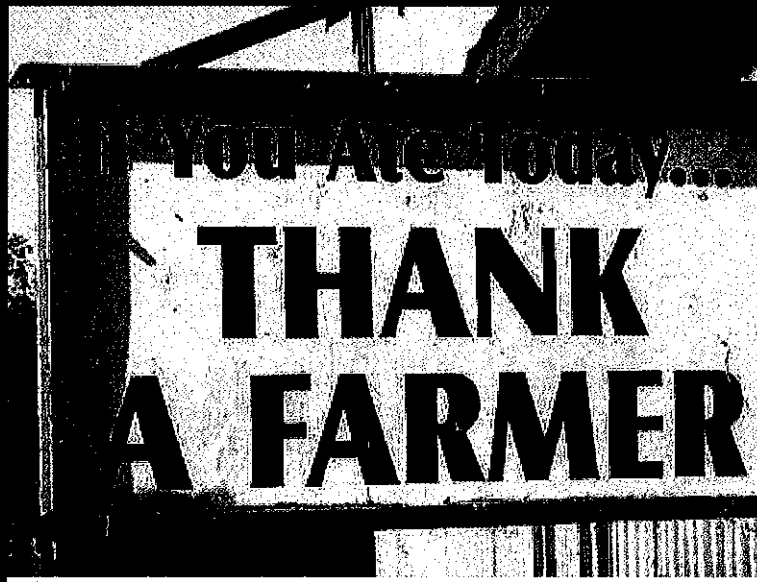
1. Approval of the concept of Purchasing Development Rights along the Main Street Greenway
2. Approval of the South Windsor Agricultural Land Preservation Advisory Commission and the Open Space Task Force, with the support of the South Windsor FOOD Alliance, to begin conversations with Main Street landowners related to the Purchase of Development Rights, or the Transfer of Development Rights, for Farmland Preservation
3. Approval for SWALPAC, OSTF and SWFA to present PDR and TDR proposals to the Town Council within the next 1 to 24 months

## South Windsor Farmland Preservation Project 2015

**Help Us Save The Family Farm**

**CT Farmland Can't Protect Itself... But We Can**

## South Windsor Farmland Preservation Project 2015



# Town of South Windsor

## Town Manager's Report December 2015

Matthew B. Galligan  
Town Manager



### **High School Field**

We had a grand reopening of the High School Field. It was a very nice event. I have enclosed for you the regulations for the use of the field which have been approved by the Board of Education. The Board of Education has policies and procedures for public use of educational space. You will see that items such as lights have not been included in these regulations.

I would also like to point out that the Board of Education spent a lot of money on the sound system, and it has made a tremendous difference. While the system was being used at the grand reopening, from where I was standing, you could not hear the sound system as it was being directed into the stands. I think this makes a huge difference for the neighbors in the area.

I have received some measurements from Pat Hankard for the second phase regarding the length of the field. I will be putting together a budget for next year to research soundproofing fence. This will be the last item that the neighbors asked for, and I think it is an appropriate request. For now, most of the sound has been diverted to the stands, and I commend the Board of

Education for spending the money to make that happen.

### **Reconstruction of Avery Street**

A letter was sent out to abutting property owners regarding the Reconstruction of Avery Street. There will be a public information meeting on December 16, 2015 at 7:00 p.m. in the Council Chambers. Hopefully many residents from the area will participate in this meeting and provide public input.

### **FEMA**

Mayor Delnicki and I recently received an email from FEMA concerning our last reimbursement from Storm Alfred. There are approximately 20 to 30 towns throughout Connecticut, including South Windsor, that applied for 100% reimbursement under the Federal Highway Administration for streets that connected to other communities. It is my understanding that they have finalized the towns entitled to those funds, and hopefully those monies will be given to us shortly. Overall, our reimbursement rate will decrease from 25% to about 15% when those monies come to the Town. I will keep you apprised of this situation.

### **STEAP Grant**

The new STEAP Grant is coming up. We were not successful in getting additional monies for the Emergency Operations Center. For the next STEAP Grant, it may be a good idea to put in a proposal for the Wapping School renovations, as Parks and Recreation would be moving into that space. Recreation is an eligible expense under the STEAP program. Some of those funds could also be used to help the Community Center in order to purchase furniture, fixtures, and upgrades for smaller rooms. I would like to make sure the Council is on board so I can submit an appropriate application. This will enable us to be prepared when the Town takes over the School and when Human Services utilizes the old Recreation space in the Community Center. We should have this discussion on Monday night so we can move forward with an application.

