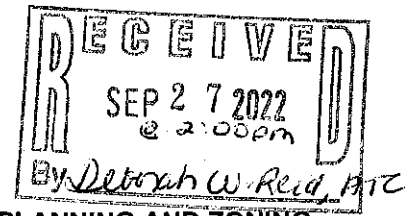


TOWN OF SOUTH WINDSOR

QUAD BOARD MEETING:

TOWN COUNCIL, BOARD OF EDUCATION, ECONOMIC DEVELOPMENT, PLANNING AND ZONING



**Minutes
Special Work Session**

**Tuesday, September 20, 2022
7:00 p.m.**

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

1. Call Meeting to Order

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

2. Roll Call

Members Present: Mayor Elizabeth Pendleton
Deputy Mayor Steven King Jr.
Councilor Jamie Gamble
Councilor Philip Koboski
Councilor Marek Kozikowski
Councilor Andrew Paterna
Councilor Erica Evans
Councilor Karen Lydecker
Councilor Cesar Lopez

Others Present:
Michael Maniscalco, Town Manager
Scott Roberts, Assistant Town Manager/CIO/Emergency Mgmt.
Dr. Kate Carter, Superintendent of SW Public Schools
Craig Zimmerman, Board of Education
Arthur Adduci, Board of Education
Jessica Waterhouse, Board of Education
Lisa Maneeley, Board of Education
Michael Pare, Board of Education
Anitha Elango, Board of Education
Madison Gonzalez, Board of Education
Dipali Kalia, Board of Education
Michele Lipe, Town Planner
Bart Pacekonis, Planning and Zoning Commission
Paul Bernstein, Planning and Zoning Commission
Steve Wagner, Planning and Zoning Commission
Michael LeBlanc, Planning and Zoning Commission
Robert Vetere, Planning and Zoning Commission
Kevin Foley, Planning and Zoning Commission
Alan Cavagnaro, Planning and Zoning Commission
Stephanie Dexter, Planning and Zoning Commission
Carolyn Carey, Planning and Zoning Commission

TOWN OF SOUTH WINDSOR

QUAD BOARD MEETING:

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7:00 p.m.**

Sue Burnham, Economic Development Commission
Linda Jeski, Economic Development Commission
Louise Neary, Economic Development Commission
Victor Dorobantu, Economic Development Commission
Mindy Lewis, Economic Development Commission

3. Mayor's Remarks

Mayor Pendleton thanked the Board of Education, Planning and Zoning Commission, Economic Development Commission, and Town staff for their time and efforts in the betterment of the community.

4. Presentations

Superintendent of South Windsor Public Schools, Dr. Kate Carter reported on the School District's enrollment growth and detailed current enrollment numbers, historical figures, as well as projected enrollment for the Town, which can be read in detail in **Exhibit A**. Dr. Carter further explained how school enrollment has been much higher than projected, and that increasingly higher costs are associated with keeping up with the growth.

Mr. Michael Maniscalco, Town Manager presented a report depicting the Town's five year budget history as well as projected expenditures for the following four years, which can be read in detail in **Exhibit B**. Mr. Maniscalco also reported on the Town's mill rate history, Grand List growth history and clarified tax abatements.

5. Items for Discussion

A. Future Planning and Development

Mayor Pendleton welcomed questions and discussions from all members.

Some items discussed included the School District's fiscal situation, levels of school enrollment, and the promotion of commercial development to help grow the Grand List figures.

There was a consensus to reconvene in two months for a second Quad Board Meeting. In the interim, a Working Group consisting of two members from Town Council,

TOWN OF SOUTH WINDSOR

QUAD BOARD MEETING:

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7:00 p.m.**

Planning and Zoning, Board of Education, and Economic Development Commission will meet to continue discussion.

5. Adjournment

At 9:00 p.m., Councilor Andrew Paterna made a motion to adjourn the Special Meeting. Deputy Mayor King seconded the motion, and it was approved unanimously.

