

**TOWN COUNCIL
TOWN OF SOUTH WINDSOR**

Minutes

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July 5, 2016

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

1. Call Meeting to Order

Mayor Delnicki called the Regular Meeting to order at 7:04 p.m.

4. Roll Call

Members Present: Mayor Thomas Delnicki
Deputy Mayor Carolyn Mirek
Councilor M. Saud Anwar
Councilor Lisa Maneeley
Councilor Liz Pendleton
Councilor Matthew Riley
Councilor Janice Snyder

Members Absent: Councilor William Carroll
Councilor Edward Havens

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

After Roll Call was complete Mayor Delnicki presented certificates to the U12 Girls Travel Soccer Team for being the Champions of the Connecticut Cup on June 18, 2016.

5. Public Input

Mr. Roy Normen, Homestead Drive came before the Town Council to speak in support of the proposed Complete Streets Policy. There are more people walking and/or biking and we should continue to make South Windsor a bicycle and walking friendly community. Mr. Normen also spoke in favor of the proposed Development Rights Policy.

Mr. Bob Dickinson, 19 Birch Road came forward to speak in support of the Complete Streets Policy as presented.

Mr. Ken Sek, 285 Griffin Road stated he is also in favor of the Complete Streets Policy.

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ITEM:

5. Public Input (Continued)

Mr. Robert O'Connor, 126 Krawski Drive stated that the Complete Streets policy that is being considered tonight is a way for the community to be a bicycle friendly community. This policy will benefit drivers, walkers and everyone who lives in the community. Mr. O'Connor thanked the Town Manager for his efforts.

Ms. Ginny Hole, 185 LeFoll Boulevard came forward to support the Complete Streets Policy and thanked the Town Manager and Town staff for drafting this policy as well as the Town Council for their review of this policy. This policy will help everyone in Town.

Mr. Robert O'Connor, 126 Krawski Drive thanked Ray Favreau for all of his help on all the different projects over the years.

Mr. Andy Paterna, 301 Strawberry Lane came before the Town Council to support the establishment of the Development Rights Policy. Mr. Paterna suggested that in the section related to SWALPAC, he would like to add that SWALPAC would review and make recommendations to the Town Council. The rating sheet included in the policy seems to be connected to the purchase of land rather than the purchase of development rights. Mr. Paterna stated that he would hope that SWALPAC would attach an additional criteria evaluation chart. When considering purchasing development rights there are so many intangibles that can factor into any decision and those factors can not always be measured on a simple rating chart. Mr. Paterna quoted Honora Futtner, "the second part of this effort is stewardship" and concluded that at the time of purchasing of development rights, the land should be kept free of contaminants, building structures and debris. The properties where development rights are purchased should be checked by a designated agency on a regular basis to ensure that the contract is not being violated.

Ms. Honora Futtner, 1629 Main Street came forward and stated that it is wonderful that the Town of South Windsor has these wonderful soils and thanked the Town Council for their work on the creation of a policy for the purchasing of development rights.

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ITEM:

5. Public Input (Continued)

Mr. Tim Shepard, 45 Newberry Road said that although he would like to always have the land in the condition for farming, he does not want to turn off people who are willing to have development rights on their property and may not want to farm for a period of time. The main idea is to keep the property from being developed.

Ms. Raith, 1837 Main Street explained that there are a lot of landowners who are interested in pursuing this and she thanked the Town Manager and Town Council for the creation of the policy. Ms. Raith requested that the Town create a sustainable fund so that the money doesn't run out.

6. Environmental Health & Safety Message

Councilor Anwar warned residents to be careful with the fireworks when celebrating the 4th of July. Councilor Anwar also requested residents to take precaution when participating in outdoor activities to prevent lime disease, West Niles Virus and Zika Virus.

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 June 20, 2016.

Was made by Councilor Anwar

Seconded by Councilor Snyder

The motion passed on a Roll Call vote of 5 to 0 with Deputy Mayor Mirek and Councilor Maneeley abstaining.

