

April 27, 2016

Town of East Windsor  
Special Town Meeting  
April 27, 2016

A Special Town Meeting of the Town of East Windsor was held at the Town Hall, 11 Rye Street, Broad Brook, CT on April 27, 2016. The meeting was called to order by First Selectmen, Robert Maynard at 7:30 P.M. Motion was made by Jack Mannette and seconded by Bill Loos to nominate Robert Maynard to preside as Moderator. Motion was made by Dale Nelson and seconded by Carol Madore to have nominations cease. Both motions passed. Carol Madore made a motion to pass on the Town Clerk reading the Town Meeting Public Notice. Linda Sinsigallo seconded the motion. The motion passed. Moderator, Robert Maynard read the statement of eligibility to vote. Robert Maynard explained that the Bond issue was just to read & discuss, but not to vote on because the Selectmen moved this to a yes or no vote at a referendum.

The following resolution was introduced and read by Richard P. Pippin, Jr.

**Item #1: Resolved:** To consider and discuss (but not to vote on) the appropriation and bond authorization of \$2,740,000 for the cost to replace the Middle School roof, including the cost of materials and labor and all alterations, repairs and improvements in connection therewith, as well as engineering, architectural and temporary and permanent financing costs (the "Project"), and to meet said appropriation and in lieu of a tax therefor, bonds of the Town be issued pursuant to Chapter 109 of the Connecticut General Statutes, as amended, the Town Charter or any other provision of law thereto enabling, in the amount of \$2,740,000 or so much thereof as may be necessary after deducting grants or other sources of funds available therefor and the First Selectman and the Town Treasurer be authorized to issue and sell bonds or temporary notes of the Town in an amount not to exceed \$2,740,000 in anticipation of the receipt of the proceeds from the sale of such bonds and to determine the amount, date, date of maturity, interest rate, form and other details of such notes and bonds. The full text of the resolutions adopted by the Board of Selectmen and the Board of Finance concerning the Middle School Roof Replacement Project are available for review at the Town Clerk's office.

All those persons qualified to vote in Town meetings of the Town are hereby further notified that pursuant to Section 7-7 of the Connecticut General Statutes and the Town Charter, the Board of Selectmen have removed the above item on the call of this Special Town Meeting for submission to the voters of the Town who are qualified to vote at Town meetings for "yes" or "no" vote by voting machine on the following questions:

Shall the Town of East Windsor appropriate \$2,740,000 for the cost to replace the Middle School roof, including the cost of materials and labor and all alterations, repairs and improvements in connection therewith, as well as engineering, architectural and temporary and permanent financing costs, and authorize the issuance of bonds and notes in the amount of \$2,740,000 to finance such appropriation.

The vote will be conducted at the Town Hall, 11 Rye Street, Broad Brook, Connecticut and the Town Hall Annex, 25 School Street, East Windsor, Connecticut, as the case may be for voters authorized to vote at such polling places, during the hours between twelve o'clock p.m. (in the absence of a contrary determination at the Town Meeting) and eight o'clock p.m. on May 10, 2016. Richard P. Pippin Jr. moved that the foregoing resolution be adopted, seconded by Linda Sinsigallo.

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There was discussion. James Richards made a motion to end the discussion and to move on to the items that we can vote on and then come back to discuss items 1 and 2, seconded by Thomas Stremper. Motion passed.

The following resolution was introduced and read by Dale Nelson.

**Item #3: Resolved:** To consider and vote upon the recommendations of the Board of Selectmen that the polls shall be open from 6:00 a.m. to 8:00 p.m. to conduct the budget referendums on May 10, 2016, May 24, 2016, and June 14, 2016.

Dale Nelson moved that the foregoing resolution be adopted, seconded by James Richards.

Dale Nelson made a motion to amend the resolution to show that the referendums are May 10, 2016, May 24, 2016 and June 7, 2016. James Richards seconded the motion. All were in favor of the amended motion.

The amended resolution was adopted.

The following resolution was introduced and read by Gayle Carolus.

**Item #4: Resolved:** To consider and approve the proposed Ordinance Establishing a Tax Incentive Program for Substantial New Investment in the Town of East Windsor.

Gayle Carolus moved that the foregoing resolution be adopted, seconded by Jason Bowsza.

## **Proposed Ordinance Establishing a Tax Incentive Program for Substantial New Investment in the Town of East Windsor**

### **Purpose**

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

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

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

Whereas, the Board of Selectmen is supportive of the creation of an agricultural and business tax incentive program,

Now Therefore the Board of Selectmen hereby endorses the following policy by resolution and refers this proposed Ordinance to a Special Town meeting acting as the legislative body of the Town of East Windsor and urges its adoption pursuant to CGS 12-65b and CGS 12-81m.

### **Part One. Pursuant to CGS 12-81m Agricultural Investment Incentives**

#### **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 Selectmen and Board of Finance enter into a written agreement to abate up to 50 percent of the real property taxes for a period up to 2 years on new improvements that cost not less than five hundred thousand dollars.

