

**TOWN OF EAST WINDSOR
BOARD OF SELECTMEN
11 RYE STREET
BROAD BROOK, CT 06016
First Selectman's Office – (860) 623-8122**

Regular Meeting Minutes

Tuesday, February 2, 2016 at 7:00 p.m.

Board Members

Bob Maynard – First Selectman
Richard P. Pippin, Jr. – Deputy First Selectman
Jason Bowsza, Selectman
Steve Dearborn – Selectman
Dale A. Nelson – Selectman

These minutes are not official until approved at a subsequent meeting.

1. CALL TO ORDER

First Selectman Bob Maynard called the Regular Meeting to Order at 7:00 p.m. at Town Hall.

2. ATTENDANCE

Present:

Bob Maynard, First Selectman
Richard P. Pippin, Jr. Deputy First Selectman
Steve Dearborn, Selectman
Dale A. Nelson, Selectman

Absent:

Jason Bowsza, Selectman

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

4. ADDED AGENDA ITEMS

MOTION made (Pippin) and **SECONDED** (Dearborn) to add Discussion of newsletter with an error as Item 10G.

In Favor: Dearborn, Nelson, and Pippin. Opposed: None.

MOTION made (Nelson) and **SECONDED** (Pippin) to add Discussion of Casino as Item 10H.

In Favor: Dearborn, Nelson, and Pippin. Opposed: None.

MOTION made (Maynard) and **SECONDED** (Pippin) to add Tax Abatement Discussion as Item 10I.

In Favor: Dearborn, Nelson, and Pippin. Opposed: None.

5. APPROVAL OF MINUTES**Regular Meeting Minutes of February 2, 2016**

MOTION was made (Pippin) and **SECONDED** (Nelson) to approve the Regular Meeting Minutes of the January 5, 2016 meeting with the following changes:

- Correct the spelling of Hoffmeyer to read "Huffmire" on Page 5.
- Correct the spelling of the word "either" on Page 3.
- **In Favor: Dearborn, Nelson, and Pippin. Opposed: None.**

6. COMMUNICATIONS

First Selectman Maynard read the letter of resignation from Jim Richards hereto attached as Attachment A.

MOTION made (Nelson) and **SECONDED** (Pippin) to accept Mr. Richards' resignation and to send a letter to Mr. Richards to thank him for his service.

In Favor: Dearborn, Nelson, and Pippin. Opposed: None.

7. PUBLIC PARTICIPATION

Gilbert Hayes, 143 Rye Street, said that he wanted to express his regret and is sorry to see Jim Richards resigning.

Paul Anderson, 89 Main Street, said that the recycling schedule is still on two pages. He also wanted to mention that he could not find 5 Craftsman Road because there were no numbers on the signs. He said that we have an ordinance that requires that. Mr. Anderson said that he spoke to the Planning and Building Department about it. He informed the Board that there are many places in the industrial park where there is no way to locate a building because there are no numbers on the buildings. He feels that it does not look good for the Town. First Selectman Maynard said that this would be a good project for the Economic Development Commission.

8. BOARD AND COMMISSIONS RESIGNATIONS AND APPOINTMENTS

Resignations: None.

Reappointments: None.

New Appointments: None.

9. UNFINISHED BUSINESS**A. Review Ad Hoc Committee for Opposition to Connecticut State Police Training Facility Recommendations to the Board of Selectmen**

Mike Scalzo, Sr. was present. He read the Committee's recommendations to the Board of Selectmen. He informed the Board of the decline of property sales in town while adjacent communities are thriving.

First Selectman Maynard said that yesterday he called Nancy Wyman's office and her assistant said that she would get back to him. He also said that he attended

the Public Hearing today at the Legislative Office Building. He ran into Nancy Wyman in the building and introduced himself. Her assistant indicated that Lt. Governor Wyman would be in touch with him later in the day.

First Selectman Maynard informed Mr. Scalzo that the budget process is coming up and during the budget process, they will be exploring various avenues to improve communication. He suggested the idea of installing a digital sign in front of Town Hall and expanding the Parks and Recreation Department.

Mr. Scalzo summarized the Public Hearing:

- There was a review of Congressman Courtney's letter to the Department of Administrative Services (DAS) and he advocated for having the Connecticut State Police (CSP) training facility in East Haven at the Connecticut National Guard Facility. He said the federal arms services committee already invested 14M dollars in this facility. The property is 138 acres; it has been in operation since 1905 and was renovated in 2005 and 2011. He reports that the facility can handle the CSP operation.
- The DAS also reported that thousands of properties were looked at and they finalized to two, East Windsor and Willington. Currently Simsbury is not sustainable.
- The design for the new range has not yet been developed. They have been working on this project since 2013.
- Their current budget which has not been appropriated yet is 7M for this project. There was a lot of discussion with regards to that number.
- A new law was passed in 2005 to protect small towns from getting things pushed on them to allow them to maintain their village character. The law also identified other areas as "priority funding areas" neither East Windsor nor Willington fit the profile. Based on that law alone, they should have disqualified East Windsor's potential location and they have not done so yet.
- The cost of the land has not been finalized. The results of the Environmental Impact Evaluation (EIE) study can result in one or both locations being removed from the list. They admitted that there are protected species in East Windsor as well as aquifers and that they would work around those.
- The cost of the (EIE) study is approximately \$700,000.
- Senator Larson said it was obvious the communities do not want these ranges and that departments need to expedite resolutions for East Windsor and Willington.

First Selectman Maynard said that DAS and Department of Environmental Services and Public Protection (DESPP) seemed to spend a great deal of the meeting defending what they were doing and explaining that the Simsbury location can no longer be used. They also said that the State Police do a very dangerous job and they need to be trained, no one in the room disagreed with

that. The 2005 law made to protect small communities says that anything over \$200,000 needs to be brought to the Office of Policy and Management, which has not been done yet.

Mr. Mazzone said that today's focus was that they could not make a decision to reject these two sites until they do the EIE. However, Glastonbury was taken off the table without doing an EIE.

