



Council Agenda

Council Chambers
Windsor Town Hall
February 5, 2024



Zoom Instructions

Dialing in by Phone Only:

Please call: **309 205 3325 or 312 626 6799**

1. When prompted for participant or meeting ID enter: **814 8573 7120** and then press #
2. You will then enter the meeting muted. During 'Public Comment' if you wish to speak press *9 to raise your hand.
Please give your name and address prior to voicing your comments.

Joining in by Computer:

Please go to the following link: <https://us02web.zoom.us/j/81485737120>

When prompted for participant or meeting ID enter: **814 8573 7120**

1. Only if your computer has a microphone for two way communication, then during Public Comment if you wish to speak press **Raise Hand** in the webinar control. If you do not have a microphone you will need to call in on a phone in order to speak.
2. During 'Public Comment' if you do not wish to speak you may type your comments into the Q&A feature.

7:15 PM Public Hearing

- To hear public comment on the FY 2025 Budget
- To hear public comment on an ordinance entitled, "AN ORDINANCE APPROPRIATING \$1,810,000 FOR COSTS IN CONNECTION WITH THE INTERNATIONAL DRIVE RECONSTRUCTION PROJECT; AND AUTHORIZING THE ISSUE OF \$1,810,000 BONDS AND NOTES TO FINANCE THE APPROPRIATION."

7:30 PM Regular Council Meeting

1. ROLL CALL
2. PRAYER OR REFLECTION – Deputy Mayor Klase
3. PLEDGE OF ALLEGIANCE – Deputy Mayor Klase
4. PROCLAMATIONS/AWARDS
 - a) Proclamation honoring Len Hellerman
5. PUBLIC COMMUNICATIONS AND PETITIONS
(Three minute limit per speaker)
6. COMMUNICATIONS FROM COUNCIL MEMBERS
7. REPORT OF APPOINTED BOARDS AND COMMISSIONS
 - a) Board of Education



-
8. TOWN MANAGER'S REPORT
 9. REPORTS OF STANDING COMMITTEES
 10. ORDINANCES
 11. UNFINISHED BUSINESS
 - a) *Approve a bond ordinance entitled, "AN ORDINANCE APPROPRIATING \$1,810,000 FOR COSTS IN CONNECTION WITH THE INTERNATIONAL DRIVE RECONSTRUCTION PROJECT; AND AUTHORIZING THE ISSUE OF \$1,810,000 BONDS AND NOTES TO FINANCE THE APPROPRIATION"
 - b) *Approve an appropriation in the amount of \$4,355,000 for the development of Wilson Park project at 458 Windsor Avenue utilizing \$4,000,000 from the Connecticut Community Investment Fund and \$355,000 in American Rescue Funds (Town Manager)
 - c) *Approve a resolution to set a referendum date and approve ballot language for the Wilson Park project at 458 Windsor Avenue (Town Manager)
 12. NEW BUSINESS
 - a) *Approve an appropriation in the amount of \$19,000 from the General Fund Unassigned Fund Balance for costs in association with the Wilson Park referendum (Town Manager)
 - b) *Presentation of October 2023 Grand List (Town Manager)
 - c) *Act on a resolution calling for an immediate de-escalation and permanent ceasefire in Israel and Palestine (Councilor Naeem)
 - d) Consider settlement in Great Pond Preserve Ventures vs. Town of Windsor (Town Manager)
 13. *RESIGNATIONS AND APPOINTMENTS
 14. MINUTES OF PRECEDING MEETINGS
 - a) *Minutes of the January 16, 2024 Regular Town Council Meeting
 15. PUBLIC COMMUNICATIONS AND PETITIONS
(Three minute limit per speaker)
 16. EXECUTIVE SESSION
 - a) Strategy and negotiations with respect to pending claims and litigation (Great Pond Preserve Ventures vs Town of Windsor)
 17. ADJOURNMENT