Respectfully submitted,



Lisa Giroux
Assessment Clerk

EXhibit A

Town of South Windsor Quad Meeting

Town Council
Board of Education
Planning and Zoning Commission
Economic Development Commission

September 20, 2022

South Windsor Public Schools: Impact of Increasing Enrollment

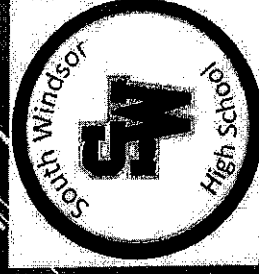
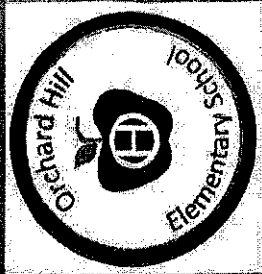
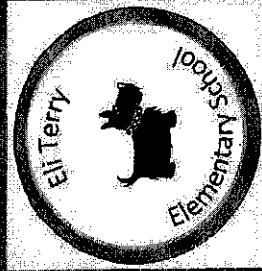


presented by
Dr. Kate Carter
Superintendent of Schools

“A GOOD PROBLEM TO HAVE”

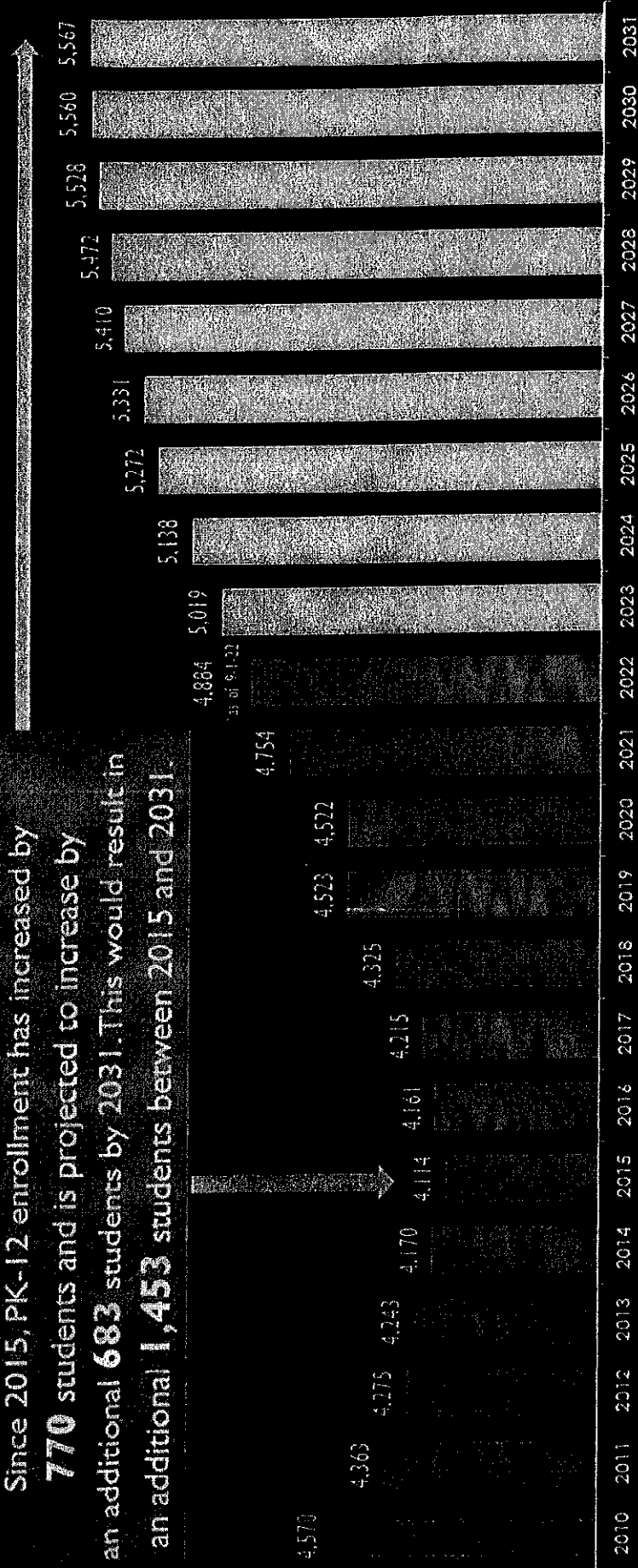
Current PK-12 Enrollment By School

School/Program	Enrollment (as of 9-1-22)
Eli Terry Elementary School	504
Orchard Hill Elementary School	631
Philip R. Smith Elementary School	468
Pleasant Valley Elementary School	680
Timothy Edwards Middle School	1,146
South Windsor High School	1,345
PK Program (Projected)	110
Total Enrollment:	4,884



