

Action Minutes

TOWN COUNCIL
COUNCIL CHAMBERS
SOUTH WINDSOR TOWN HALL

REGULAR MEETING
Monday, April 15, 2024
TIME: 7:00 P.M.

1. **Call Meeting to Order**

Mayor Delnicki called the meeting to order at 7:01pm.

2. **Pledge of Allegiance**

3. **Roll Call**

Members present: Mayor Audrey Delnicki
Deputy Mayor Matthew Siracusa
Councilor Richard Balboni
Councilor Michael Buganski
Councilor Carolyn Carey
Councilor Steven King Jr.
Councilor Toby Lewis
Councilor Elizabeth Pendleton

Others present: Michael Maniscalco, Town Manager
Scott Roberts, Assistant Town Manager
Vanessa Perry, Director of Human Resources
Patricia Perry, Director of Finance
Kevin Cooney, Fire Chief

4. **Mayor's Remarks**

5. **Adoption of Agenda**

Deputy Mayor Siracusa made a **Motion to adopt the agenda** as presented. Councilor King **seconded the Motion**.

Councilor Carey made a **motion to amend Item 8** Approval of the April 1, 2024 Regular Meeting Action Minutes to the Approval of April 1, 2024 Regular Meeting Minutes. Councilor Lewis **seconded the motion. MOTION CARRIES**

6. **Communications and Reports from the Town Manager**

7. **Public Input for Items on the Agenda**

Public Input shall not exceed thirty (30) minutes. When recognized by the Mayor, the speaker(s) shall approach the lectern, give their name and address. Speakers shall avoid personal attacks or impugning or alleging an improper motive to any person. The speaker(s) may address the Council on any item on the agenda. The speaker(s) shall limit their speaking time to five (5) minutes.

8. **Adoption of Minutes of Previous Meeting**

Approval of the April 1, 2024 Town Council Regular Meeting Regular Minutes

BE IT RESOLVED, that the South Windsor Town Council hereby approves the Minutes of the Town Council meeting of April 1, 2024, as presented.

Councilor Lewis made a Motion to approve the Town Council minutes of April 1, 2024 Councilor Pendleton **seconded the Motion**, which was approved by unanimous voice vote. **MOTION CARRIES.**

Approval of the April 1, 2024 Proposed Board of Education Budget for FY 24/25 Public Hearing Meeting Minutes

BE IT RESOLVED, that the South Windsor Town Council hereby approves the minutes of the Proposed Board of Education Budget for FY 24/25 Public Hearing held on April 1, 2024.

Councilor Lewis made a **Motion to approve the minutes of April 1, 2024 Public Hearing for the Proposed Board of Education Budget for FY 24/25**, as presented. Councilor Pendleton **seconded the Motion**, which was approved by unanimous voice vote. **MOTION CARRIES.**

9. **Communication from Liaisons, Officers, and Boards Directly Responsible to the Council**

10. **Reports from Committees**

11. Consent Agenda

[All items listed under this section are considered routine by the Town Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council member so requests, in which event the item will be removed from the Consent Agenda and be considered in its normal sequence on the agenda.]

A. First Reading

Motion to approve 11 A 1 through 11 A 5 as a First Reading on the Consent Agenda.

1. Resolution Appointing Terry Hart (R) as a Member of the Zoning Board of Appeals and Postpones Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting

BE IT RESOLVED, that the South Windsor Town Council hereby appoints Terry Hart (R) as a Member of the Zoning Board of Appeals for a term ending November 30, 2027 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

2. Resolution Appointing John Murphy III (R) as a Member of the Inland Wetlands Commission and Postpones 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 Murphy III (R) as a Member of the Inland Wetlands Commission for a term ending December 1, 2024 to replace the unexpired term of Paul Cote and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

3. Resolution Appointing Steven Cordeiro (R) as a Member of the Public Building Commission and Postpones Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting

BE IT RESOLVED, that the South Windsor Town Council hereby appoints Steven Cordeiro (R) as a Member of the Public Building Commission for a term ending November 30, 2025 to replace the unexpired term of Corrine Bordua and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

4. Resolution Appointing Philip Koboski (UC) as an Alternate Member of the Housing and Fair Rent 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 (UC) (R), as an Alternate Member of the Housing and Fair Rent Commission for a term ending November 30, 2026 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

5. Resolution Appointing Marek Kozikowski (UC) as Member of the Housing Authority and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting

BE IT RESOLVED, that the South Windsor Town Council hereby Appoints Marek Kozikowski (UC) (R), as a Member of the Housing Authority for a term ending November 30, 2026 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

Councilor Balboni made a **Motion to approve 11 A 1 through 11 A 5 as a First Reading** on the Consent Agenda. Councilor Carey **seconded the motion** which was approved by unanimous voice vote. **MOTION CARRIES**

B. Second Reading

Motion to approve 11 B 1 as a Second Reading on the Consent Agenda.

