

TOWN COUNCIL
TOWN OF SOUTH WINDSOR

Minutes

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March 27, 2017

TOWN COUNCIL – Special Meeting
Council Chambers – South Windsor Town Hall

1. Call Meeting to Order

Mayor Mirek called the Special Meeting to order at 7:04 p.m.

2. Roll Call

Members Present: Mayor Carolyn Mirek
Deputy Mayor Janice Snyder
Councilor M. Saud Anwar
Councilor Cindy Beaulieu
Councilor Edward Havens
Councilor Lisa Maneeley
Councilor Liz Pendleton
Councilor Matthew Riley

Members Absent: Councilor William Carroll

Others Present: Matthew B. Galligan, Town Manager

3. Communications

None

4. Communications

Mayor Mirek reminded the Council and the public that there will be a South Windsor Community Conversation titled "Opioid and Heroin Addiction" on Tuesday, March 28, 2017 from 6:30 p.m. to 8:00 p.m. at the South Windsor Public Library in the Friends Room.

5. Special New Business

A. Resolution Appointing Erik Dabrowski (R) to the Blighted Property Appeals Board and Postponing Consideration of this Motion until the Town Council's Next Regularly Scheduled Meeting

(Resolution Continued on Next Page)

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ITEM:

A. (Continued)

BE IT RESOLVED that the South Windsor Town Council hereby appoints Erik Dabrowski (R) to the Blighted Property Appeals Board for a term ending November 30, 2020 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

Was made by Councilor Beaulieu
Seconded by Deputy Mayor Snyder
The motion was approved, unanimously

B. Resolution Appointing Jamie Gamble (R) to the Blighted Property Appeals 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 appoints Jamie Gamble (R) to the Blighted Property Appeals Board for a term ending November 30, 2020 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

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

C. Resolution Appointing Garvin Boudle (D) to the Blighted Property Appeals 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 appoints Garvin Boudle (D) to the Blighted Property Appeals Board for a term ending November 30, 2020 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

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

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ITEM:

5. New Business (Continued)

D. Resolution Appointing James Ainsworth (R) an Alternate to the Blighted Property Appeals 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 appoints James Ainsworth (R) an Alternate to the Blighted Property Appeals Board for a term ending November 30, 2020 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

Was made by Deputy Mayor Snyder
Seconded by Councilor Riley
The motion was approved, unanimously

E. Resolution Appointing James Kupchunos (D) an Alternate to the Blighted Property Appeals 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 appoints James Kupchunos (D) an Alternate to the Blighted Property Appeals Board for a term ending November 30, 2020 and postpones consideration of this motion until the Town Council's next regularly scheduled meeting.

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

**F. Discussion Item: General Government Budget for Fiscal Year 2017/2018
(Requested by Town Manager, Matthew B. Galligan)**

Mr. Galligan presented the 2017/2018 General Government budget to the Council, as shown in attached **Exhibit A**.

Council members thanked the Town Manager for managing the Town's budget appropriately and voiced their disappointment with the problems with the State budget.

(Discussion Continued on Next Page)

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ITEM:

F. (Continued)

Answering questions from the Council, Mr. Galligan explained that the Town and Board of Education are expecting reductions in the State revenue in the amount of \$6.8 million dollars. In order to get to a 3% tax increase there would need to be cuts in the amount of \$4.6 million dollars to the current budget and to get to a 2% tax increase, the cuts would need to be in the amount of \$5.5 million dollars to the current budget. Mr. Galligan explained that he would like to work on the cuts with the Superintendent of Schools and come back to the Council and Board of Education with those suggestions.

Councilor Anwar suggested a strategy of using the fund balance and then replenishing it if the State gives more aid than what is being anticipated at this time. Mr. Galligan explained that this is one item that Rating Agencies watch. Mr. Galligan stated that another strategy that could be considered is if revenue comes in, a public hearing could be held to change the number of the budget which could restore services that had to be eliminated. A supplemental tax bill could also be sent out after the State budget is complete. Councilor Anwar said he is not inclined of having residents receive two tax bills.