8. Public Petition

None

9. Communications from Officers and Boards Directly Responsible to Council

None

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ITEM:

10. Reports from Standing Committees

None

11. Reports of Temporary Committees

Mayor Delnicki felt that with the announcement from the Attorney General pertaining to the possible deal being made with four insurance companies on the crumbling foundations issue, another Crumbling Foundation Committee meeting should be held if information can be obtained from the Attorney General.

Mr. Galligan stated that Ashley is working on scheduling a meeting.

12. Consent Agenda

None

13. Unfinished Business

None

14. New Business

A. Resolution Endorsing the Issuance of a Letter to Governor Malloy Regarding Crumbling Foundations

WHEREAS, the Town of South Windsor has recognized the serious issue of defective foundations (also known as crumbling foundations); and

WHEREAS, it is in the best interest of the Town and its citizens to work with Capital Region Council of Governments (CRCOG) and the State of Connecticut to protect existing homes and homeowners and future homes and homeowners from the challenges caused by crumbling foundations and basements; and

WHEREAS, the Towns of Coventry, Tolland, Mansfield and Willington have worked together and have sent a letter to Governor Malloy suggesting a number of State actions that would be helpful to affected residents and the Towns they live in; and

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ITEM:

14. A. (Continued)

WHEREAS, the CRCOG Policy Board has been requested to consider adopting a resolution regarding this issue at their September 2016 meeting; and

WHEREAS, CRCOG is suggesting that South Windsor and other communities send a similar letter to Governor Malloy in support of all of the Towns that have seen a direct impact

NOW, THEREFORE, BE IT RESOLVED that the South Windsor Town Council hereby endorses the issuance of a letter to Governor Malloy, as suggested by CRCOG.

Was made by Mayor Delnicki
Seconded by Councilor Anwar

Mayor Delnicki read the proposed letter into the record, as shown in attached **Exhibit A.**

Mr. Galligan explained that there are members on the other side of the river that are not affected by this, but it was a unanimous vote of 39 board members to move forward to solve this issue. A list of contractors will be established who will inspect and do repairs that affected homeowners can use. Mr. Galligan recommended that the Council move forward to send the letter to the Governor.

Answering questions from the Council, Mr. Galligan felt that the language should remain as written without any amendments.

Mayor Delnicki felt that CRCOG did a great job writing this letter and he sees an opportunity for unification.

Councilor Anwar stated that not all Towns that are impacted are in CRCOG's jurisdiction. Mr. Galligan said he would call Lyle Wray to make sure letters from every Town affected will be sent out. Councilor Anwar stated he wanted to make sure no Town's were left out, the strength is in numbers.

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ITEM:

14. A. (Continued)

Councilor Anwar felt that the letter should also thank the Attorney General George Jepsen and Insurance Commissioner Katharine Wade. Mr. Galligan stated that he does not have a problem with that but the Lieutenant Governor is the one who started the Task Force and is the one leading the charge.

Councilor Anwar recommended the following changes to the letter:

- The points should be numbered rather than bulleted.
- Insurance companies and banking institutes should be included in the establishment of an emergency repair fund.
- Point 6 should be reconsidered because partial treatment may not be effective.

Mr. Galligan explained that the point of this letter is to ask the State to do these items that are currently being done locally.

Deputy Mayor Mirek stated she would like all of the legislators in all of the communities to see this letter. Deputy Mayor Mirek then recommended the following changes:

- Under point 6, "consultants" should be changed to "experts".
- Under point 8, insert "we would like to encourage more insurance companies to participate".
- In the closing paragraph it should state that the Council would like a report back in a certain timeframe.

Mr. Galligan felt that rather than stating a deadline, the Town could state the Town stands to have a strong partnership with the State and looks forward to monthly correspondence.

Mayor Delnicki explained that these letters are a lead up to the CRCOG resolution that will be passed at the Policy Board meeting pertaining to the whole issue.