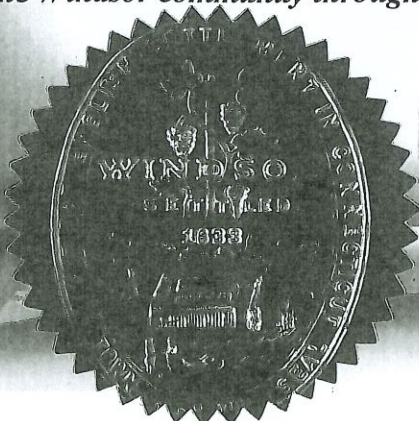
Proclamation

*Honoring
Dr. Leonard Hellerman*

- WHEREAS,** Dr. Leonard Hellerman has been a resident of Windsor since 1956 with his lovely wife Betty. He was discharged from the Navy in 1956 when he began his dental practice in Windsor as the first tenant in the then new Windsor Federal Savings Bank building overlooking the Windsor town green; and,
- WHEREAS,** Len has been fascinated with and began creating photography at the early age of fourteen. Since retiring from the dental field, Len has been able to spend more time on his photography to expand his repertoire; and,
- WHEREAS,** Len's photography has been exhibited in many places including Real Art Ways in Hartford, West Hartford Art League, University of Connecticut Medical-Dental School, Cornell Museum in Delray Beach, Florida, Wintonbury Art League, Hartford Hospital, Palm Beach Photographic Centre and the Connecticut Academy of Fine Arts to name a few; and,
- WHEREAS,** Len also lectures on the subject of photographic composition. He has been the recipient of many awards of the Charter Oak Photographic Society in Hartford and has also received honors from the Loxahatchee National Wildlife Preserve, Connecticut Rivers Contest, Henry Clay Estate Photo contest, West Hartford Art League, Mystic Outdoor Art Festival and the New Milford Outdoor Art Festival; and,
- WHEREAS,** Len has generously donated his photographic art to the Town of Windsor for the past 30 years to use in publications, most notably 78 (and counting) stunning cover photos for the town's "There's a Lot to do in Windsor" magazine.

THEREFORE, BE IT PROCLAIMED BY THE MAYOR OF WINDSOR THAT:

Dr. Leonard Hellerman is recognized, honored and thanked for all his contributions to the Windsor community through his photography and other artistic offerings.




Nuchette Black-Burke
Mayor of Windsor
February 5, 2024

Agenda Item Summary

Date: February 5, 2024

To: Honorable Mayor and Members of the Town Council

Prepared By: Suzanne Choate, P.E., Town Engineer

Reviewed By: Peter Souza, Town Manager 

Subject: International Drive Rehabilitation - Construction

Background

International Drive is a highly used urban roadway with heavy truck volumes. Average Daily Traffic (ADT) is estimated at approximately 7,000 vehicles per day. The most recent pavement evaluations indicate that the pavement condition of a substantial portion of International Drive southbound is within the fair to poor range with a pavement condition index (PCI) as low as 51 on the roadway. Transverse and longitudinal cracking, alligator cracking, as well as potholing and patching are visible in the pavement.

In 2020 the Town submitted two applications for state funding, through the Connecticut Department of Transportation's (CT DOT) Local Transportation Capital Improvement Program (LOTICIP) for the pavement rehabilitation of this roadway. One application was for Phase 1 (Northbound) and the second was for Phase 2 (Southbound). Phase 1 was awarded LOTICIP funding. In 2023, the northbound lanes of International Drive were reconstructed. The southbound lanes, Phase 2 of the project was not awarded grant funding.

At this time, a bond ordinance is respectively being requested to fund Phase 2 – reconstruction of the southbound two lanes from the East Granby town line to the intersection of Rainbow Road. The project length is approximately 3,800 linear feet.

Design of Phase 2 was completed in conjunction with the Phase 1 under a Town Council appropriation of \$85,000 at the November 2, 2020 meeting and additionally by \$38,000 at the June 7, 2021 meeting.

Discussion/Analysis

The project will remove and replace all asphalt and place it with 8" of new bituminous concrete. In areas of less than 6" of granular base, additional processed aggregate will be placed and compacted. Project scope also includes replacing bituminous curbing and catch basin tops along the roadway. Design of Phase 2 was completed in conjunction with the Phase 1 design

The project is part of the FY24 CIP. The construction was recently bid. At this time, staff is seeking funding for the construction of this project. If funding is approved, the construction is expected to commence in the spring of 2024 and be complete in the fall of 2024 depending on weather.