B. Discussion of Warehouse Point Fire District Tax

Tax Collector Patti Kratochvil, Town Treasurer Kim Lord and Town Assessor Carol Madore were present to explain where the line separates the Warehouse Point Fire District from the rest of East Windsor. They also presented the Board of Selectmen and the residents at the meeting with a sample tax bill. The documents that were presented and used to show the delineation line and sample tax bill are hereto attached as Attachment B.

Bill Yost (resident) asked how the Fire District established these property lines. Ms. Madore explained that the State established the line. Warehouse Point Fire Commissioner Barton explained that the line was established along with the Special Act of Legislature in 1911. He added, the district was established just as a small village in Warehouse Point. In 1986 the district was expanded by a boat to encompass the territory presented. The only change in the line is where the line went through a piece of property so that the property was on both sides of that line, that entire property is now considered in the district.

Tom Talamini, 22 Rice Road asked how the Town will come up with the mill rate for District 2. Ms. Lord responded that we are taking the budgets for the cost of running the Broad Brook Fire Department (all expenses) and they are applying all those expenses to the grand list for District 2.

Resident, will the district have professionals to do the accounting and will they be responsible for the paid firemen that we have now, and will they take care of their own incentive program? Ms. Lord said if you look at the budget the incentives program for Broad Brook is split by 60% and they will be taking over their paid Firefighter program. Warehouse Point is splitting off and handling their own employees and volunteers themselves.

Noreen Farmer, South Water Street, asked if the amount of money they are going to be taxed on, will be done with the normal budget process, or if the Warehouse Point Fire District just come up with the money and that is what it becomes?

First Selectman Maynard responded that the Warehouse Point Fire District will make up their own budget and the residents will be able to vote on it at a meeting, they will now have the responsibility of going to the meetings to vote.

Ms. Farmer asked if all equipment, buildings and trucks were becoming theirs, *Ms. Kratochvil* responded yes, it is theirs.

Gary Mazzone, Petticoat Lane, asked for clarification to make sure he understood correctly. Warehouse Point Fire District now has the ability to levy their own tax and set their own budget. Broad Brook does not, Broad Brook's tax for their fire service is set at the Board of Selectmen, Board of Finance, and referendum. So theoretically, Warehouse Point which is geographically smaller than Broad Brook can have a budget substantially greater than Broad Brook. The mill rate can be set for Broad Brook by what the Town decides what they will get.

First Selectman Maynard said yes and that maybe in a few years the whole town could become one fire district and the fire people could determine what their needs are and we could be involved and it would be easier.

Nichole DeSousa, 10 Rice Road asked if people in the Fire District will get a letter letting them know that they are now getting charged Fire District tax? Fire Chief Barton said that all the legal notices will be noticed in the Newspaper, on the Town Facebook page, website, etc.

Cindy Herms asked if the Warehouse Point District will not be subject to the referendum. First Selectman Maynard said no because they have no Charter.

Bill Yost thinks that the Town should send out a letter telling people which district they are in. *Ms. Madore* said that she would make a spreadsheet directly available on their website and that her office staff available by phone to help people to know what district they are in.

10. NEW BUSINESS

A. Approve Police Memorandum of Understanding

First Selectman Maynard read and explained the document hereto attached as Attachment C.

MOTION made (Nelson) and **SECONDED** (Dearborn) to accept the Memorandum of Understanding so that it could be discussed. Selectman Nelson asked if they received just a stipend in the past. First Selectman Maynard agreed that they did.

Selectman Pippin said Chief DeMarco was appointed as the Director and he appointed Deputy Chief Hart and at that time there was no mention of pension benefits or anything else. Selectman Pippin asked where the extra money was

going to come from and said that there are hidden costs here and that he does not think they should do this.

In favor: None. Opposed: Dearborn, Nelson, and Pippin.

Selectman Nelson said that she would like to have a better understanding of this process.

B. Discussion of Police Department Budget Request

MOTION made (Nelson) and **SECONDED** (Pippin) to postpone discussion of this item to the next meeting.

In Favor: Dearborn, Nelson, and Pippin. Opposed: None.

C. Discussion of Charter Revision

First Selectman Maynard said that he wanted to have the Board think about and then discuss the following, at the next meeting: how many members would be on the Board, the charge of the Commission, the 2% is something that can be addressed. He expressed that the most important thing they can do in the Charter is to exempt the debt service from default, if we have a default. Selectman Pippin added that we need to put an item in the budget to fund secretarial services for it. Selectman Dearborn asked if there was a way that we can limit what is decided. He is unsure about 9 people doing what they want with the Charter. Selectman Pippin responded that there will be hearings where the public can put their input in on anything, before they start.

D. Review and Discuss Economic Development Request

EDC at their last meeting, requested that the Board of Selectmen send a letter to the State. "EDC requests the Board of Selectmen to send a letter to the State requiring that the State compensate surrounding towns for infrastructure improvements required as a result of the casino development."

First Selectman Maynard said that he personally does not think that we can require the State to do anything. He does not think that we should send the letter. No motion was made.

E. Approval of Resolution for the Responsible Growth and Transit Oriented Development

Laurie Whitten was in attendance to describe this resolution. She said that they are trying to clarify what the traffic study is showing as a "round-a-bout" on our side of the river. They are trying to get the most amount of the grant which will ultimately be a \$200,000 grant. She said that we are looking to have our portion of the Town in Warehouse Point surveyed and a traffic study performed to try to figure out whether or not there is room for the proposed round-a-bout and whether or not it will have any impact on our other roadways. A brief discussion was held.

Selectman Nelson read the resolution hereto attached as Attachment D.

MOTION made (Nelson) and **SECONDED** (Dearborn) to pass the Certified Resolution of the Municipal Legislative Body, Responsible Growth and Transit-Oriented (TOD) Grant Program.

In favor: Dearborn and Nelson. Opposed: Pippin

MOTION made (Nelson) and **SECONDED** (Pippin) to take up added agenda item 10I.