1. **Resolution Appointing Peter Bortolan (D) as an Alternate Member of the Patriotic Commission**

BE IT RESOLVED, that the South Windsor Town Council hereby appoints Peter Bortolan (D) as an Alternate Member of the Patriotic Commission for a term ending December 31, 2026 to replace the unexpired term of Margaret Glover.

Councilor Pendleton made a **Motion to approve 11 B 1 as a Second Reading** on the Consent Agenda. Councilor King **seconded the motion** which was approved by unanimous voice vote. **MOTION CARRIES**

Miscellaneous

None.

12. Unfinished Business

None.

Councilor Pendleton made a **motion to move item 13. G** Resolution Approving an Offer of a Tax Abatement Agreement with Project Fin as the first item under new business on the agenda. Councilor King **seconded the motion** which was approved by unanimous voice vote. **MOTION CARRIES.**

13. **New Business**

(Councilor Carey)

G. Resolution Approving an Offer of a Tax Abatement Agreement with Project Fin

WHEREAS, a request for tax abatement has been received from Project Fin, an out of state company, for a development of real property located at 50 Talbot Lane, South Windsor, Connecticut (the “Property”); and

WHEREAS, the Town of South Windsor's Tax Partnership Program established pursuant to Connecticut General Statutes Section 12-65b, is intended to encourage the development and expansion of quality business in Town, through tax and other economic incentives and is designed to retain and attract business that will generate substantial additional tax revenues and employment opportunities for the Town while providing quality goods and services; and

WHEREAS, at the Economic Development Commission meeting held on March 27, 2024, the Commission reviewed and recommends that a seven (7) year tax abatement agreement (the “Agreement”) be offered for the development of the Property upon the application of Project Fin; and

WHEREAS, Project Fin will be the Property owner subject to the Agreement, and

WHEREAS, the Town Manager recommends, pursuant to said program, that the Agreement be offered to Project Fin as an incentive to invest an estimated \$71,000,000 in total costs for significant upgrades to the existing building, equipment, and a planned expansion of approximately 28,000-square feet. The company will create 210 jobs to operate the facility.

NOW, THEREFORE, BE IT RESOLVED, that the South Windsor Town Council is pleased to offer the Agreement for seven (7) years between the Town and Project Fin, commencing with the Grand List Following the date the Certificate of Occupancy of the Property; provided, however, that if such assessment is changed by any future Town revaluation, the new assessed value of the Property shall be reduced by the percentage applicable to the year within the Agreement period such assessment is changed; and

BE IT FURTHER RESOLVED, that the South Windsor Town Council's offer to Project Fin this Agreement is conditioned upon Project Fin (1) meeting the estimated \$71,000,000 construction cost figure and agreeing to the abatement figures; and (2) continuing to pay the real estate taxes on the Property for a minimum of seven (7) years from the date the Certificate of Occupancy is issued; (3) if Project Fin fails to meet either of these conditions, Project Fin shall refund the Town of South Windsor all of the tax benefit reductions it has received; and

BE IT FURTHER RESOLVED, that the South Windsor Town Council's offer is contingent upon the execution of a written Tax Abatement Agreement by Project Fin reflecting the terms set forth in the resolution and such other terms as the Town may require.

Councilor Carey made a **motion to approve** an Offer of a Tax Abatement Agreement with Project Fin. Councilor Lewis **seconded the motion** which was approved by a unanimous voice vote. **MOTION CARRIES.**

A. Budget Presentations:

Human Resources – Page 52
Finance – Page 70
Town Attorney – Page 87
Town Council – Page 6
Town Manager – Page 48
Boards/Commissions – Page 10-41
Volunteer Fire Department – Page 132

Budget information can be obtained by using the link below:

[Budget Message Transmittal | FY 2025 Budget South Windsor - Council \(cleargov.com\)](#)

B. Discussion and Deliberation regarding Fiscal Year 2024/ 2025 Budget

(Councilor King)

C. Resolution Authorizing Town Manager, Michael Maniscalco to sell, donate, or otherwise dispose of “Surplus Equipment”

BE IT RESOLVED that the South Windsor Town Council hereby declares the vehicles/equipment to be “Surplus Equipment”, as shown in **Exhibit A**, and authorizes Town Manager, Michael Maniscalco to sell, donate, or otherwise dispose of these vehicles/equipment.