Total PK-12 Historical and Projected Enrollment

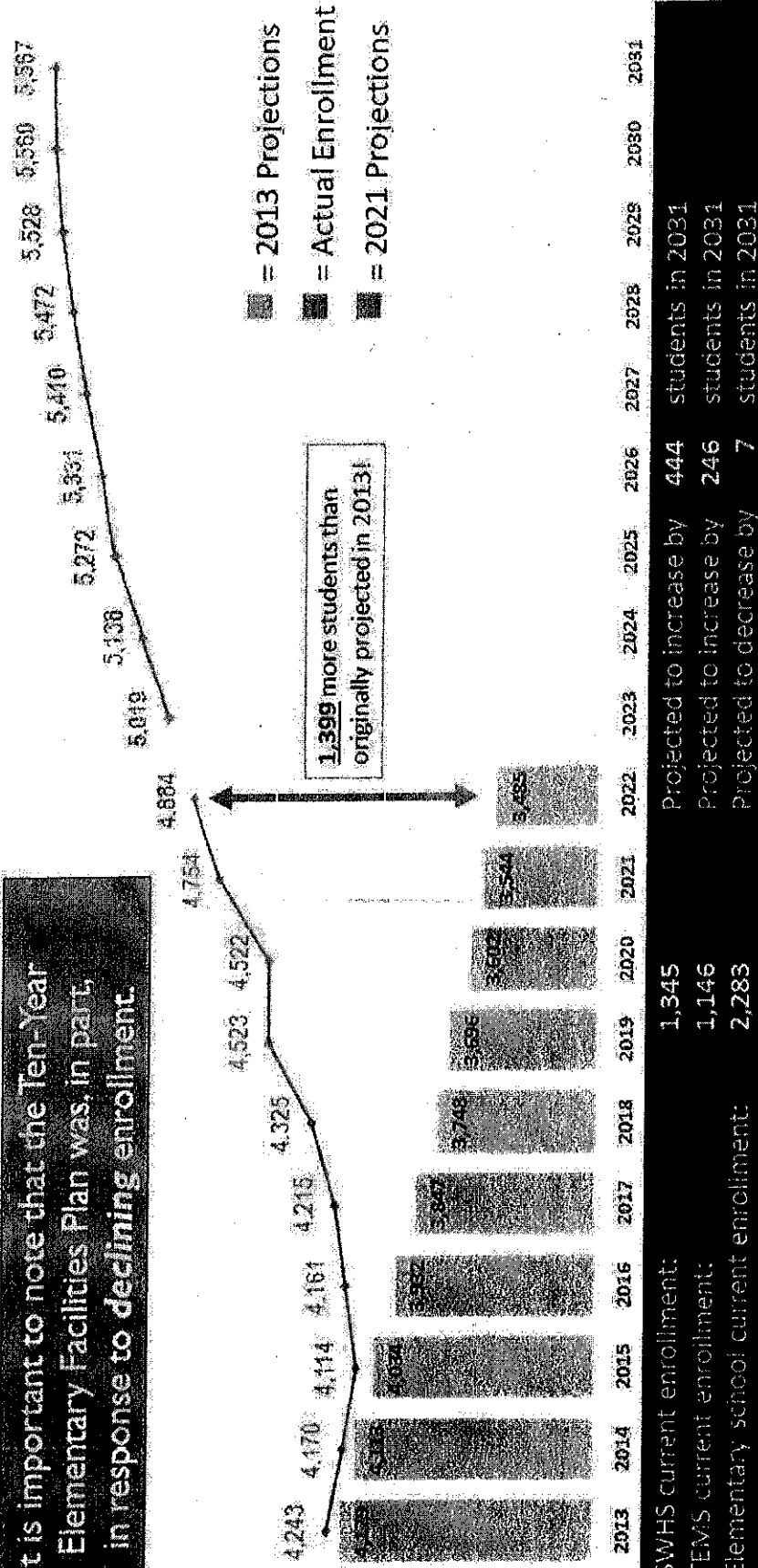
Since 2015, PK-12 enrollment has increased by **770** students and is projected to increase by an additional **683** students by 2031. This would result in an additional **1,453** students between 2015 and 2031.