Financial Impact

The project costs are as follows:

| | |
|-----------------------------|--------------|
| Construction | \$ 1,480,000 |
| Inspection, testing, survey | \$ 148,000 |
| Contingency | \$ 148,000 |
| Bonding | \$ 34,000 |
| Total | \$ 1,810,000 |

This project is in the Capital Improvement Program (CIP) for the FY24 fiscal year. The CIP allocated \$2,290,000 for this project. Based on received bids, the requested funding is in the amount of \$1,810,000 in bonding. The estimated average annual debt service, based on a 15 year term and a 5% interest rate is \$169,000.

Other Board Action

None

Recommendations

If the Town Council is in agreement, the following motions are recommended for approval:

1) Waiving of the Reading

“RESOLVED, that the reading into the minutes of the text of the ordinance entitled, “AN ORDINANCE APPROPRIATING \$1,810,000 FOR COSTS IN CONNECTION WITH THE INTERNATIONAL DRIVE RECONSTRUCTION PROJECT; AND AUTHORIZING THE ISSUE OF \$1,810,000 BONDS AND NOTES TO FINANCE THE APPROPRIATION” is hereby waived, the full text of the ordinance having been distributed to each member of the Council and copies being made available to those persons attending this meeting; and that the full text of the ordinance be recorded with the minutes of this meeting.”

2) Approve an Ordinance

“MOVE to approve an ordinance entitled, “AN ORDINANCE APPROPRIATING \$1,810,000 FOR COSTS IN CONNECTION WITH THE INTERNATIONAL DRIVE RECONSTRUCTION PROJECT; AND AUTHORIZING THE ISSUE OF \$1,810,000 BONDS AND NOTES TO FINANCE THE APPROPRIATION.”

Attachments

Bond Ordinance

AN ORDINANCE APPROPRIATING \$1,810,000 FOR COSTS IN CONNECTION WITH THE INTERNATIONAL DRIVE RECONSTRUCTION PROJECT; AND AUTHORIZING THE ISSUE OF \$1,810,000 BONDS AND NOTES TO FINANCE THE APPROPRIATION

BE IT HEREBY ORDAINED,

Section 1. That the Town of Windsor appropriate ONE MILLION EIGHT HUNDRED TEN THOUSAND DOLLARS (\$1,810,000) for costs in connection with the roadway reconstruction of International Drive, comprised of new roadway pavement and curbing, as well as other related items, including drainage improvements, line striping and other related improvements (the "Project"). The appropriation may be spent for construction, inspection fees, engineering fees, consultant fees, right-of-way costs, equipment, printing, legal fees, net interest on borrowings and other financing costs, and other expenses related to the Project and its financing. The Town Engineer is authorized to determine the scope and particulars of the Project and may reduce or modify the Project scope, and the entire appropriation may be expended on the Project as so reduced or modified.

Section 2. That the Town issue bonds or notes in an amount not to exceed ONE MILLION EIGHT HUNDRED TEN THOUSAND DOLLARS (\$1,810,000) to finance the appropriation for the Project. The amount of bonds or notes authorized to be issued shall be reduced by the amount of grants received by the Town for the Project and not separately appropriated to pay additional Project costs. The bonds or notes shall be issued pursuant to Sections 7-369 of the General Statutes of Connecticut, Revision of 1958, as amended, and any other enabling acts. The bonds or notes shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town.

Section 3. That the Town issue and renew temporary notes from time to time in anticipation of the receipt of the proceeds from the sale of the bonds or notes or the receipt of grants for the Project. The amount of the notes outstanding at any time shall not exceed ONE MILLION EIGHT HUNDRED TEN THOUSAND DOLLARS (\$1,810,000). The notes shall be issued pursuant to Section 7-378 of the General Statutes of Connecticut, Revision of 1958, as amended. The notes shall be general obligations of the Town and shall be secured by the irrevocable pledge of the full faith and credit of the Town. The Town shall comply with the provisions of Section 7-378a of the General Statutes if the notes do not mature within the time permitted by said Section 7-378.