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ITEM:

14. A. (Continued)

Councilor Pendleton agreed with Deputy Mayor Mirek and felt that expeditious action is necessary because affected homeowners do not have the luxury of time. The closing paragraph needs to be firmer asking the State to take action. Councilor Pendleton also felt that it should be specified where the funding is coming from.

Mr. Galligan stated that the State has a \$1.5 million dollar deficit so the relief will be found through grant programs.

Councilor Maneeley also agreed that stronger language should be placed in the letter. People need to know when to expect some type of answer.

Mr. Galligan explained that like any other issue, this needs to be supported so the Governor will be comfortable knowing he has support.

Councilor Snyder said she does not feel this Council should make changes to this letter other than a few minor items such as asking the State to act expeditiously and requesting updates because CRCOG drafted this letter with an intention.

Answering questions from Councilor Riley, Mr. Galligan explained that after all the letters go to the Governor, a Taskforce will be established through CRCOG to discuss specifics that can be done.

Town Attorney Yagaloff reminded the Council that homeowners had specified that they would like to have input on correspondence that goes out. This letter may not qualify because it is a generic letter. Town Attorney Yagaloff then spoke about the insurance pool of approximately \$50,000 explaining that he is not sure how the insurance industry is going to distribute those funds whether it be through grants, loans or settlement on claims. Insurance companies are using any language they can to prevent themselves from making claims to pay for these foundation issues.

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ITEM:

14. A. (Continued)

Councilor Anwar made a friendly motion to amend the last paragraph of the letter, "incorporating some of the suggestions of the Town Council" should be added. Mayor Delnicki accepted the friendly amendment.

Deputy Mayor Mirek stated that she feels in the closing the Town can add a few sentences that would clarify our concerns about more insurance companies participating and moving expeditiously to resolve this issue.

Mayor Delnicki felt that the urgency is the key component and the resolution for the board will discuss more details.

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

B. Discussion Item: Complete Streets Policy (requested by Town Manager, Matthew B. Galligan)

Mr. Galligan began discussions stated that this is a policy that its intention and its purpose is for the safety of our community. There are certain objectives in this policy to improve safety, as well as promote walkability through Town and to the use of bicycles by highlighting the complete streets concept. The Complete Streets Advisory Committee will go before the Planning & Zoning Commission and give suggestions on different projects.

Answering questions from the Council, Mr. Doolittle, who is the Town Engineer, explained that the Town has reviewed the State of Connecticut, Department of Transportations Complete Streets Policy and the proposed Town policy encompasses the State policy but expanded upon it. When doing a project, if the Town uses State or Federal funds, the Town is required to put a certain amount into pedestrian and bicycling facilities. The Town must meet ADA requirements when repaving roads, however at the rate the Town is improving the roads, it is going to take a very long time to go through the Town and improve all of the facilities. This policy allows the Town to have a more focused and broader approach so there is more of an impact.

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ITEM:

14. B. (Continued)

Ms. Lipe, Town Planner told the Council that the Town has always had the policy of getting sidewalks and those types of elements into design proposals. The new Town Center Regulations are heavily into the walking, pedestrian and biking elements so the Town will try to incorporate those elements. The Town could go further and establish zoning regulations that require bike facilities and items of that nature for new developments. The Town is also reviewing the possibility of changing the width of sidewalks in major arteries to 5' versus 4'. This new policy will give the Town the tool necessary to sit down with a developer and give them a copy of the policy so they know what the Town is looking for. Mr. Galligan felt that a set policy will help a developer understand what the Town wants before they come in to the Town.

Ms. Lipe stated that a very good element for planning is the sidewalk plan that was developed through South Windsor Walk & Wheel Ways. The Town should start prioritizing some sidewalks each year to get good linkages put in place around our schools and retail centers.

Mr. Folger, Senior Environmental Planner felt that this policy informs different organizations and the residents that this is a Town policy and it is the way the Town is going to work on projects going forward.