In Favor: Dearborn, Nelson, and Pippin. Opposed: None.

I. Discussion of Tax Abatement

First Selectman Maynard explained and discussed the Town of East Windsor Tax Incentive Program Guidelines for Substantial New Investment hereto attached as Attachment E. He said that it would be a senior rental property and it would serve the community well. He wondered if we wanted to give them an incentive to build this or not which is why this was brought to the Board of Selectmen. Town Planner Laurie Whitten was in attendance and told the Board that the typical resident is 70 years old and this is something we need in our community. She added that the growth rate of senior households are to increase 23% over the next five years. She indicated that this is something that we have shown in our Plan of Conservation and Development (POCD) is needed in our community. This does not affect education because there will be no children residing there.

Paul Anderson added that they came to WPCA and the original facility connection charge was going to be approximately \$800,000 and we determined that we would treat it not as "x" number of residential units but as a commercial property.

A brief discussion was held and the Board of Selectmen agreed to look into it further.

E. Approval of Tax refunds

MOTION made (Pippin) and **SECONDED** (Nelson) to approve the tax refunds in the list dated 1/28/2016 in the amount of 6,273.12.

In Favor: Dearborn, Nelson, and Pippin. Opposed: None.

G. Discussion of Newsletter with error

Selectman Pippin said that he noticed an error on the back page of the letter that the Town sent out with the Board of Education's quarterly newsletter. He said that David Kiner only represents a small part of the Town, our representative Christopher Davis is not listed anywhere.

MOTION made (Pippin) and **SECONDED** (Nelson) to send a letter of apology from the Board of Selectmen to Christopher Davis and Tim Larson for omitting them as Town Representatives on the list of people to contact.

Discussion: First Selectman Maynard added that he left them out purposely because they have already expressed their opposition publicly to the CSP Range and he did not want to burden them with letters. However, he did agree to send the letter of apology from the Board of Selectmen regardless.

In Favor: Dearborn, Nelson, and Pippin. Opposed: None.

H. Discussion of Casino

Selectman Nelson asked if at the next Board of Selectmen meeting, the Board could have a copy of the RFP sent to MMCT. First Selectman Maynard agreed. Selectman Nelson asked if anything was going on with CenterPlan as far as the RFP. First Selectman Maynard said that CenterPlan said it was fine and there was no problem with the Town sending an RFP to the tribal nations.

11. SELECTMEN'S REPORTS

A. Dale Nelson

Selectman Nelson read her report hereto attached as Attachment F. She mentioned that the Police Commission is up for grabs for a selectman to cover for her. First Selectman Maynard agreed to attend Police Commission meetings.

B. Jason Bowsza

Selectman Nelson read Selectman Bowsza's report hereto attached as Attachment G.

C. Steve Dearborn

Selectman Dearborn reported on the following:

- He is glad to see the room filled up for every meeting.
- He attended the Zoning Board of Appeals meeting and was glad to see that they leaned in favor of the applicants. They approved a repair facility and some new signage at Oleander's Body Shop. He said that he made a comment at that meeting as an East Windsor citizen about this being in the newspapers so it can increase the chances of businesses coming to East Windsor.

D. Richard Pippin

Selectman Pippin reported on the following:

- 1/20 – Board of Finance - Luis Valdez served as a regular member. Two sets of minutes were approved, FY 16-17 Budget calendar was presented, the Assessor discussed the DMV records amiss, tax bills were to the wrong towns, the assessors in various towns are exchanging records to aide in correcting them. It is anticipated that there will be a \$400,000 short falling funds from the State this year. The Assessor will need a fund transfer to cover some overtime due to

the DMV mess up. They amended the appointment of Cynthia Herms to the Pension Board. Auditors contract was up \$500 for next year, for the short term rates with 4.9M bond issue was very good, the Board of Education audit still not resolved and FRC money due to town is still \$180,000.

- 1/21 – American Heritage River Commission, some tree falls need to be cleaned from the Scantic, water testing is ongoing and they are also looking to get some e-coli testing done, and an Insurance check for the Town for the filter bed should be encumbered and the trees will be replaced when the weather is better.
- The New Year's day hike was about 200 people and 30 dogs. There was discussion on the grant for the foot bridge at Melrose, they are eligible for the grant and the paperwork is being submitted.
- Cardboard Duck and Boat Race will be June 26th (river permitting) place to be announced.
- 1/25 – Building Commission - four modulars are late. Ten units are still on schedule so far.
- Public Works garage money is in place and needs to be put out to bid. There are still questions on the Nurses Station bill.
- The Board of Education has a grant in the amount of \$1,225,000 for the usual bathrooms, boiler, security, and window upgrades.
- They requested that the Building Commission oversee the project for all these renovations and repairs subject to approval at the Board of Education meeting. Selectman Pippin heard that it was approved.

E. Robert Maynard

First Selectman Maynard added that we are coming to a settlement on the Nurse's Station at around \$9,000 being withheld to make sure the air conditioning works well during the summer and things such as that.

12. PUBLIC PARTICIPATION

Paul Anderson, Main Street – Added a suggestion on any possible tax abatements or discounts. He feels that nothing should go more than 5 years under any conditions and any discount or abatement given should be 20% comes back every year for 5 years.

Tom Talamini, Rice Road – He said it is good to see someone coming in for development on Route 140. This is something that is part of the POCD plan.

MOTION made (Nelson) and **SECONDED** (Pippin) to go into Executive Session to talk to legal to include Tax Collector, Treasurer and Assessor after a 5 minute break at 9:20 p.m.

In Favor: Dearborn, Nelson, and Pippin. Opposed: None.

The Board went into Executive Session at 9:36 p.m.

13. EXECUTIVE SESSION

MOTION made (Nelson) and **SECONDED** (Pippin) to allow the Treasurer, Tax Collector, Assessor and First Selectman to engage CIRMA to settle a legal tax problem and use a special legal counsel if it becomes necessary.