Historical actual enrollment: ■ Projections from SLAM Collaborative @ 11-16-2021

PK-12 Projections vs. Actual Enrollment

It is important to note that the Ten-Year Elementary Facilities Plan was, in part, in response to **declining** enrollment.



SWHS current enrollment: 1,345
 TEMS current enrollment: 1,146
 Elementary school current enrollment: 2,283

*Current enrollment as of 5/1/2022; projections based on SJAM Collaborative Projection Report, November 2021

In 2012, Connecticut Planning & Development, LLC published a report which projected the number of public school age children coming from the South Windsor Woods residential development.

Developer's short-term projection of
Public School Age Children = 21

Developer's long-term projection of
Public School Age Children = 35

Actual Number of SWPS
Students as of 9/6/22 = 117

South Windsor Woods



SWPS Student Total = 117

Hartford County DRG B Towns

K-5

23.4%

7.6%

0.7%

-0.6%

-2.1%

-2.3%

-7.9%

West
Hartford

Granby

Avon

Glastonbury

Farmington

Simsbury

South
Windsor

October 1, 2016 – October 1, 2021

Source: USDO ESEA FPM Enrollment Data - Released February 23, 2022, Grade Level by Year



I THINK YOU'RE GONNA NEED

A BIGGER BOAT

Building a Bigger Boat



Eli Terry Elementary School

- Added two additional classrooms during construction
- Moving a districtwide special education program to new Pleasant Valley



Orchard Hill Elementary School

- Moved entire preschool program to middle school
- Converted a library instructional space into a classroom
- Possible site for future expansion for districtwide special education programming, if enrollment growth at Eli Terry continues



Philip R. Smith Elementary School

- Added three additional classrooms during construction
- Plans are underway to add two portable classrooms
- Wall removed between reading room and book storage to create an additional classroom



Pleasant Valley Elementary School

- Adding an additional classroom during construction
- Currently Pleasant Valley relies on 12 portables



Timothy Edwards Middle School

- Constructed four new classrooms within current footprint
- Moving preschool to new Pleasant Valley
- Researching feasibility of enlarging cafeteria
- Moving copy center to Wapping School



South Windsor High School

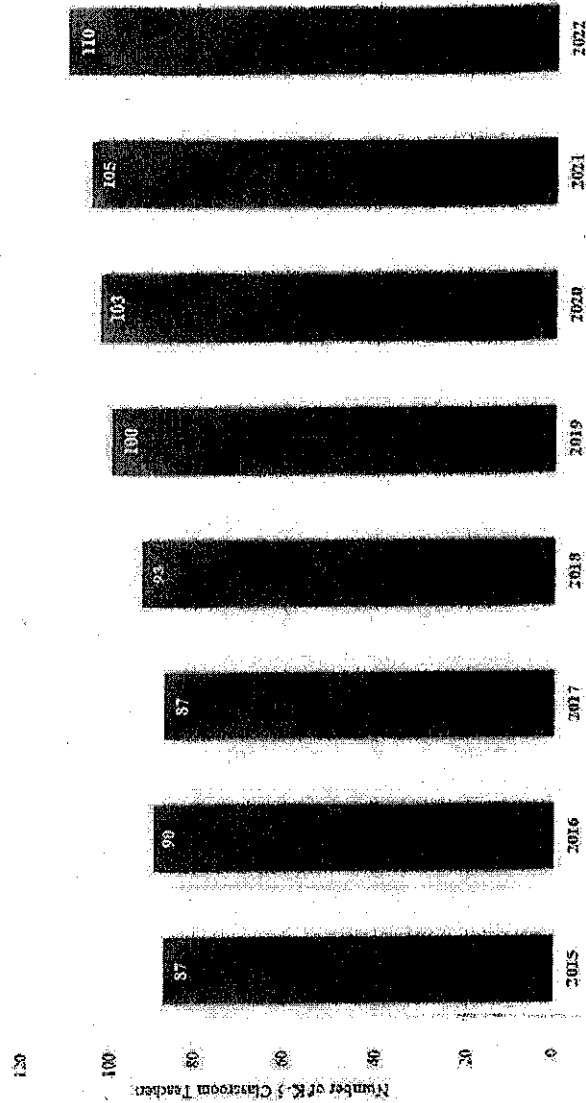
- Converting Wapping School into High School Annex