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**Part Two Pursuant to CGS 12-65b Certain non-agricultural enterprises tax incentives for Investments**

**Property Uses eligible for consideration:**

- Office uses
- Retail uses
- Permanent residential uses
- Transient residential uses limited to hotels and motels
- Manufacturing uses
- Warehouse, storage or distribution uses
- Information technology uses
- Recreational facilities
- Transportation facilities
- Mixed use developments containing one or more multifamily or single-family dwelling units and one or more commercial, public, institutional, retail, office or industrial uses consistent with CGS 8-13m
- Health system (as defined in CGS 19a-508c) uses

The Town may, by an affirmative vote of the Board of Selectmen, enter into a written agreement fixing the assessment of real property and all new improvements thereon or therein to the following extent:

- a) Up to fifty percent reduction of increase in 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 of increase in assessment for a period up to 7 years provided the cost of new improvements is *not less than three million dollars*

**Part Three Review Criteria**

In reviewing proposed agreements for tax incentives under Part One and Part Two the Board of Selectmen 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.

**Part Four Termination Provision**

The Town may include in any agreement fixing the assessment or any agreement abating taxes a termination provision that provides for the termination of the agreement if any provision of the agreement is not met.

**Part Five Sole Discretion of Board of Selectmen**

Nothing in this policy shall require the Town of East Windsor to enter into a tax incentive agreement. The final decision to enter into a tax incentive agreement is at the sole discretion of the Board of Selectmen.

**Part Six Administration of Tax Incentive Policy**

The First Selectman or his/her designee shall be responsible for developing an application and review package. Once approved by the Board of Selectmen, a Tax Incentive Agreement will be administered by the Assessor.

There was some discussion.

The resolution was adopted.

The following resolution was introduced and read by Thomas Stremper.

**Item #5: Resolved:** To consider and approve a supplemental appropriation in the amount \$63,856 for Police Department contract settlements.

Thomas Stremper moved that the foregoing resolution be adopted, seconded by James Richards. There was discussion.

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Motion to move the question by Linda Sinsigallo, 2<sup>nd</sup> by James Richards. There was a 2/3 vote yes to move to the question.

The resolution was adopted.

Motion by Dale Nelson to continue to discuss item #1, 2<sup>nd</sup> by Richard P. Pippin, Jr. The motion passed and item # 1 was discussed further but not voted on.

The following resolution was introduced and read by Jason Bowsza .

**Item #2: Resolved:** To consider and discuss (but not to vote on) the appropriation and bond authorization of \$2,740,000 for the costs of Various Public Improvement Projects including i) the repair of the Broad Brook Pond Dam including, but not limited to, the cost of materials, construction and reconstruction, site restoration, permitting and inspection, and ii) the repair and reconstruction of various roads in the Town including, but not limited to, the costs for materials and site restoration, milling and paving, demolition and disposal costs, and all alterations, repairs and improvements in connection therewith, as well as engineering, architectural and temporary and permanent financing costs, and to meet said appropriation and in lieu of a tax therefor, bonds of the Town be issued pursuant to Chapter 109 of the Connecticut General Statutes, as amended, the Town Charter or any other provision of law thereto enabling, in the amount of \$2,740,000 or so much as may be necessary after deducting grants or other sources of funds available therefore and the First Selectman and the Town Treasurer be authorized to issue and sell bonds or temporary notes of the Town in an amount not to exceed \$2,740,000 in anticipation of the receipt of the proceeds from the sale of such bonds and to determine the amount, date, date of maturity, interest rate, form and other details of such notes and bonds. The full text of the resolutions adopted by the Board of Selectmen and the Board of Finance concerning the Various Public Improvement Projects are available for review at the Town Clerk's office.

All those persons qualified to vote in Town meetings of the Town are hereby further notified that pursuant to Section 7-7 of the Connecticut General Statutes and the Town Charter, the Board of Selectmen have removed the above item on the call of this Special Town Meeting for submission to the voters of the Town who are qualified to vote at Town meetings for "yes" or "no" vote by voting machine on the following questions:

Shall the Town of East Windsor appropriate \$2,740,000 for the cost of Various Public Improvement Projects including i) the repair of the Broad Brook Pond Dam including, but not limited to, the cost of materials, construction and reconstruction, site restoration, permitting and inspection, and ii) the repair and reconstruction of various roads in the Town including, but not limited to, the costs for materials and site restoration, milling and paving, demolition and disposal costs, and all alterations, repairs and improvements in connection therewith, as well as engineering, architectural and temporary and permanent financing costs, and authorize the issuance of bonds and notes in the amount of \$2,740,000 to finance such appropriation.

The vote will be conducted at the Town Hall, 11 Rye Street, Broad Brook, Connecticut and the Town Hall Annex, 25 School Street, East Windsor, Connecticut, as the case may be for voters authorized to vote at such polling

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places, during the hours between twelve o'clock p.m. (in the absence of a contrary determination at the Town Meeting) and eight o'clock p.m. on May 10, 2016.

Jason Bowsza moved that the foregoing resolution be adopted, seconded by Linda Sinsigallo  
Item # 2 was discussed but not voted on.

Linda Sinsigallo made a motion to adjourn, seconded. Meeting adjourned at 8:35 PM.

Respectfully Submitted,  
Joanne M. Slater  
Town Clerk