14. ADJOURNMENT

MOTION to adjourn made (Nelson) and **SECONDED** (Dearborn). Unanimous.

The meeting was adjourned at 9:50 p.m.

Respectfully submitted,



Amanda Schroll
Recording Secretary

Attachment X

Feb 1st, 2016

**Town of East Windsor
Board of Selectmen
11 Rye Street
Broad Brook Ct 06016**

Dear Board of Selectmen,

After serving under 3 administrations and accomplishing all personal and Commission goals set out over 11 years ago and most recently being part of the EDC's sub committee for the most recent Plan of Conservation and Development and the start of possible incentives for new businesses.

I believe any work that I would do as part of the Commission is complete.

Effective Immediately I hereby resign from the East Windsor Economic Development Commission.

Thank You

James C. Richards

**James C. Richards
27 Pleasant St.
East Windsor Ct 06088**



MAKE CHECKS PAYABLE TO:
TAX COLLECTOR
TOWN OF EAST WINDSOR
11 RYE STREET
BROAD BROOK, CT 06016
(860) 623-8904

REAL ESTATE TAX BILL

2 MAIN STREET
123456789
123 456
00647190

TAXPAYER'S COPY C
(See reverse side for Important Information)

Attachment B
P1



WITHOUT STATE AID, YOUR MILL RATE WOULD HAVE BEEN 37.41

LIST NUMBER	DIST	BANK	ON GRAND LIST		TOTAL TAX DUE	PAYMENT DUE	PAYMENT DUE
2015 01 0000107	2		OCTOBER 1, 2015		\$4,499.32	July 1, 2016	January 1, 2017
MILL RATE	GROSS ASSESSMENT		EXEMPTION	NET ASSESSMENT		\$2,249.66	
Town 31.1500 Fire 0.7600	141,000		0	141,000		DELINQUENT AFTER AUG 1, 2016	DELINQUENT AFTER FEB 1, 2017

EMILY TAXPAYER
2 MAIN STREET
EAST WINDSOR CT 06088

Town Tax Due 4392.16
Fire Tax Due 107.16
Total Tax Due \$4,499.32

This is the only bill you receive. Retain part B for January payment. Payments can be combined onto one check; please do not staple check to bill.



MAKE CHECKS PAYABLE TO:
TAX COLLECTOR
TOWN OF EAST WINDSOR
11 RYE STREET
BROAD BROOK, CT 06016
(860) 623-8904

REAL ESTATE TAX BILL

2 MAIN STREET
123456789
123 456

RETURN WITH 2nd PAYMENT B
(See reverse side for Important Information)

Questions regarding your bill - please call the Tax Office @ 860-623-8904.
Questions regarding ownership, assessments or credits- please call the Assessor's Office @ 860-623-8878.

LIST NUMBER	DIST	BANK	ON GRAND LIST		TOTAL TAX DUE	PAYMENT DUE	PAYMENT DUE
2015 01 0000107	2		OCTOBER 1, 2015			July 1, 2016	January 1, 2017
MILL RATE	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT				
Town 31.1500 Fire 0.7600	141,000	0	141,000		\$4,499.32	\$2,249.66	\$2,249.66
						DELINQUENT AFTER AUG 1, 2016	DELINQUENT AFTER FEB 1, 2017

00647190

EMILY TAXPAYER
2 MAIN STREET
EAST WINDSOR CT 06088



MAKE CHECKS PAYABLE TO:
TAX COLLECTOR
TOWN OF EAST WINDSOR
11 RYE STREET
BROAD BROOK, CT 06016
(860) 623-8904

REAL ESTATE TAX BILL

2 MAIN STREET
123456789
123 456

RETURN WITH 1st PAYMENT A
(See reverse side for Important Information)

Questions regarding your bill - please call the Tax Office @ 860-623-8904.
Questions regarding ownership, assessments or credits- please call the Assessor's Office @ 860-623-8878.

LIST NUMBER	DIST	BANK	ON GRAND LIST		TOTAL TAX DUE	PAYMENT DUE	PAYMENT DUE
2015 01 0000107	2		OCTOBER 1, 2015		\$4,499.32	July 1, 2016	January 1, 2017
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Town 31.1500 Fire 0.7600	141,000		0	141,000		DELINQUENT AFTER AUG 1, 2016	DELINQUENT AFTER FEB 1, 2017