Councilor Snyder suggested that on page 2, section 2 under Purpose and Vision, under the first bullet, eliminate "cannot afford to own a vehicle".

Councilor Anwar explained that the Council requested from Town staff to draft a Complete Streets Policy at their May 4, 2015 meeting which was done by resolution. The policy has evolved and has become more organized. This policy is actually a life saving component. Councilor Anwar suggested adding "or as needed" under Section 4 where it says the Advisory Commission will meet on a quarterly basis.

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ITEM:

14. New Business (Continued)

C. Discussion Item: Development Rights Policy (*requested by Town Manager, Matthew B. Galligan*)

Mr. Galligan explained that the whole purpose of development rights is for protection of valuable farmland in the Town of South Windsor. The purpose and vision is to be able to help farmers reinvest into their farm. Farming is a good industry and once you sell property, it is gone forever. The State of Connecticut has a policy but there are some issues with the State policy such as not having the ability to combine parcels under one deed, so the creation of a policy under the Town will allow that to happen. This is a strong policy that will help keep South Windsor a farming community.

Councilor Anwar explained that this is a continued conversation from the February 1, 2016 Town Council meeting where the Town Council requested Town staff to draft a farmland purchasing development rights policy. Councilor Anwar stated that in the resolution the Open Space Task Force is mentioned, but has been eliminated from the policy. Mr. Galligan explained that the Open Space Task Force has a different perspective on the use of the land. This policy is to preserve farmland.

Answering further questions from Councilor Anwar, Mr. Galligan explained that the money that would be used to purchase development rights are from a \$2 million dollars that has not been bonded and another \$1 million dollars that has been bonded and is in an account. When taking funds from the bond, the Council would have to create an ordinance each time which would require a public hearing. The Council can make a decision how much will be used to purchase development rights and how much goes to open space. The language in the bond resolution states these funds can be used for the purchase of preservation of farmland as well as passive recreation and education.

Councilor Anwar stated that in the flow chart, there is an arrow missing.

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ITEM:

14. C. (Continued)

Mr. Galligan explained to the Council that he would inform the Council of any items that are rejected because it may not meet your policy of open space. If the Council disagrees with anything that is rejected, the Council can come back with five votes and to move forward with it. Mr. Galligan stated that he is in favor of having notification if a farmer is not going to use the property for farming for a period of time.

Ms. Lipe felt that getting the land out of development is one of the goals with this policy. Whether the land is actively farmed or just kept in a state that could be put back into equity farming in the future meets the goal of what this policy is trying to accomplish.

Councilor Snyder requested that both Andy Paterna's and Tim Shepard's comments be incorporated into the policy. Ms. Lipe explained that their comments could be part of the agreement.

Councilor Anwar stated that this is a step in the right direction and he would be supporting this policy.

Answering questions from the Council, Mr. Folger explained that SWALPAC has reviewed this policy but comments have not come back to the Town staff yet. Mr. Galligan said that comments by SWALPAC would be incorporated into this policy.

Councilor Pendleton also voiced her desire to have comments by Mr. Paterna, Mr. Shepard, and Ms. Futtner incorporated into the policy. Councilor Pendleton then requested that the Town Attorney review the policy for clarity so it is simple to understand and for the legalities for items such as bonding. Town Attorney Yagaloff said he would do that.

Answering further questions from the Council, Town Attorney Yagaloff explained that the Town should not have any liability in terms of decisions to accept or reject an offer as long as the decision makers go by the criteria outlined. There is an appeals process also. Town Attorney Yagaloff stated he does not see any risks to the Town.

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ITEM:

14. C. (Continued)

After a lengthy discussion regarding a flood zone and the purchase of development rights, Councilor Riley stated that the acreage in a flood zone will not have development rights. Mr. Galligan explained that this policy is specific to the preservation of land for farming.

Councilor Riley questioned how long a property could go without being farmed and still be in a farmable situation before it becomes too expensive to clear? Mr. Galligan felt that whether a property has gone fallow for 5 or 10 years, if someone wants to buy the farmland, that person will have the ability to do what they need to make it work. Councilor Riley questioned if the policy should include expectations if the Town is going to allow the property not to be farmed?