Section 4. That the Town Manager and either the Treasurer or the Director of Finance of the Town shall sign any bonds or notes by their manual or facsimile signatures. The Director of Finance shall keep a record of the bonds and notes. The law firm of Pullman & Comley, LLC is designated as bond counsel to approve the legality of the bonds or notes. The Town Manager and either the Treasurer or the Director of Finance are authorized to determine the amounts, dates, interest rates, maturities, redemption provisions, form and other details of the bonds or notes; to designate one or more banks or trust companies to be the certifying bank, registrar, transfer agent and paying agent for the bonds or notes; to provide for the keeping of a record of the bonds or notes; to designate a financial advisor to the Town in connection with the sale of the bonds or notes; to sell the bonds or notes at public or private sale; to deliver the bonds or notes; and to perform all other acts which are necessary or appropriate to issue the bonds or notes.

Section 5. That the Town hereby declares its official intent under Federal Income Tax Regulation Section 1.150-2 that Project costs may be paid from temporary advances of available funds and that (except to the extent reimbursed from grant moneys) the Town reasonably expects to reimburse any such advances from the proceeds of borrowings in an aggregate principal amount not in excess of the amount of borrowing authorized above for the Project. The Town Manager and either the Treasurer or the Director of Finance are authorized to amend such declaration of official intent as they deem necessary or advisable and to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds or notes authorized by this resolution, if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years.

Section 6. That the Town Manager and either the Treasurer or the Director of Finance are authorized to make representations and enter into written agreements for the benefit of holders of the bonds or note to provide secondary market disclosure information, which agreements may include such terms as they deem advisable or appropriate in order to comply with applicable laws or rules pertaining to the sale or purchase of such bonds or notes.

Section 7. That the Town Council, the Town Manager, the Treasurer, the Director of Finance, the Town Engineer, and other proper officers and officials of the Town are authorized to take all other action which is necessary or desirable to complete the Project and to issue bonds or notes to finance the aforesaid appropriation.

APPROVED AS TO FORM:

Bond Counsel

ATTEST:

Town Clerk

Distributed to Town Council

1/16/24

Public Hearing Advertised

1/19/24

Public Hearing

2/5/24

Adopted


Advertised

Effective Date

Agenda Item Summary

Date: February 5, 2024

To: Honorable Mayor and Members of the Town Council

Prepared By: Peter Souza, Town Manager 

Subject: Authorize Funding of Proposed Wilson Park & Set Referendum Date

Background

Over the past several years, the topic of preferred re-uses of the vacant town-owned parcel at 458 Windsor Avenue has been discussed by the Town Council. A series of steps to gather community input have been taken since 2018. On November 16, 2020, the Town Council requested staff prepare a concept plan for the 5.68 acre parcel to reflect neighborhood open space with park improvements and amenities.

A multi-disciplinary staff team created two high level concepts for a gateway community park. In developing the concepts, staff reviewed information gathered from previous community input efforts including an online survey and discussions with the Wilson/Deerfield Advisory Committee.

In 2022 our design firm, BSC Group, and town staff conducted a multi-channel approach to securing input on the design. The town received a \$4.0M grant award for the Community Investment Fund 2030 (CIF) this past fall.

At this time, it is recommended the Town Council consider the following: approve an appropriation, as well as a resolution to set a referendum date of March 12, 2024, and ballot question. The project per Sec 9-3 of the *Town Charter* requires a referendum as it exceeds 3% of this fiscal year's tax levy.

Discussion

This parcel, at the gateway to Wilson, provides an opportunity to develop an inviting multi-purpose park that helps bring neighborhood and community residents together in both informal and formal ways. To help guide the park design process, the following vision or goal elements were utilized:

- Connect people and places
- Activate public space for individuals / families and community
- Enhance the gateway to the neighborhood
- Complement existing and future park network and assets

The park design includes a range of features such as walking paths, significant play features for children, informal gathering areas, performance or event spaces, and ample landscaping.

Town staff and the design firm, BSC Group, conducted a multi-channel approach to securing input on the design and proceeded to develop construction plans and bid documents.