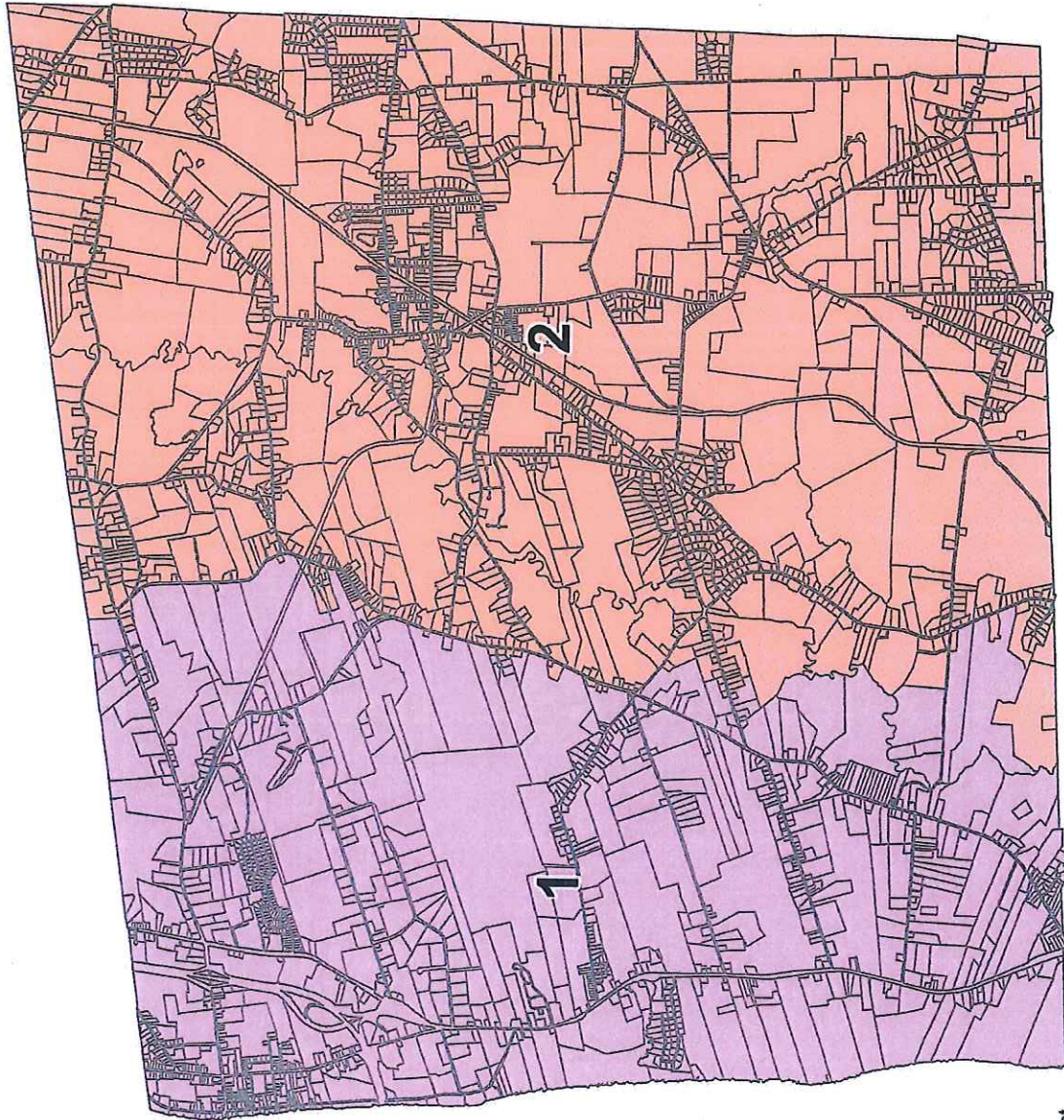
00647190

EMILY TAXPAYER
2 MAIN STREET
EAST WINDSOR CT 06088





East Windsor, CT Fire Districts - 2016



Map Produced: January, 2016

1 inch = 3,000 feet





Attachment C, P1

EAST WINDSOR POLICE DEPARTMENT

Edward J. DeMarco, Jr.
Chief of Police

MEMORANDUM OF UNDERSTANDING EMERGENCY MANAGEMENT STIPEND/PAY – DEDUCTIONS AND PENSION
--

January 29, 2016

East Windsor Police Department

Chief of Police Edward J. DeMarco, Jr., &
Deputy Chief of Police Roger Hart
25 School Street
East Windsor, CT 06088

Town of East Windsor

Robert Maynard
First Selectman
Town of East Windsor
11 Rye Street
Broad Brook, CT 06016

PURPOSE AND SCOPE: This **MEMORANDUM OF UNDERSTANDING OR MOU** is to address the Emergency Management pay received by Chief DeMarco and Deputy Chief Hart to perform the separate job and duties of Director and Deputy Director, respectively. All parties understand they the positions are "at-will" and serve under the direction of Connecticut statute and the control of the First Selectmen. The rate of pay received by the Chief and Deputy Chief will be negotiated from time to time during the town budget process.

UNDERSTANDING: The Town agrees to pay the Chief and Deputy Chief to perform the duties of Director and Deputy Director of Emergency Management. The town agrees to make pension contributions through regular payroll deductions, and the Emergency Management pay or stipends will be included in pension deductions, calculations and future pay outs. The contribution rates shall be designated by their employment agreements as the Police Chief and Deputy Police Chief.

CLOSING: All parties agree that Emergency Management pay or stipends are considered regular earnings and that the Emergency Management stipend or pay shall be considered in all pension calculations, deductions, and future payouts. This shall begin in the next pay period after signing this MOU and not be retroactive.

MEMORANDUM READ AND UNDERSTOOD: All parties acknowledge that they have read and understand this Memorandum of Understanding (MOU).

AUTHORIZATION: This Memorandum of Understanding is not a legal undertaking but rather a collaborative effort be completed in the most reasonable and economical manner possible. All parties



agree that this is in the best interest of all concerned and signatories and their representative entities will abide by the terms of this MOU to reach the understanding as stated.

* * * * *

IN WITNESS WHEREOF, the parties hereto knowingly and voluntarily sign and agree to this memorandum of understanding on this _____ day of _____, 2016.

* * * * *

Authorized or ratified by majority vote by the Board of Selectmen authorizing the First Selectmen to sign the MOU at the Selectmen meeting held on _____, 2016.

Robert Maynard
First Selectmen

Edward J. DeMarco, Jr.
Chief of Police

Roger Hart
Deputy Chief of Police

Date:_____.

Date:_____.

Date:_____.



Certified Resolution of the Municipal Legislative Body

Responsible Growth and Transit-Oriented Development (TOD) Grant Program

The Legislative Body of the Town/City of East Windsor met on February 2, 2016

and adopted a resolution by the vote of _____ to _____ which:

(1) authorizes submission of the RFA# OPM-IGP-20151209-RG-TOD: Responsible Growth and Transit –

Oriented Development (TOD) Grant Program - Partnership of Windsor Locks and East Windsor

(Warehouse Point), in accordance with the Responsible Growth and Transit Oriented

Development (TOD) Grant Request for Applications;

(2) authorizes Robert Maynard, First Selectman of the Town of East Windsor or their successor(s),

to sign the grant application and to sign any other documents associated with

administering the grant, if awarded, including any amendments thereto. Such grant

application is attached to and made a part of this record.