I THINK YOU'RE GONNA NEED

A BIGGER BUDGET

Since 2015, the K-5 student population has grown by 534 students, or 30.5%.

Elementary Classroom Teachers
2015-2022



Since 2015, the K-5 student population has grown by 534 students or 30.5%. During this same timeframe, the number of K-5 classroom teachers grew by 23 FTE due to increasing enrollment.

The cost of 23 additional classroom teachers is just over **\$2,000,000**.

Net Current Expenditures per Pupil (NCEP)

	<u>FY 2021 NCEP</u>	<u>% Change</u>
DRG B Average	\$19,628	6.30%
State Average	\$19,034	7.25%
South Windsor	\$16,668	1.60%

* Updated information from CSDÉ as of 1/2022

DRG B: Three-Year NCEP Comparison

FY 2019		FY 2020		FY 2021*	
Greenwich	22,370	Greenwich	22,683	Greenwich	24,326
Madison	21,098	Madison	21,137	Madison	22,964
District No. 5	19,439	Fairfield	19,143	Fairfield	20,782
District No. 15	19,102	District No. 15	18,934	District No. 5	20,677
Fairfield	18,942	District No. 5	18,808	New Fairfield	20,212
New Fairfield	18,796	Newtown	18,785	District No. 15	20,124
Gulford	18,565	New Fairfield	18,649	Newtown	19,920
Monroe	18,549	Gulford	18,478	Gulford	19,902
Newtown	18,488	Woodbridge	18,089	Orange	19,348
Orange	17,992	Simsbury	18,049	Woodbridge	19,270
Avon	17,947	Orange	18,047	West Hartford	19,155
Glastonbury	17,874	Monroe	17,907	Simsbury	19,016
Woodbridge	17,666	Glastonbury	17,830	Granby	18,871
Farmington	17,503	West Hartford	17,802	Glastonbury	18,755
Simsbury	17,338	Avon	17,591	Avon	18,594
West Hartford	17,245	Farmington	17,297	Farmington	18,521
South Windsor	17,012	Cheshire	17,086	Cheshire	18,133
Cheshire	16,859	Trumbull	17,078	Monroe	17,752
Trumbull	16,661	Granby	17,069	Brookfield	17,625
Brookfield	16,514	Brookfield	16,456	Trumbull	17,579
Granby	16,297	South Windsor	16,405	South Windsor	16,668

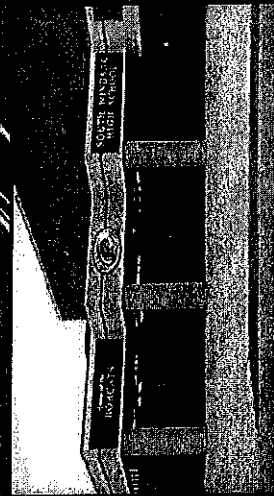
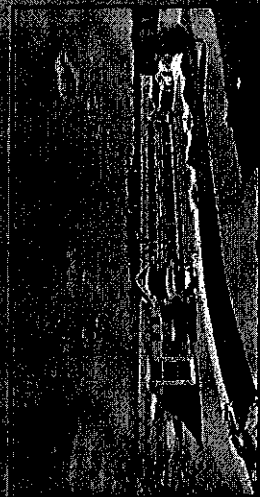
*Updated information from CSDE as of 1/2022

