

# TOWN MANAGER'S REPORT

**To:** Members of the South Windsor Town Council

**From:** Michael Maniscalco, Town Manager

**Subject:** Town Manager's Report for 12/18/2023 Town Council Meeting

**Date:** December 14, 2023

**Staffing Report:** Last week, I sent the Council a staffing report conducted by CCM. They polled five communities that are similar in size and services delivered. The report results show that the majority of South Windsor Departments are staffed at the median level or lower when compared to other communities.

**Town Manager Report:** Kathy Senerth has been able to upload the Town Manager's Report to Constant Contact. Moving forward, we will be sending out the Town Manager's Report to 1,275 contacts. If someone is interested in receiving the monthly Town Manager's Report, they can email Kathy Senerth. Her email is located on the Town Manager's Department webpage.

**Nevers Park Outdoor Fitness:** The Parks Department has been working on the new outdoor fitness zone in Nevers Park. Much of the equipment has been installed. The site has some finishing work that will need to get done in the spring when the weather is better. We are asking all residents to not climb on or use the equipment until the project is complete.

**Splash Pad Update:** Staff are trying to get as much work complete as possible given the weather conditions. Currently, the fence around the facility is being implemented. We have requested the water features from Rain Drop so that we are ready for final install in the spring.

**Economic Development Construction Update:** The following is a list of current projects under construction:

- 150 Sullivan Ave (6 Unit Commercial Building) Pouring Foundation.
- 158 Sullivan Ave (8 Unit Commercial Building)
  - Unit 1 (State Farm Insurance) Working on punch list for the Certificate of Occupancy.
  - Unit 2 (Vacant)
  - Unit 3 (Jamaican Kitchen) Building out the tenant space
  - Unit 4 (Dazzling Pho N Drinks) Almost ready for the Certificate of Occupancy Inspection
  - Unit 5 (Ageless Chiropractic) Building out the tenant space.
  - Unit 6 (Hydration Station) Certificate of Occupancy Inspection on 12/13/23
  - Unit 7 (Vacant Space)
  - Unit 8 (Lather & Rinse) Certificate of Occupancy Inspection on 12/13/23
- 1014 Sullivan Ave (2 Unit Commercial Building) Working on finishing the shell of the building
- 801 Evergreen Way (Whole Foods) Certificate of Occupancy scheduled for 12/13/23
- 401 Evergreen Way (Golf Lounge 18) Building out the tenant space. Working on the mechanicals.
- 261 Evergreen Way (Deka Lash) Certificate of Occupancy Issued 12/12/23
- 269 Evergreen Way (Waffle Cabin) Certificate of Occupancy Issued 12/1/23
- 461 Evergreen Way (Blue Mercury) Building out the tenant space. Working on the mechanicals.
- 62 Evergreen Way (My Salon Suite) Building permit issued. Waiting for work to start.
- 100 Cedar Ave (Club Studio) formerly LA Fitness. Demolition work started inside. Working on repairing the holes in the roof and getting heat for the winter.
- 85 John Fitch Blvd. (Hartford Truck) Completing the inside work of a new 45,000 sq. ft. building.
- 1060 Main St. (53 Unit Apartment Building) Installing Insulation
- 25 Buckland Rd (Orthopedic Associates of Hartford Physical Rehab) Finishing up for the Final Inspection.
- 2400 Tamarack Ave. (Farmington Valley Dermatology) Working on installing the mechanicals.

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- 424 Nutmeg Rd. North (G&S Scrap Metal) Building out the inside of a new 33,200 sq. ft. Building.
- 46 Schweir Rd. (Powder Hollow Brewery) Almost ready for the Certificate of Occupancy Inspection.