Attested to by:

Name: _____

Title: _____

(City/Town Clerk or COG equivalent)

Date: _____

Town of East Windsor Tax Incentives Program Guidelines for Substantial New Investment

Purpose

Whereas the State of Connecticut pursuant to certain provisions of Chapter 203 of the Connecticut General Statutes has authorized municipalities to grant certain tax incentives to specific types of business enterprises, and

Whereas the Town of East Windsor recognizes the need to provide a competitive business climate, and

Whereas the Economic Development Commission has recommended a tax incentive program to the Board of Selectmen,

Now Therefore the Board of Selectman hereby adopts the following guidelines.

Part One. Agricultural business enterprises eligible for consideration:

- Dairy farm,
- Fruit orchard,
- Vegetable farm,
- Nursery farm,
- Farms employing nontraditional farming methods , including, but not limited to hydroponic farming,
- Tobacco farms

The Town may by an affirmative vote of the Board of Selectman enter into a written agreement to abate up to 50 percent of property taxes for a period up to 2 years for new investments provided the cost of improvements is not less than *five hundred thousand dollars*.

Recapture Provision

The Town may include in any tax incentive agreement recapture provisions that provide for the recapture of the amount of the abated taxes in the event that:

- The business closes its East Windsor enterprise within the first five years
- Any other term of the agreement is not met

Part Two Non Agricultural business enterprises eligible for consideration.

- Office use
- Retail use
- Manufacturing
- Warehouse, storage or distribution use

- Information technology

The Town may by an affirmative vote of the Board of Selectman enter into a written agreement fixing the assessment of real property and all new improvements thereon or therein

- a) Up to fifty percent reduction of assessment for a period up to 2 years provided the cost of new improvements is *not less than five hundred thousand dollars*,
- b) Up to fifty percent reduction for up to 5 years provided the cost of improvements is *not less than three million dollars*

Recapture Provision

The Town may include in any fixing the assessment recapture provisions that provide for the recapture of the amount of the taxes otherwise due in the event that:

- The business closes its East Windsor enterprise within the first five years
- Any other term of the agreement is not met

Review Criteria

In reviewing proposed agreements for tax incentives under Part One and Part Two above the Board of Selectman may consider the overall impact of the proposed project on the Town and the residents of the town including but not limited to the increase in job opportunities and potential growth in the Grand List.

4/1/2015

Sec. 12-65b. Agreements between municipality and owner or lessee of real property or air space fixing the assessment of such property or air space. (a) Any municipality may, by affirmative vote of its legislative body, enter into a written agreement with any party owning or proposing to acquire an interest in real property in such municipality, or with any party owning or proposing to acquire an interest in air space in such municipality, or with any party who is the lessee of, or who proposes to be the lessee of, air space in such municipality in such a manner that the air space leased or proposed to be leased shall be assessed to the lessee pursuant to section 12-64, fixing the assessment of the real property or air space which is the subject of the agreement, and all improvements thereon or therein and to be constructed thereon or therein, subject to the provisions of subsection (b) of this section, (1) for a period of not more than seven years, provided the cost of such improvements to be constructed is not less than three million dollars, (2) for a period of not more than two years, provided the cost of such improvements to be constructed is not less than five hundred thousand dollars, or (3) to the extent of not more than fifty per cent of such increased assessment, for a period of not more than three years, provided the cost of such improvements to be constructed is not less than twenty-five thousand dollars.

(b) The provisions of subsection (a) of this section shall only apply if the improvements are for at least one of the following: (1) Office use; (2) retail use; (3) permanent residential use; (4) transient residential use; (5) manufacturing use; (6) warehouse, storage or distribution use; (7) structured multilevel parking use necessary in connection with a mass transit system; (8) information technology; (9) recreation facilities; or (10) transportation facilities.

(1971, P.A. 471, S. 1, 2; P.A. 73-477; P.A. 75-575, S. 1, 2; P.A. 77-138, S. 1, 3; 77-586, S. 2, 3; P.A. 79-78, S. 1, 2; P.A. 82-414, S. 1, 2; P.A. 85-573, S. 1, 18; P.A. 90-219, S. 13; May Sp. Sess. P.A. 92-15, S. 4, 20; P.A. 94-157, S. 3, 4; P.A. 97-235, S. 1, 4; P.A. 98-207; P.A. 01-125, S. 1; P.A. 03-19, S. 25.)

History: P.A. 73-477 added words "an interest in" with reference to acquisition of real property and air space in Subsec. (a); P.A. 75-575 amended Subsec. (a) to include municipalities with population densities of 4,500 persons or more per square mile and those contracting with U.S. for grants of more than \$10,000,000 for redevelopment and urban renewal and amended Subsec. (b) to include improvements for manufacturing use and to change cost minimum from \$10,000,000 to \$5,000,000; P.A. 77-138 made provisions applicable to any municipality, deleting all restrictions based on population, population density or amount of federal grant and included in Subsec. (b) improvements for warehouse storage or distribution use; P.A. 77-586 reinstated restriction on applicability of provisions, limiting provisions to municipalities with population of at least 35,000; P.A. 79-78 deleted restriction imposed by P.A. 77-586 and changed cost minimum in Subsec. (b) from \$5,000,000 to \$3,000,000; P.A. 82-414 amended requirements in Subsec. (b) applicable to fixed assessment agreements to permit agreements if at least one, rather than two or more as was previously the case, of the types of improvements is satisfied; and increased list by adding multilevel parking facilities as an improvement, the proposed construction of which would allow such an agreement; P.A. 85-573 provided for agreements for not more than two years on improvements of not less than \$500,000, effective July 10, 1985, and applicable in any municipality to the assessment year commencing October 1, 1985, and thereafter; P.A. 90-219 amended Subsec. (b) to require that improvements for structured multilevel parking use be necessary in connection with a mass transit system; May Sp. Sess. P.A. 92-15 added Subsec. (a)(3) re improvements of not less than \$100,000, effective July 1, 1992, and applicable to assessment years of municipalities commencing on or after October 1, 1992; P.A. 94-157 added Subsec. (a)(4) to (7), inclusive, effective October 1, 1994, and applicable to assessment years commencing on or after that date; P.A. 97-235 added Subsec. (b)(viii) re improvements for information technology, effective June 24, 1997; P.A. 98-207 reorganized and relettered Subsec. (b) and added new Subdivs. (9) and (10) re recreation facilities and transportation facilities; P.A. 01-125 amended Subsec. (a) to reduce the threshold to qualify for abatement from \$100,000 to \$25,000 and change the amount of the abatement from 50% to not more than 50% in Subdiv.