Mr. Galligan stated that he would like the Council to have a goal for the budget. After receiving that, he and the Superintendent could sit down to figure out how to reach that goal and then go back to the Council and Board of Education for further discussions. Mr. Galligan explained that the Town will be looking for new revenues through inspection fees. There needs to be a Board of Education budget by April 15th.

Council members discussed different scenarios. Mr. Galligan reminded the Council that whatever is cut this year will need to be replaced next year, but if services are cut, the Town will not get those back. Items that will be reviewed for additional revenue through the Town are inspection fees and personal property audits.

Council members directed the Town Manager to sit down with the Superintendent of Schools to come up with ideas where cuts could be considered and in future meetings these cuts would be discussed.

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ITEM:

7. Executive Session

None

8. Adjournment

At 9:15 p.m. Deputy Mayor Snyder made a motion to adjourn the Special Meeting. Councilor Pendleton seconded the motion; and it was approved, unanimously.

Respectfully submitted,

Deborah W. Reid
Clerk of the Council

FY 2018 Budget General Government Presentation

**Matthew Galligan
Town Manager**



Strategic Action Steps

- **TAXES & FINANCE**

- Maintain a stable financial environment and favorable position with rating agencies.
- Maintain a fund balance from Town and BOE surplus.
- Maintain and properly fund capital projects
- Create high-level monthly summaries from department.

- **EDUCATION**

- Council to have access and knowledge of the BOE Strategic Plan



Strategic Action Steps (Cont.)

- **ECONOMIC DEVELOPMENT**
 - Hire committed and collaborative Assistant Town Manager/Economic Development Specialist
 - Tax incentives for businesses
- **MAINTENANCE OF INFRASTRUCTURE**
 - Departments to create 5-year plan
 - Create, maintain and fund a 5-year Capital Improvements Project Plan
- **PUBLIC SAFETY & TRAFFIC**
 - Police, Fire, Health & Emergency Management
 - Create 3-5 year staffing plan
 - Create 3-5 year vehicle and equipment plan
 - Market Emergency Management Center to public