Town Attorney Yagaloff explained that the Town would not be able to have an agreement that requires ongoing farming unless the Town would like to structure a different deal. If a property that was farmed gets to a point where it can not longer be farmed, that property will lose their tax exemption for farming.

Mr. Folger stated that during negotiations of the agreement there can be the requirement of a conservation easement on the property which does not cost the property owner anything. The State actually recognizes fallow property and they have a farmland restoration program for farmland. The State will provide funds for restoration in the amount of \$20,000 per year.

Councilor Maneeley made a motion to suspend the rules to take Item 17 out of order. Councilor Snyder seconded the motion; and it was approved, unanimously.

17. Public Input

Mr. Eric Hoffman, 198 Natsisky Farm Road came before the Town Council and explained that he is part of Boy Scout Troop 880 and he is currently working on his Eagle Scout project which is the construction of a 911 Memorial at Fire Headquarters on Ellington Road. It is his desire to expand the memorial to include a memorial for the victims of 911. Mr. Hoffman explained that he was

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ITEM:

17. Public Input (Continued)

granted a piece of the north tower which now sits in Fire House 3. The project will consist of a pathway surrounding a garden with the center piece being a piece of steel from the north tower. There has been \$1,900 dollars raised but it is anticipated that the project will cost between \$8,000 to \$10,000. Mr. Hoffman requested advice of the Town Manager and Town Council on how he might raise the remaining funds for the construction of the memorial. He is hoping to have the project done before the 15th anniversary.

Mayor Delnicki explained that the Town has a Matching Mini Grant program and requested that the Town Manager sit with Eric to apply for funds.

Mr. Tim Shepard, 45 Newberry Road came before the Council to clarify a couple items. The Town buying development rights has a value in itself. After the Town or State buys development rights, it is the property owners land to do what they want with. The Town should keep the policy simple and not legislate it.

14. New Business (Continued)

D. Discussion Item: Mayor's Clean Up Program (requested by Mayor Delnicki)

Mayor Delnicki explained that this item came from the success of South Windsor Cares Day on June 18th which was designed by Jonathan Gordon for his Eagle Scout project. Mayor Delnicki felt that this project should be a yearly event but questioned if the Town Council members would be interested in making this a yearly event, if it is feasible for the Town to sponsor such an event, should it be a yearly Eagle Scout project, should the Town Council be involved and should a Steering Committee be established. The Town was able to supply non-power tools and was also able to find people who wanted to have work done at their homes through Human Services.

Councilor Pendleton felt that when this was presented the Town Council felt this type of project should be done on a yearly basis.

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ITEM:

14. D. (Continued)

Mr. Galligan suggested that the Council to have this program run at the same time each year and felt that the beginning of June would be appropriate. If the Council would like to move forward, planning should begin. A staff team and Council team could be established.

Councilor Pendleton requested that it be called "South Windsor Cares Day".

Councilor Snyder stated that the Town should do this and felt that bringing Jonathan back and having him be the first honorary chairman for this event would be appropriate.

Councilor Anwar said that he is in support of this event and feels as residents age, the needs of the community members are increasing. There are a number of people that are willing to help. Councilor Anwar felt that the event should be named Community Day rather than Mayor's Day.

Deputy Mayor Mirek stated that she is in support of the event and likes the idea of calling this event either South Windsor Cares Day or South Windsor Community Day. Deputy Mayor Mirek said she would like to see more youth involved.

Councilor Maneeley stated that she is in support of this event.

Councilor Riley said he is on board and looks forward to participating.

Councilor Pendleton questioned if this event could be counted as community service hours? Mr. Galligan answered yes.