Sec. 12-81m. Municipal option to abate up to fifty per cent of property taxes of dairy farm, fruit orchard, vegetable, nursery, nontraditional or tobacco farm or commercial lobstering business operated on maritime heritage land. A municipality may, by vote of its legislative body or, in a municipality where the legislative body is a town meeting, by vote of the board of selectmen, and by vote of its board of finance, abate up to fifty per cent of the property taxes of any of the following properties provided such property is maintained as a business: (1) Dairy farm, (2) fruit orchard, including a vineyard for the growing of grapes for wine, (3) vegetable farm, (4) nursery farm, (5) any farm which employs nontraditional farming methods, including, but not limited to, hydroponic farming, (6) tobacco farms, or (7) commercial lobstering businesses operated on maritime heritage land, as defined in section 12-107b. Such a municipality may also establish a recapture in the event of sale provided such recapture shall not exceed the original amount of taxes abated and may not go back further than ten years. For purposes of this section, the municipality may include in the abatement for such fruit orchard any building for seasonal residential use by workers in such orchard which is adjacent to the fruit orchard itself, but shall not include any residence of the person receiving such abatement.

(P.A. 90-270, S. 35, 38; May Sp. Sess. P.A. 92-17, S. 42, 59; P.A. 93-254, S. 1, 2; P.A. 94-201, S. 6, 7; P.A. 07-127, S. 13.)

History: P.A. 90-270, S. 35 effective June 8, 1990, and applicable to assessment years of municipalities commencing on or after October 1, 1990; May Sp. Sess. P.A. 92-17 included fruit orchards; P.A. 93-254 included vineyards used for growing wine grapes and permitted municipality to include seasonal residential buildings in the fruit orchard abatement, effective June 23, 1993, and applicable to assessment years of municipalities commencing on or after October 1, 1993; P.A. 94-201 added Subdivs. (3) to (6), inclusive, re vegetable farms, nursery farms, nontraditional farms and tobacco farmers, effective July 1, 1994 (Revisor's note: In Subdiv. (6) the word "farmers" was replaced editorially by the Revisors with "farms" for grammatical correctness and consistency); P.A. 07-127 added Subdiv. (7) re commercial lobstering business operated on maritime heritage land, effective July 1, 2007.

Calamar Senior Community



Attachment E
PS

Attachment P6



NOTICE
The undersigned, in conformity to the provisions of the
Act of the General Assembly, Chapter 10, Section 10, of the
Acts and Resolves of the Commonwealth of Massachusetts,
and in conformity to the provisions of the Act of the
General Assembly, Chapter 10, Section 10, of the Acts and
Resolves of the Commonwealth of Massachusetts, and in
conformity to the provisions of the Act of the General
Assembly, Chapter 10, Section 10, of the Acts and
Resolves of the Commonwealth of Massachusetts, do hereby
certify that the foregoing is a true and correct copy of the
original as the same appears on file in the office of the
Register of Deeds for the County of Suffolk, in the City of
Boston, Massachusetts, and that the same is a true and
correct copy of the original as the same appears on file in
the office of the Register of Deeds for the County of Suffolk,
in the City of Boston, Massachusetts.

East Windsor
Senior
Housing

North Rd
East Windsor, CT

DATE: 06/13/15
BY: [Signature]
TITLE: [Title]



**SILVESTRI
ARCHITECTS - PC**
1000 Main Street
New Britain, CT 06053
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Fax: 860.452.1235
www.silvestriarchitects.com

SCALE: 1" = 40'-0"
DATE: 06-13-15
DRAWING: P6

Attachment f

1/20 Ad Hoc Committee for opposition to the CSP training facility 700

Recommendations to the BOS: 1 compile and present complaints received to the Police Commission, 2 assist EWPD in efforts to get supplemental help from state law enforcement agencies, 3 insure that whatever additional equipment or manpower is needed to maintain enforcement. Are there any updates from the lieutenant governors' office? The board of Education had information from N.E.W. published in their news letter good communication. Quarterly report received from Berkshire Hathaway Properties and how property sales in East Windsor have declined in the 4th quarter of 2015. February 2nd at 1000 there will be a meeting at the Legislative Office Building room 100, regarding the CSP facility, there will be no public participation. The 2/17 meeting has been cancelled

1/21 WHPFD budget meeting

630

I arrived at 645. The concern of the commissioners was to make sure this was a clean transparent transition to the tax district. They discussed contingency funds. They are working on the agreement with the town and the fire district a lot of questions came up. It was stated that they seem to get different answers to their questions. I suggested they sit with the 1st selectman, treasurer, tax collector and assessor, so that they will all be on the same page. This meeting took place at the meeting room at the town hall on Monday, January 25th at 100.

1/27 WPCA

700

I could not attend due to BOE at 730. Again I ask the board to take over the WPCA and Police Commission OR BOE. An email has been sent and a note left in your selectmen bin.