Continued



Exhibit A

Strategic Action Steps

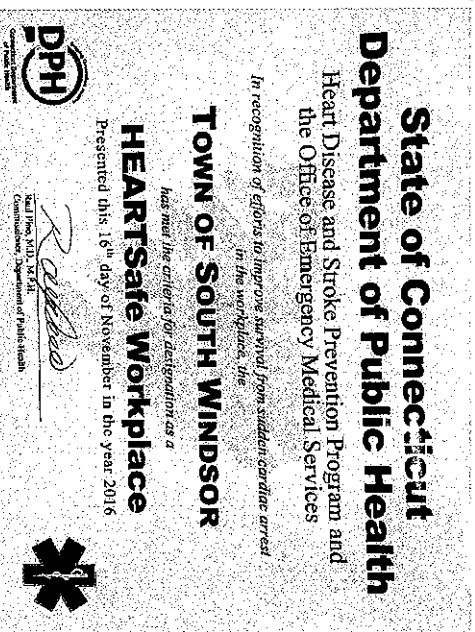
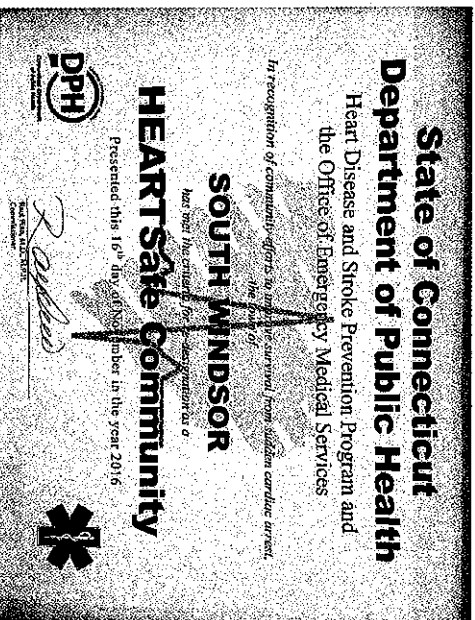
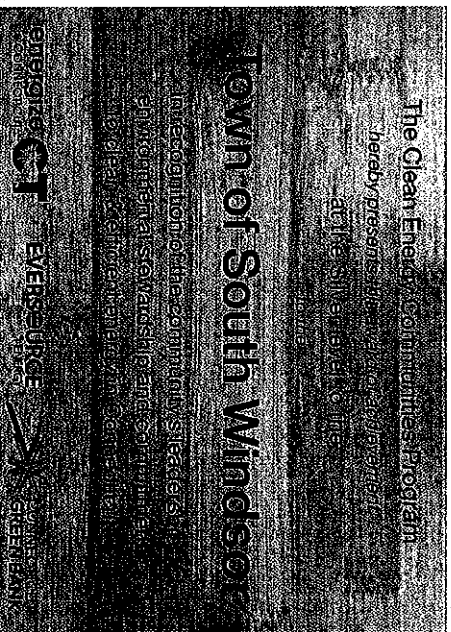
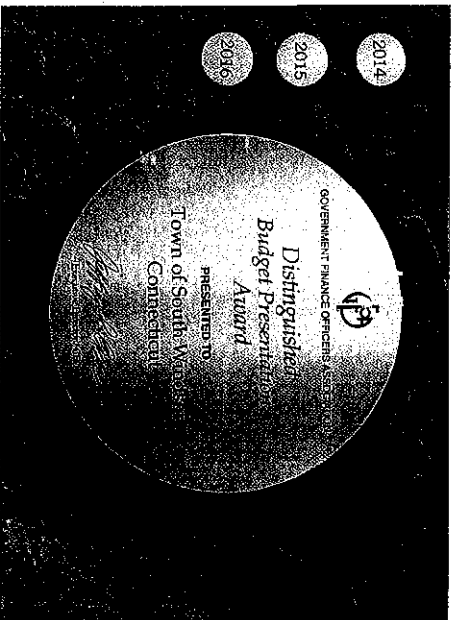
(Con't.)

- **RECREATION**
 - Follow master plan
 - Expansion of Recreation facilities and programs
- **ENVIRONMENTAL PROTECTION & RURAL CHARACTER**
 - Protect open space and preserve farmland
 - Preserve historical character
 - Protect our environment
- **QUALITY OF MUNICIPAL SERVICES**
 - Create benchmark system for quality and level of services (internal, external, residents, etc.)
 - Create forum for feedback and communicate results
 - Create tool to share with residents and public our offered services