15. Passage of Ordinance

16. Communications and Reports from Town Manager

Mr. Galligan stated that the Town is working with Lonestar to bring virtual net metering to South Windsor. Mr. Galligan informed the Council that he signed a

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ITEM:

16. Communications and Reports from Town Manager (Continued)

non-binding Memorandum of Understanding which will allow the Town to move forward to try to get credits from Eversource. Contract negotiations will begin. This may be an opportunity for South Windsor to work with another Town where a solar farm is being created and apply credits against our bills which will save the Town money. The Energy Committee is aware of this.

Mr. Galligan then stated that he would like the Town Council to consider the possibility of going out to referendum for bonding of additional street work. The program has been running well. The memorandum from Mike Gantick will be sent to the Council.

Answering questions from the Council, Mr. Galligan explained that he would like to see the referendum done this fall. Sidewalks would be included in this referendum. At this time Mr. Galligan feels there are enough funds for development rights. The State gave \$1.3M back to the Town which was put back into fund balance so the Town did not have to use it for the budget.

Councilor Anwar stated that he would like to see more funds go towards sidewalks and the Priest project. On May 17th there was a pump failure on Benedict Drive, is it possible to have a discussion on that at the next meeting. Would like to know the cost to fix and where the resources came from.

Mr. Galligan said he would get an update from Fred Shaw and send it to the Council. All of the pumps have been previously updated with State funds. Some of the pumps probably need to be upgraded again and some of the other components are 40 years old. The Town will be applying to the State for more funds in order to upgrade, repair and refurbish. The funds to fix the pump failure came out of the sewer fund.

Councilor Anwar stated that he understands there was a delay in the process and would like to understand how that can be prevented in the future. Mr. Galligan explained that all the departments work under total quality management which means every issue that occurs is discussed in length in order to make it better and prevent any future problems. Councilor Anwar stated he would like that to be a public conversation.

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ITEM:

16. Communications and Reports from Town Manager (Continued)

Discussion ensued regarding the construction priorities in the Kelly Road/Beelzebub Road area. Progress of road projects are on the website. The work on Rte. 30 is for fiber optics. To have the board launch dredged out on Main Street is a federal permit and since there is no navigable water the federal government will not go to the expense of dredging.

Answering further questions from the Council, Mr. Galligan explained that gas lines are being put in to the road on Route 74 and will go to Fire House Company 2. There was \$20,000 allocated to the Priest property to stabilize the house. Mr. Gantick is working on Ridge Road drainage. A proposal will be brought back to the Council. The other project that is being worked on is Edwin Place. Mr. Galligan stated he would look at the safety concerns with the guardrails on Avery Street.

Deputy Mayor Mirek requested if someone could look at the stop line on Oakland Road coming into the center to see if it should be moved back. Mr. Galligan stated that it will be part of the design for complete streets in that area and will be reviewed.

18. Communications and Petitions from Council

Mayor Delnicki stated there was a Medal Ceremony held for the Korean War veterans at the Community Center. Mayor Delnicki commended Art Sladyk and Congressman Larson. There were 24 medals awarded.

19. Executive Session

At 10:02 p.m. Councilor Snyder made a motion to go into Executive Session to discuss personnel issues (Clerk of the Council's review and the Town Manager's review). Councilor Maneeley seconded the motion; and it was approved, unanimously.

The following individuals went into Executive Session: Mayor Delnicki, Deputy Mayor Mirek, Councilor Anwar, Councilor Pendleton, Councilor Riley and Councilor Snyder.

(Executive Session Continued)

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ITEM:

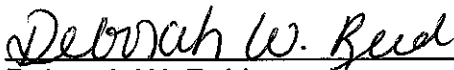
19. Executive Session (Continued)

At 10:59 p.m. Councilor Riley made a motion to adjourn the Executive Session. Councilor Pendleton seconded the motion; and it was approved; unanimously.

20. Adjournment

At 10:59 p.m. Councilor Riley made a motion to adjourn the Regular Meeting. Councilor Pendleton seconded the motion; and it was approved, unanimously.