### **Miscellaneous Updates**

The following items are small updates on issues that I may or may not have discussed in previous reports as I have been out on medical leave.

- The land on Sullivan Avenue near Fire Station 3 has been sold and transferred to the brewery developer.
- The lien has been fully executed and funds have been wired to the Town in the amount of \$500,000. The total including sewer liens is about \$516,000.

### **SWAC**

As you know, South Windsor Ambulance Corps has disbanded. We have been working with the court system and Murtha Cullina to obtain the assets and reimbursements for our costs. This has now ended, and we have received a total of \$124,042 in reimbursements to the Town for expenses over the last few years. SWAC filed for bankruptcy, so I believe the Town has collected as much as it could out of this bankruptcy issue. I want to thank Murtha Cullina, Attorney Keith Yagaloff, and everyone who was involved that made this a positive collection for the Town.

### **SBA**

I want to update you on selling the tower revenue to SBA. This process has been ongoing as we have had to make sure our contracts with SBA were appropriate and legal. The Town Attorney is currently reviewing the final revisions, and hopefully we can move forward acquiring the \$400,000 from selling our leases in advance. That money will be deposited into the General Fund, hopefully in this Fiscal Year. We are very close to finalizing this item, and I will advise you when the project is complete.

### **Fields Status**

The High School field came out looking extremely well. We probably have one of the best field conditions in the State. Back when Kevin McCann and Keith Yagaloff were on the Town Council, they had a Committee that

asked me to come up with a plan to take care of the High School fields due to the fact that a CIAC report highlighted these fields were not in good playing condition. Currently, we have taken care of both the Red Shepard field and High School stadium field. There is one last field that has to be looked at on Nevers Road. It has been used for football, and it is in deplorable condition. I want to discuss with the Council the possibility of putting a turf product in that field. This would allow the field to be used for more than just football. I think this would help the High School area to be more pristine. I would like to hear the thoughts of the Council on this, and maybe we can obtain some cost estimates. I do not think it will be as expensive as the High School stadium field because there is no running track. I think this is important to consider in order for the High School to meet their appropriate field standards as required by the CIAC.

*Matthew B. Galligan*  
*Town Manager*



**Reid, Deborah**

**From:** Galligan, Matthew  
**Sent:** Monday, December 07, 2015 11:48 AM  
**To:** Reid, Deborah  
**Subject:** FW: Form submission from:

FYI for the town council.

-----Original Message-----

From: vtsgmailer@vt-s.net [mailto:vtsgmailer@vt-s.net]  
 Sent: Monday, December 07, 2015 11:04 AM  
 To: Galligan, Matthew  
 Subject: Form submission from:

Submitted on Monday, December 7, 2015 - 11:04am Submitted by anonymous user: 50.245.77.118  
 Submitted values are:

Subject: For the Town Council  
 Message:  
 Regarding: Failing Foundations

Our home is one of the directly affected properties in this growing and significant problem facing South Windsor. The economic and personal costs are staggering. Young families and retirees alike are experiencing major financial and personal havoc brought on by this developing catastrophe. Our homes are virtually worthless. We're sure you can imagine the challenges facing us over the next several years as the painful process unfolds.

We are asking you to support the resolution proposed by Councilman Anwar to suspend the providing of construction materials by JJ Mottes while an investigation takes place. This is a prudent and timely measure. There is no need to subject future homeowners and the Town to any additional burden that may be forthcoming. There is enough for everyone to deal with now.

We trust that the Town Council will realize that we are anticipating continued support as this crisis unfolds. The sooner that we collectively get to resolve this problem the better it will be for all South Windsor residents and the economic vitality of the Town.

Thank you,

Bob Marigliani/Gwen Lavallee  
 22 Evans Crossing

==Please provide the following information==

Your Name: Bob Marigliani/Gwen Lavallee  
 Your E-mail Address: remsanibel@gmail.com  
 Organization:  
 Phone Number: 860-670-5185/860-916-3293

==Address==

Street: 22 Evans Crossing  
 City: South Windsor  
 State: Connecticut  
 Zipcode: 06074

The results of this submission may be viewed at:  
<http://www.southwindsor.org/node/2/submission/1101>