MONEY Magazine's List of America's Best Small Towns

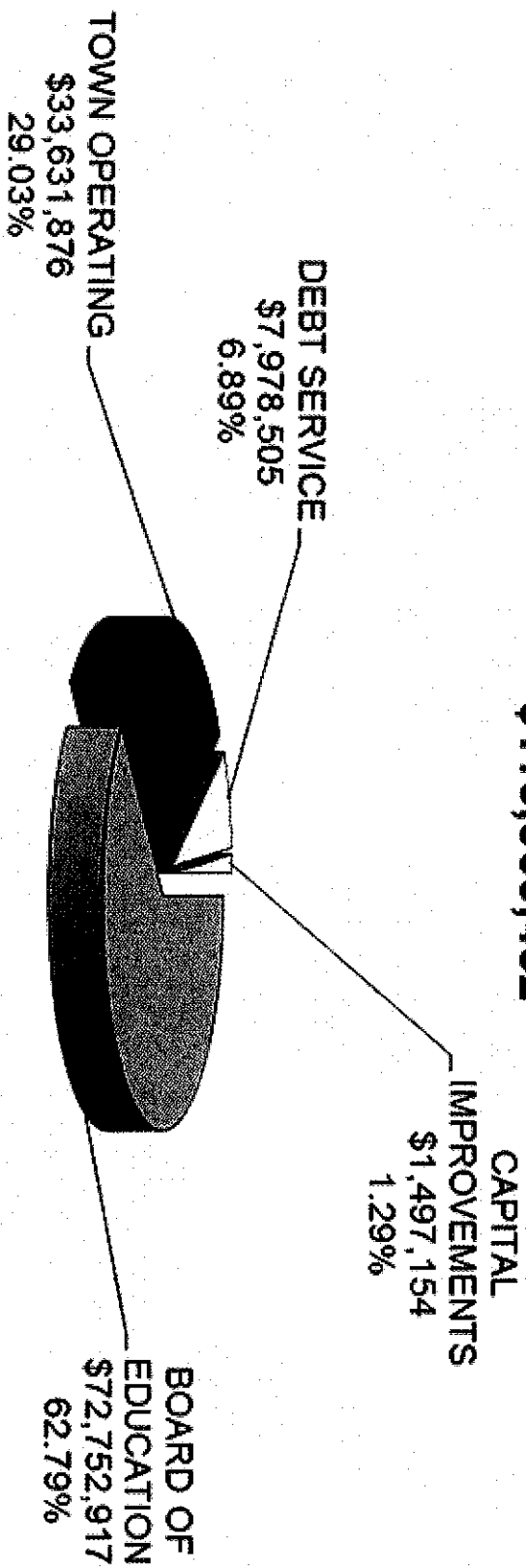
"Best Places to Live 2011" South Windsor, Connecticut





Expenditures

2017/2018 EXPENDITURES BUDGET \$115,860,452





Discussion Items

- No new positions in this budget
- Capital increased \$1,264,213 to \$1,497,154
- Debt service increased \$647,999
- Pension fund increased \$231,716
- Increase of \$125,000 for revaluation costs (Assessor)
- MDC Hydrant Water Lines increased \$101,480
- Increase of \$217,789 for Wapping School Move (Building Maintenance)