BOE

730

Outstanding students from the last quarter were honored (one student from each school). On Wednesday there was a luncheon for the seniors about 40 attended a turkey dinner at the middle school from 100 to 200. Title #1 and #2 grants were approved this week. Alliance District School Building Grant Program for BBES was approved by the Building committee for the boys and girls bathrooms and the boiler conversion. Resubmitting on other projects on Friday 29th replacement of windows, Air conditioning, removal of oil tank, kitchen floor and 4 exterior doors – there will be a 3rd submission in March. BBES Modular Project is slightly behind on the 4 room unit – this should ship by Feb 18th. The 10 room unit is on schedule. There is a meeting every Friday for updates. The family and medical leave act along with the bullying prevention and intervention were approved by the board. STAR – BBMS gas been flat for the last few years the reading increases in grade 3 and 4 – slow and steady growth small steps. HS math is quite healthy high levels of performance, reading has small growth (not where they want to be). 7th grade has behavioral issues. Still issues with the BOF reconciliations form last year. Negative comments regarding the lack of transparency with the BOE this is a 3 year ongoing issue. Suggestion is to get the BOF and BOE in a room with the 1st selectman and the treasurer to but this issue to bed and move along with the upcoming budget.

2/1 WHPFD

700

Carol Madore and Bob Maynard along with Atty. Landolina were at the meeting to help discuss the WHPFD tax. Item #9 on the MOU will list fees that such as removing the 43,000 for the FSM as BBFD will assume this fee, take out dispatcher, town fire Marshall. Carol presented the grand list to the commission. Chief Barton stated the pension fund was 97% funded. The Woman's Auxiliary is covered with liability insurance and a motion was made that 14 year olds can become members as long as there is supervision. Public hearing for the budget should be in the middle of March, April vote on the budget, May 1 must provide the number to the 1st Selectman.

2/2 Public budget hearing at 630

BOS 700

February 2, 2016 Board of Selectmen meeting

I apologize for missing tonight's meeting. I am attending an agriculture policy meeting in Washington, D.C., but wanted to submit a report anyway.

The Pension Board met on 1/20/16. Pension Fund return on investment (ROI) for the last 3 months was 4.26% growth against a benchmark of 3.85%. Over 12 months, the ROI was 1.07% against a benchmark of 1.39%, and over the life of the fund the ROI was 8.58% against a benchmark of 8.35%. One driving reason for the fund's performance below the goal over the last year is the link between the US market and the cost of oil.

Members discussed the possibility of adjusting the ROI estimate down from 7% for the out years down to something a little bit more conservative and reflective of current market performance and projections.

The Other Post Employment Benefit (OPEB) fund was down on the quarter 1.28% against a benchmark of -1.07%. This is largely attributable to investing the OPEB fund in the market and missing the bubble. Going forward, this fund will be in better position to capitalize on earning potential in the market.

The Pension Board will meet with the Town's actuary at our April meeting to review estimates in greater depth.

The Board of Finance met the same night. They discussed the implementation of a fire tax by the Warehouse Point Fire District. Board members raised some of the same questions and concerns about this new proposal as have been raised at Board of Selectmen meetings.

The Town remains in good financial shape in terms of our Fund Balance (the Town's rainy day fund) but uncertain around municipal aid from the State this year and next are reason for concern.

The Board of Finance also discussed reconciliations concerning the Board of Education for the previous fiscal year. This is an ongoing dispute between the BOE financial management consultant and the Town's auditor. This is particularly concerning because it essentially equates to the BOE consultant continuing to pay backdated expenditures, meaning that the BOE continues to be behind on their books. These are the same issues that the BOE has been cited for in past years. The bottom line is that public expenditures need to have a high level of transparency, and this practice does not lend itself to that transparency.

Lastly, the Board of Finance, in conjunction with the Capital Improvement Committee, will be considering supplemental appropriations and potential bonding options for capital projects. There is no sense at this point in time as to what those projects may be or the cost associated with them.

The Permanent Building Commission met on January 25. Commission members discussed the modular construction project at Broad Brook Elementary School. The project will be delayed at least a few weeks, possibly into March, for installation of phase 1, which is the four classrooms on the south side of the school. Commission members expressed frustrations about snow removal costs potentially incurred by the delay, and stated they would not be willing to pay for costs associated with snow removal.

They also discussed the roof replacement project at the Public Works Garage. Work on that will begin in early spring. There is also a looming dispute between the town and the contractor who did the work on the nurse's station at the East Windsor a Middle School.

Commission members elected the commission leadership for the next year. Congratulations to Chairman Al Rodrigue, Vice Chairman Jim Thurz, and Secretary Joe Sauerhoefer.

The last bit of news from the Permanent Building Commission is some really good news. The school district has been approved for \$407,000 for school renovation projects at Broad Brook Elementary School. Those projects will include renovations to bathrooms, lockers, kitchen upgrades and the installation of air conditioning. The Permanent Building Commission will oversee the project work. The \$407,000 was approved by the State Bond Commission last Friday, and there is a possibility that the town could receive up to \$800,000 more. The work will be done over the summer, and should coincide with the completion of the modular project.

Planning and Zoning met on January 26. Commission members continued their deliberations on the development of a Warehouse Point Village District. They discussed the impact that a casino located on South Water Street, a critical thruway for the redevelopment of a Warehouse Point Village district, may have on the work the commission is doing. Citing the casino at that location would quickly, and drastically, change the direction of the commission's planning for the revitalization of the Warehouse Point Village. Commission members discussed the creation of a bike path along North and South Water Streets, depending on the casino. Other considerations concerning the bike path include existing traffic patterns and river flooding issues (a very real concern).

The PZC will hold a public workshop on March 8 in Warehouse Point to present and discuss the work that they've been doing. A location is still to be determined. I would strongly encourage folks to attend, because this is a key piece of the town's ten-year plan. The entire POCD will be presented at a public hearing on April 12th.

I must say, as the Plan of Conservation and Development process has progressed, I think that the PZC has done a great job focusing on not only the zoning aspect of their charge, but the planning aspect as well. It's really a great thing to see a board of volunteers working on designing the literal and figurative roadmap for the future of our town.

On a really positive note, I'd like to congratulate EWS Girls Soccer Coach Bill Artz for being named Coach of the Year for small and medium sized schools in Connecticut. This is a well deserved recognition, and are testimonial to how hard Coach Artz and his players have worked. We look forward to great things next season as well.

Sent from my iPhone