A Five-Year Lookback at Statewide NCEP

FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
79 districts spent more	104 districts spent more	114 districts spent more	134 districts spent more	153 districts spent more
SOUTH WINDSOR				
61 districts spent less	51 districts spent less	31 districts spent less	12 districts spent less	

In FY 2021, **92%** of the districts in the state of Connecticut spent more per pupil than South Windsor

Thank You Town Leaders!

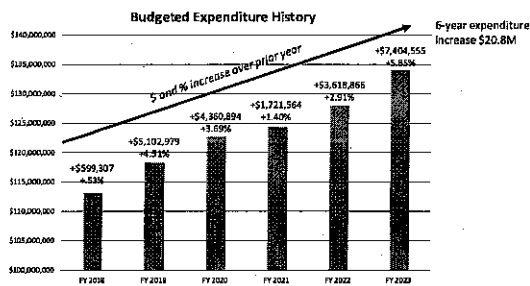


Quad Board Presentation

SEPTEMBER 20, 2022

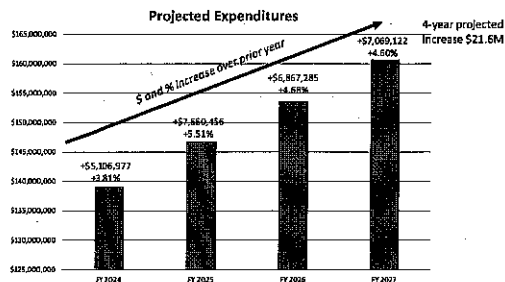
Budgeted Expenditure History

Fiscal Year	Town	BOE	Debt	Capital	Total
FY 23	\$38,143,922	\$81,723,440	\$11,831,206	\$2,250,000	\$133,948,568
FY 22	\$37,499,067	\$77,958,844	\$10,584,405	\$1,924,472	\$127,966,788
FY 21	\$37,143,593	\$75,399,351	\$9,701,540	\$2,103,438	\$124,347,922
FY 20	\$35,760,622	\$75,399,351	\$8,824,764	\$2,841,621	\$122,826,358
FY 19	\$34,218,755	\$74,028,368	\$8,253,859	\$1,754,482	\$118,265,464
FY 18	\$32,478,909	\$71,207,917	\$7,978,505	\$1,497,154	\$113,162,485

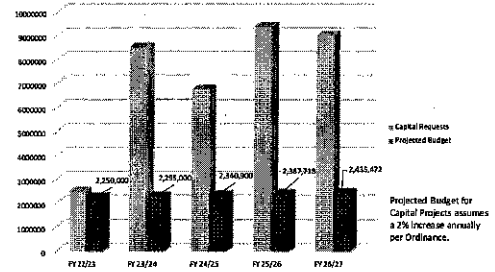


Projected Expenditures

Fiscal Year	Town	BOE	Debt	Capital	Total
FY 24	\$39,285,140	\$84,991,378	\$12,470,928	\$2,295,000	\$139,052,446
FY 25	\$40,466,887	\$86,392,073	\$15,516,142	\$2,340,900	\$146,716,002
FY 26	\$41,880,493	\$91,027,756	\$17,548,918	\$2,347,718	\$153,805,885
FY 27	\$42,931,320	\$95,604,866	\$19,640,750	\$2,435,472	\$160,652,408