“DRAFT” Capital Projects Master List FY 17/18

Exhibit A

DRAFT Capital Projects Master List

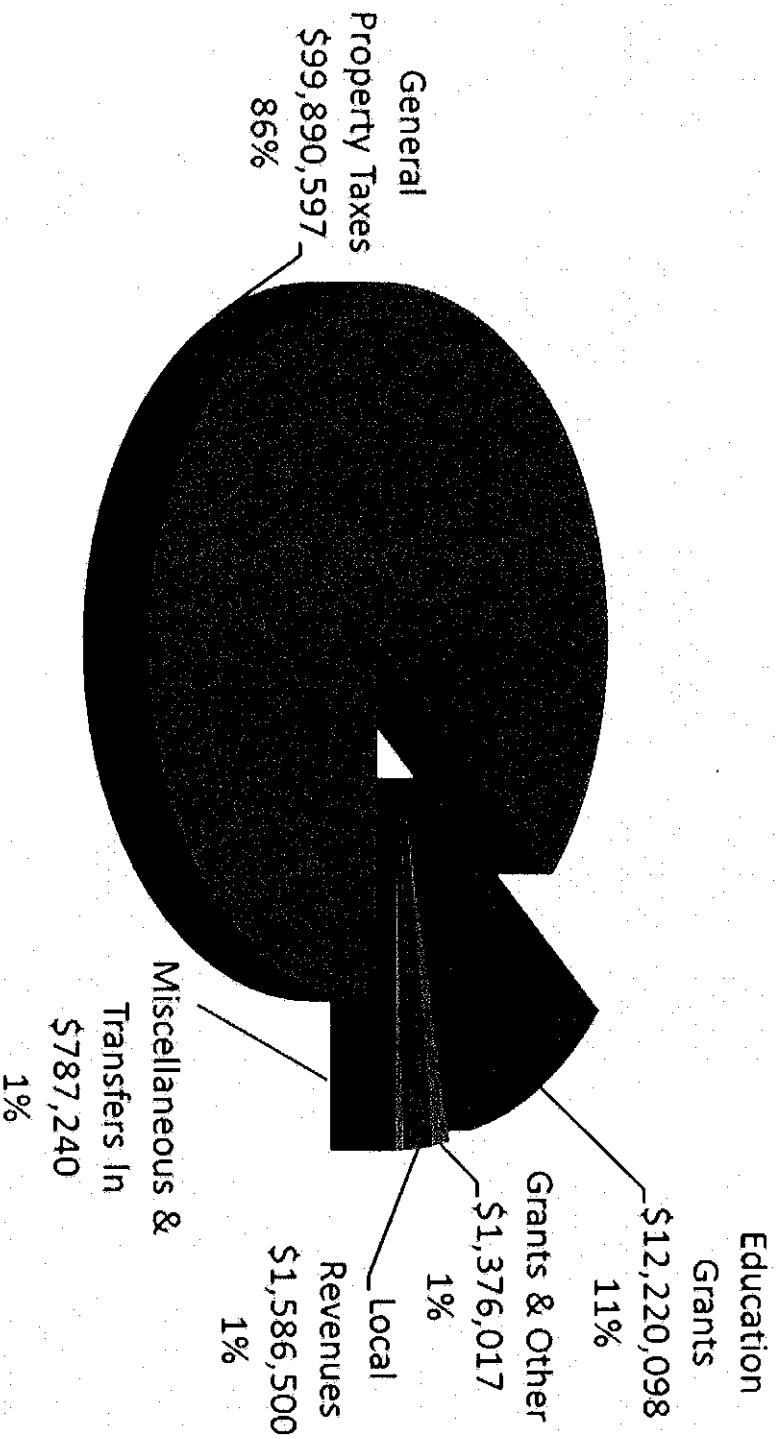
FY 17/18

| Agency | Priority | Project | Grant/Offset | Budget | Notes |
|---------------|-----------------|----------------------------------|---------------------|---------------|--------------|
| PW/Eng | 1 | Road Reconstruction Avery ST 3 | \$2,000,000 | \$500,000 | \$500,000 |
| BOE | 2 | Roof SWHS SEC C | \$630,000 | \$670,000 | \$1,170,000 |
| BOE | 3 | Remove Oil Tanks TE/HS | | \$198,000 | \$1,368,000 |
| BOE | 4 | Wapping Oil Tank & Burners | | \$120,000 | \$1,488,000 |
| PW/Bldgs | 5 | Heat Pumps & Cooling Towerner CC | \$10,000 | \$390,000 | \$1,878,000 |



REVENUES

Town of South Windsor Revenue Sources FY 2018





2016 Grand List

| | Gross | Exemptions | Net | %change from 2015 |
|-------------------|------------------|----------------|------------------|----------------------|
| Real Estate | \$ 2,354,986,979 | \$ 210,509,430 | \$ 2,144,477,549 | +0.55% |
| Personal Property | \$ 340,605,990 | \$ 99,527,840 | \$ 241,078,150 | +18.7% |
| Motor Vehicles | \$ 225,387,225 | \$ 8,234,774 | \$ 217,152,451 | +3.07% |
| Total | \$ 2,920,980,194 | \$ 318,272,044 | \$ 2,602,708,150 | +2.21% |