Respectfully submitted,



Deborah W. Reid
Clerk of the Council

June 21, 2016

Governor Dannel Malloy
State Capitol
210 Capitol Avenue
Hartford, CT 06106

RE: CRUMBLING FOUNDATIONS

Dear Governor Malloy:

Residents of eastern Connecticut cities and towns impacted by crumbling residential foundations are facing many challenges going forward. The undersigned municipalities appreciate and are grateful for the leadership of Lieutenant Governor Wyman and Commissioner Jonathan Harris of the Office of Consumer Protection to investigate the cause of this problem, explore possible means of assisting homeowners and to review possible legal remedies.

The complexity of the issue requires time to thoroughly investigate all details involved, and review is necessary should there be any legal remedies available. We would request that the State immediately convene a working group or authority made up of qualified State and Municipal Officials, key Legislative Representatives, Staff and other qualified individuals charged with carrying out the recommendations set forth below and ensuring where necessary that legislative proposals are drafted in preparation for the 2017 legislative session. It is imperative that the Task Force or Authority receive appropriate Staff assistance from the State, including Legal Counsel, with a set schedule for issuing periodic progress reports. One of the first tasks of this group should be to contact Officials in Quebec, Canada as to steps they have taken over the last five years to address similar problems in their province.

While the State works through its deliberate process, some homeowners have taken action to protect their legal rights and/or have made costly repairs to their failing foundations. We have seen firsthand that impacted homeowners need relief soon and encourage the State of Connecticut to take steps in that direction.

We stand ready and willing to work together with the State to help our residents by ensuring that appropriate consideration be given to the interim relief measures identified in this letter. Some possibilities we encourage the State to consider:

- The State should establish an emergency repair fund to provide a means of interim financial relief for residents currently impacted by crumbling foundations. Many homeowners have had to expend funds for legal assistance related to the problem and/or make repairs to their foundations. Potential sources of funding might include the Small Town Economic Assistance Program, an adjustment to existing fees or surcharges, the Small Cities Grant Fund or Federal resources.

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- The State should engage qualified analysts to conduct a financial impact study to assess the impacts of the issue of crumbling foundations on communities in eastern Connecticut. This study should include information regarding the effect on the overall economy, the housing market and municipal grand lists, as well as other relevant data and information.
- The State can support the Capitol Region Council of Governments in convening the Connecticut Assessors Association, local Assessors, Chief Elected Officials and Town Managers to develop a uniform method for determining any future reductions in the value of impacted homes, based on recently adopted legislation which applies to this matter.
- The State should support the Capitol Region Council of Governments in their efforts to identify a list of qualified contractors to conduct inspection services and foundation repairs, including a less expensive testing means; and develop a pricing index including a maximum per square foot cost that qualified contractors can charge homeowners for services.
- The State should provide training which focuses on crumbling foundations for home inspectors, real estate agents and municipal building officials. The State should also continue to develop guides with updated information to provide homeowners with information regarding deteriorating foundations and what to do if they believe they have been affected.
- The State should request information from its consultants on lower cost interim steps which homeowners could take to ameliorate the concrete deterioration which, if proven valid, could include items such as grading slopes away from foundations, cracksealing, waterproofing, curtain drain repair and enhancements and gutter revision. This advice should include a step-by-step guide for monitoring.
- The State should continue to work with the Commissioners of Insurance and Banking to seek protections from insurance companies that may be raising rates in eastern Connecticut and banks that may be calling line of credit and equity loans for homeowners affected by deteriorating foundations.
- We encourage the State to continue to make representatives from the Department of Banking and the Insurance Department available to talk to affected residents about how to address concerns with their banks and insurance companies.
- The State should explore a means for providing emotional support systems to assist impacted residents with family complications associated with this problem.

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Once again, we wish to thank the State of Connecticut for the work it has done so far and look forward to a stronger partnership and a closer working relationship to bring relief to our residents in need.

Sincerely,

cc: Lt. Governor Nancy Wyman
Jonathan Harris, Commissioner, Consumer Protection