Capital Project Requests vs Projected GF Budget



Future Borrowing Needs

Authorized but Unissued Debt

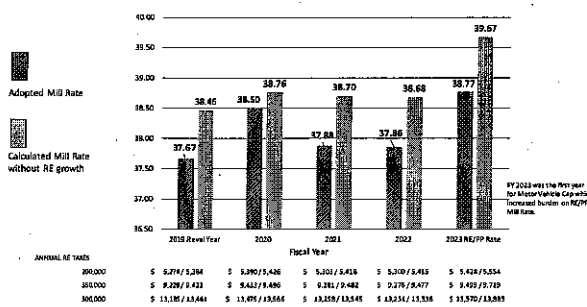
Project	Amount Authorized	Authorized But Unissued Debt
Open Space Acquisitions (2009).....	\$ 2,000,000	\$ 1,600,000
Orchard Hill Elementary School.....	33,521,724	803,078
2014 - Road/Drainage Improvements.....	12,000,000	2,583
Eli Terry Elementary School.....	37,419,060	3,409,659
Philip R. Smith Elementary School.....	32,480,940	3,840,275
2018 - Road/Various Public Improvements.....	15,000,000	3,000,000
Open Space Acquisitions (2018).....	2,000,000	2,000,000
Pleasant Valley Elementary School.....	58,500,000	40,900,000
2021 - Roads/Road Projects	9,340,000	8,340,000
2021 - Police Locker Room	500,000	500,000
Total	\$ 249,761,724	\$ 76,019,007

Grand List Growth History

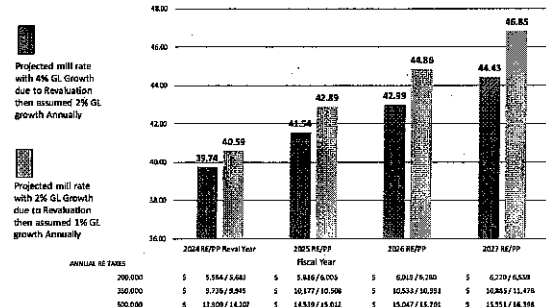
		Net Grand List	Percent Change	Revenue Added
FY 2023	10/1/2021 Net Grand List	3,044,029,044	2.91%	\$ 1,262,099
FY 2022	10/1/2020 Net Grand List	2,957,851,058	2.64%	\$ 3,932,065
FY 2021	10/1/2019 Net Grand List	2,833,593,034	3.07%	\$ 3,216,956
FY 2020	10/1/2018 Net Grand List	2,769,082,939	0.74%	\$ 779,149
FY 2019*	10/1/2017 Net Grand List	2,748,845,292	3.61%	\$ 5,504,986
FY 2018	10/1/2016 Net Grand List	2,602,708,150	2.21%	\$ 2,143,300

* Revaluation Year

Mill Rate History



Projected Mill Rate



Current Abatement Expirations by Year

Taxpayer--Known as	Location	Abated Assessment	Final Grand List Year/ Fiscal Year
Vista-Performance Foods	Sullivan Avenue	4,973,360	2022/FY 2024
Tempo Apartments at Evergreen	Andrews Way	7,210,299	2022/FY 2024
Harford Truck	John Ritch	447,930	2023/FY 2025
Aldi, Inc.	Rye Street	4,936,700	2024/FY 2026
Nutmeg South (aka HI-G building)	Nutmeg Road	805,450	2025/FY 2027
Tribe 9 (aka Carla's Pasta)	Talbot Lane	14,618,450	2025/FY 2027
Home Depot	Ellington Road	7,549,000	2026/FY 2028
Electro-Metals	Nutmeg Road	1,363,600	2026/FY 2028
Coca Cola DC	Ellington Road	6,099,450	2026/FY 2028
Hannoush Building	Buddard Road	776,350	2027/FY 2029
Cambria Hotel at Evergreen Walk	Longleaf	5,446,608	2028/FY 2030
Costco	Tamarack	8,160,600	2028/FY 2030

Past Abatement Expirations by Year

Taxpayer--Known as	Location	Assessment Exemption	Final GL/FY
135 Sullivan Ave	Sullivan Ave	7,906,480	2021/FY 2023
Tempo Apartments	Andrews Way	7,115,485	2021/FY 2023
Residence at SW Farm	Derring Street	5,462,700	2019/FY 2021
Pedex	Kennedy Road	9,585,100	2019/FY 2021
Eagle Truck	Harwell Road	37,340	2019/FY 2021
Sullivan Place	Sullivan Ave	754,980	2019/FY 2021

End of Presentation