Councilor King made a **Motion** declaring the vehicles/equipment to be “Surplus Equipment” and authorizes Town Manager, Michael Maniscalco to sell, donate, or otherwise dispose of the vehicles/equipment. Councilor Pendleton **seconded the motion. MOTION CARRIES**

(Councilor Lewis)

D. Resolution Approving Refund Batch 42 for nine (9) Tax Refunds totaling \$3,318.51

BE IT RESOLVED, that the South Windsor Town Council hereby approves nine (9) refunds, the total of said refunds being \$3,318.51 and as more fully described in **Exhibit B**.

Councilor Lewis made a **motion to approve nine (9) tax refunds** totaling \$3,318.51. Councilor Carey **seconded the motion** which was approved by unanimous voice vote. **MOTION CARRIES**

(Councilor Buganski)

E. Resolution De-Authorizing the Remaining Appropriation and Bond Authorization for Water Pollution Control Facility Project

WHEREAS, a resolution entitled “Resolution Appropriating \$47,000,000 for the Planning, Acquisition and Construction of Upgrades to the Water Pollution Control Facility in the Town of South Windsor and Authorizing the Issuance of \$47,000,000 Bonds of the Town to Meet Said Appropriation and Pending the Issuance Thereof the Making of Temporary Borrowings for Such Purpose” was adopted by the Town Council of the Town of South Windsor, Connecticut (the “Town”) on September 2, 2008, and approved by Town electors at a referendum on November 4, 2008 (the “WPCA Resolution”), to provide financing for the planning, acquisition and construction of upgrades to the Water Pollution Control Facility, and related costs (the “Project”);

WHEREAS, the Town received a grant from the State of Connecticut, Department of Energy & Environmental Protection, on March 18, 2010, in the amount of \$7,760,004.95, for eligible Project costs (the “Project Grant”) and issued a \$27,516,583.34 Project Loan Obligation (CWF 503-C) dated September 28, 2012, maturing on September 30, 2032; and

WHEREAS, the Town does not require additional funding for the Project and desires to eliminate the remaining appropriation and bond authorization for the Project.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SOUTH WINDSOR THAT:

Section 1. The remaining \$11,723,412 appropriation and bond authorization for the Project are hereby de-authorized and reduced to zero (\$0).

Section 2. This Resolution shall take effect immediately upon adoption.

Councilor Buganski made a **motion to approve** the De-Authorizing the Remaining Appropriation and Bond Authorization for Water Pollution Control Facility Project. Councilor King **seconded the motion** which was approved by unanimous voice vote. **MOTION CARRIES**

(Councilor Balboni)

F. Resolution setting a Time and Place for a Public Hearing to receive Citizen Input on a Small Cities Grant for Renovations and Upgrades to Flax Hill.

BE IT RESOLVED, that the South Windsor Town Council hereby sets **Monday, May 20, 2024 at 8:00 pm** in the Council Chambers of the South Windsor Town Hall, 1540 Sullivan Avenue, South Windsor, Connecticut as the time and place for a Public Hearing to receive citizen input on a Small Cities Grant for renovations and upgrades to Flax Hill.

Councilor Balboni made a **Motion setting the time and place for a Public Hearing** to receive citizen input on a Small Cities Grant for renovations and upgrades to Flax Hill on Monday May 20, 2024 at 8pm in the Council Chambers. Councilor Lewis **seconded the motion** which was approved by unanimous voice vote. **MOTION CARRIES.**

14. **Passage of Ordinance**

None.

15. **Public Input for Any Matter**

Public Input for any other matter shall not exceed thirty (30) minutes. When recognized by the Mayor, the speaker(s) shall approach the lectern, give their name and address. Speakers shall avoid personal attacks or impugning or alleging an improper motive to any person. The speaker(s) may address the Council on any item. The speaker(s) shall limit their speaking time to five (5) minutes.

16. **Communications from the Council**

17. **Executive Session**

(Please invite Town Manager, Michael Maniscalco and Assistant Town Manager, Mr. Roberts and any other appropriate personnel deemed necessary).

18. **Adjournment**

Councilor Lewis made a **Motion to Adjourn** the meeting at 8:51 pm. Councilor Carey **seconded the Motion** which was approved by unanimous voice vote. **MOTION CARRIES.**

Respectfully submitted,

Katherine J. Senerth

Katherine J. Senerth
Executive Assistant

**** The full recording of this meeting can be found by visiting: <https://gmedia.swagit.com/council-meetings/>**