Exhibit A

TOWN OF SOUTH WINDSOR CALCULATION OF TAXABLE GRAND LIST AND MILL RATE 2017-2018

| | Real Estate & Personal Property | Motor Vehicles |
|--|------------------------------------|----------------|
| Taxable Grand List - As Filed By The Assessor's Office | \$ 2,385,555,699 | \$ 217,152,451 |
| Less Estimated Real Estate Assessments Related To: | | |
| Waived Taxes Less Than \$5.00 | \$ 55,000 | |
| South Windsor's Elderly Tax Relief Program | \$ 4,456,675 | |
| Plus Estimated Real Estate Assessments Related To: | | |
| Prorated New Construction | \$ - | \$ - |
| Adjusted Taxable Grand List | \$ 2,381,044,024 | \$ 217,152,451 |
| Multiplied By The Estimated Tax Collection Rate | 98.75% | 97.00% |
| Taxable Grand List Used To Calculate Mill Rate | \$ 2,351,280,974 | \$ 210,637,877 |
| Amount To Be Raised By Taxes - From Budget | \$ 91,195,185 | \$ 6,740,412 |
| Divide By Taxable Grand List From Above | \$ 2,351,280,974 | \$ 210,637,877 |
| FY 2017-2018 Mill Rate (Per \$1,000) | 38.79 | 32.00 |
| Increase in Taxes | 3.87% | -13.51% |

3-Year Mill Rate History

| | | |
|---------------------------|-------|-------|
| Mill Rate for 2016 - 2017 | 37.34 | 37.00 |
| Mill Rate for 2015 - 2016 | 36.54 | 36.54 |
| Mill Rate for 2014 - 2015 | 35.51 | 35.51 |

Exhibit A

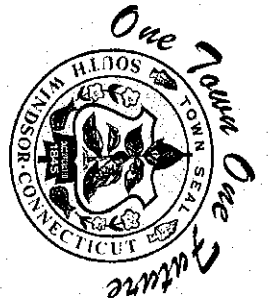


TOWN OF SOUTH WINDSOR
CALCULATION OF TAXABLE GRAND LIST AND MILL RATE
2017-2018 (COMPARISON IF MYMR REMAINED AT 37.00)

| | Real Estate & Personal Property | Motor Vehicles |
|---|------------------------------------|----------------|
| Taxable Grand List - As Filed By The Assessor's Office | \$ 2,385,555,699 | \$ 217,152,451 |
| Less Estimated Real Estate Assessments Related To: | | |
| Waived Taxes Less Than \$5.00 | \$ 55,000 | |
| South Windsor's Elderly Tax Relief Program | \$ 4,456,675 | |
| Plus Estimated Real Estate Assessments Related To: Prorated New Construction | \$ - | \$ - |
| Adjusted Taxable Grand List | \$ 2,381,044,024 | \$ 217,152,451 |
| Multiplied By The Estimated Tax Collection Rate | 98.75% | 97.00% |
| Taxable Grand List Used To Calculate Mill Rate | \$ 2,351,280,974 | \$ 210,637,877 |
| Amount To Be Raised By Taxes - From Budget | \$ 90,141,996 | \$ 7,793,601 |
| Divide By Taxable Grand List From Above | \$ 2,351,280,974 | \$ 210,637,877 |
| FY 2017-2018 Mill Rate (Per \$1,000) | 38.34 | 37.00 |
| Increase in Taxes | 2.67% | 0.00% |

3-Year Mill Rate History

| | | |
|---------------------------|-------|-------|
| Mill Rate for 2016 - 2017 | 37.34 | 37.00 |
| Mill Rate for 2015 - 2016 | 36.54 | 36.54 |
| Mill Rate for 2014 - 2015 | 35.51 | 35.51 |



**TOWN OF SOUTH WINDSOR
CALCULATION OF TAXABLE GRAND LIST AND MILL RATE
2017-2018**

| | | |
|--|----|----------------------|
| Taxable Grand List - As Filed By The Assessor's Office | \$ | 2,602,708,150 |
| Less Estimated Real Estate Assessments Related To: | | |
| Waived Taxes Less Than \$5.00 | \$ | 55,000 |
| South Windsor's Elderly Tax Relief Program | \$ | 4,456,675 |
| Plus Estimated Real Estate Assessments Related To: | | |
| Prorated New Construction | \$ | - |
| Adjusted Taxable Grand List | \$ | 2,598,196,475 |
| Multiplied By The Estimated Tax Collection Rate | | 98.75% |
| Taxable Grand List Used To Calculate Mill Rate | \$ | <u>2,565,719,019</u> |
| Amount To Be Raised By Taxes - From Budget | \$ | 97,935,597 |
| Divide By Taxable Grand List From Above | \$ | <u>2,565,719,019</u> |
| FY 2017-2018 Mill Rate (Per \$1,000) | | <u>38.17</u> |
| Increase in Taxes | | <u>2.23%</u> |

| | | |
|---------------------------------|--|-------|
| <u>3-Year Mill Rate History</u> | | |
| Mill Rate for 2016 - 2017 | | 37.34 |
| Mill Rate for 2015 - 2016 | | 36.54 |
| Mill Rate for 2014 - 2015 | | 35.51 |



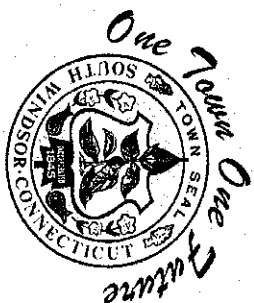
Governor's Proposed Budget Scenarios

Exhibit A

Budget with Governor's Proposed Revenue Cuts

| | FY 17 ADOPTED | FY 18 REQUESTED | \$ CHANGE | % CHANGE |
|---------|------------------|--------------------|-----------|----------|
| TOWN | 32,216,389 | 33,631,876 | 1,415,487 | 4.39% |
| DEBT | 7,330,506 | 7,978,505 | 647,999 | 8.84% |
| CAPITAL | 1,264,213 | 1,497,154 | 232,941 | 18.43% |
| BOE | 71,752,070 | 72,752,917 | 1,000,847 | 1.39% |
| TOTAL | 112,563,178 | 115,860,452 | 3,297,274 | 2.93% |

Mill Rate to support this budget would be 40.43 or 8.28% increase



Governor's Proposed Budget Scenarios

Budget with Governor's Proposed Revenue Cuts
and addition of Teacher Pension

| | FY 17 ADOPTED | FY 18 REQUESTED | \$ CHANGE | % CHANGE |
|---------|------------------|--------------------|-----------|----------|
| TOWN | 32,216,389 | 33,631,876 | 1,415,487 | 4.39% |
| DEBT | 7,330,506 | 7,978,505 | 647,999 | 8.84% |
| CAPITAL | 1,264,213 | 1,497,154 | 232,941 | 18.43% |
| BOE | 71,752,070 | 72,752,917 | 1,000,847 | 1.39% |
| TRB | | 3,591,178 | 3,591,178 | 100% |
| TOTAL | 112,563,178 | 119,451,630 | 6,888,452 | 6.12% |

Mill Rate to support this budget would be 41.96 or 12.37% increase



Revisions for Governor's Budget

| | |
|--|--------------------|
| Original Non-Tax Budget Revenues | 17,924,855 |
| Governor's ESC Proposed Reduction | (6,290,788) |
| ESC Reduction for direct payment to magnet schools | (608,037) |
| Governor's MRSA Proposed Reduction | (500,000) |
| Motor Vehicle Funding | 830,111 |
| Municipal Revenue Sharing | 245,543 |
| Pilot Revenues | 8,037 |
| Revised Non-Tax Budgeted Revenues | 11,609,721 |
| Original/Budgeted Expenditures | 115,860,452 |
| Apply Governor's Special Education Grant to BOE Expenditures | (2,440,691) |
| Revised Budgeted Expenditures | 113,419,761 |



Exhibit A

Tax Calculation

| | |
|--|--------------------|
| Total Budget | 113,419,761 |
| Less Non-Tax Revenues | (11,609,721) |
| Amount to be raised by Taxes | <u>101,810,040</u> |
| Less Motor Vehicle Taxes at 32.00 | (6,740,412) |
| Amount to be raised by Real Estate and Personal Property Taxes | 95,069,628 |
| Divided by Taxable Assessment | 2,351,280,974 |
| Mill Rate | 40.43 |
| Percent Increase over current Mill Rate of 37.34 | 8.28% |



Assessed Value Comparison

\$200,000 house = assessed value \$140,000

| | % increase | mill rate | taxes | increase over current |
|--|------------------|-----------|----------|-----------------------|
| current mill rate 37.34 - taxes are: \$5,256 | | | | |
| | 2.00% increase | 38.09 | 5,332.60 | 76.60 |
| | 3.00% increase | 38.46 | 5,384.40 | 128.40 |
| | 4.00% increase | 38.83 | 5,436.20 | 180.20 |
| | 5.00% increase | 39.21 | 5,489.40 | 233.40 |
| | 8.28% increase | 40.43 | 5,660.20 | 404.20 |
| | 12.37 % increase | 41.96 | 5,874.40 | 618.40 |

\$350,000 house = assessed value \$245,000

| | % increase | mill rate | taxes | increase over current |
|--|------------------|-----------|-----------|-----------------------|
| current mill rate 37.34 - taxes are: \$9,148 | | | | |
| | 2.00% increase | 38.09 | 9,332.05 | 184.05 |
| | 3.00% increase | 38.46 | 9,422.70 | 274.70 |
| | 4.00% increase | 38.83 | 9,513.35 | 365.35 |
| | 5.00% increase | 39.21 | 9,606.45 | 458.45 |
| | 8.28% increase | 40.43 | 9,905.35 | 757.35 |
| | 12.37 % increase | 41.96 | 10,280.20 | 1,132.20 |

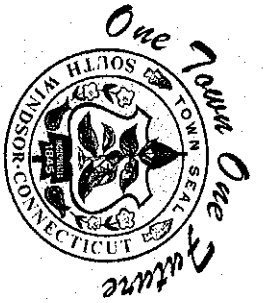
Car assessed value \$5,000

| | % (decrease) | mill rate | taxes | decrease over current |
|---|--------------|-----------|-------|-----------------------|
| current mill rate 37.00-taxes are \$185 | | | | |
| | (13.51) | 32.00 | 160 | (25) |

Car assessed value \$10,000

| | % (decrease) | mill rate | taxes | decrease over current |
|---|--------------|-----------|-------|-----------------------|
| current mill rate 37.00-taxes are \$370 | | | | |
| | (13.51) | 32.00 | 320 | (50) |

Proposed mill rate is 38.79 Impact on assessed property of \$140,000 equates to \$174.60 increase over current year
Impact on assessed property of \$245,000 equates to \$355.55 increase over current year



Expenditure Reduction Goals

| Mill Rate | % Increase | Amount to be raised from Taxes | Governor's Effect on Taxes | Expenditure Reduction Needed |
|-----------|------------|--------------------------------|----------------------------|------------------------------|
| 39.21 | 5.00% | 92,193,727 | 95,069,628 | (2,875,901) |
| 38.83 | 4.00% | 91,300,240 | 95,069,628 | (3,769,388) |
| 38.46 | 3.00% | 90,430,266 | 95,069,628 | (4,639,362) |
| 38.09 | 2.00% | 89,560,292 | 95,069,628 | (5,509,336) |
| 37.71 | 1.00% | 88,666,806 | 95,069,628 | (6,402,822) |
| 37.34 | 0.00% | 87,796,832 | 95,069,628 | (7,272,796) |



Expenditure Reduction Goals 2

Exhibit A

| Mill Rate | % Increase | Amount to be raised from Taxes | Governor's Effect on Taxes | Expenditure Reduction Needed |
|-----------|------------|--------------------------------|----------------------------|------------------------------|
| 38.42 | 2.90% | 90,336,215 | 95,069,628 | (4,733,413) |
| 38.39 | 2.80% | 90,265,677 | 95,069,628 | (4,803,951) |
| 38.35 | 2.70% | 90,171,625 | 95,069,628 | (4,898,003) |
| 38.31 | 2.60% | 90,077,574 | 95,069,628 | (4,992,054) |
| 38.27 | 2.50% | 89,983,523 | 95,069,628 | (5,086,105) |