Site enhancements include site grading, utilities, parking areas / walkways, and allocations for site amenities, play structures, pavilion/amphitheater and furnishings. Based on bids received, the project cost including a contingency is estimated to be \$4.35M. This exciting project will transform a long underutilized parcel into a multi-dimensional park that will provide an array of amenities for the neighborhood residents as well as the entire community.

If authorized and approved at a referendum, construction would be anticipated to start early this summer and be completed for use in summer 2025.

It is proposed that the Town Council consider setting a referendum question for the full project scope on March 12, 2024. In order to do so, a formal vote on the date and the ballot question would need to be taken by no later than February 5, 2024.

Financial Impact

This project is in the current fiscal year's Capital Improvements Program (CIP), with a preliminary cost estimate of \$4,500,000. Based on project bids received, the remaining project costs are now estimated to be \$4,355,000 including inspection, construction administration and contingency. The project cost elements are as follows:

| | |
|------------------|----------------|
| Construction | \$3,700,000 |
| Inspection/Admin | 145,000 |
| Contingency | <u>510,000</u> |
| Total | \$4,355,000 |

It is recommended the project be fully funded through use of \$4,000,000 in Connecticut Community Investment Grant funds and \$355,000 in Federal American Rescue Funds (ARF). The State funds are through a reimbursement grant and the town will make periodic reimbursement requests.

In July 2022 the Council allocated \$500,000 in American Rescue Plan Act funds towards the project. \$145,000 of these funds have been utilized for design services. Leaving \$355,000 available for the project construction.

Other Board Action

The Wilson/Deerfield Advisory Committee has expressed support in maintaining the property as community open space and the concept plans presented. Staff have continued to update the Wilson/Deerfield Advisory Committee about the status of the project.

The Town Planning & Zoning Commission reviewed and approved the site plan in July of 2023.

Recommendation

If the Town Council is in agreement, the following motions are recommended for approval:

Item 11 b) Approve an Appropriation

“MOVE to approve an appropriation entitled, “AN APPROPRIATION OF \$4,355,000 FOR THE DEVELOPMENT OF THE WILSON PARK PROJECT, AND AUTHORIZING THE USE OF \$4,000,000 IN CONNECTICUT COMMUNITY INVESTMENT FUNDS AND \$355,000 IN AMERICAN RESCUE FUNDS TO FINANCE THE APPROPRIATION.”

Item 11 c) Approve Resolution Setting Referendum Date and Question

MOVE to approve the following resolution: “RESOLVED, pursuant to Section 9-3(a) of the Charter, the appropriation entitled ‘**AN APPROPRIATION OF \$4,355,000 FOR THE DEVELOPMENT OF THE WILSON PARK PROJECT, AND AUTHORIZING THE USE OF \$4,000,000 IN CONNECTICUT COMMUNITY INVESTMENT FUNDS AND \$355,000 IN AMERICAN RESCUE FUNDS TO FINANCE SAID APPROPRIATION**’ shall be submitted to the voters of the Town on Tuesday, March 12, 2024, between the hours of 6:00 A.M. and 8:00 P.M. (prevailing time) in the manner provided by the Town Charter and the Connecticut General Statutes, Revision of 1958, as amended, and the procedures set out in subsection (b)(2) of Section 9-369d of the Connecticut General Statutes, Revision of 1958, as amended, which procedures are hereby chosen and approved in accordance with subsection (b)(1) of Section 1 of said statute. Electors shall vote on the question at their respective polling places. Voters who are not electors shall vote on the question at the Windsor Town Hall. Absentee ballots will be available from the Town Clerk's office.

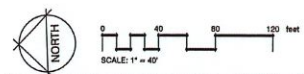
FURTHER RESOLVED, that said resolution shall be placed upon the voting machines or paper ballots under the following heading:

"SHALL THE TOWN OF WINDSOR APPROPRIATE \$4,355,000 FOR THE WILSON PARK PROJECT AND AUTHORIZE THE USE OF \$4,000,000 IN CONNECTICUT COMMUNITY INVESTMENT FUNDS AND \$355,000 IN AMERICAN RESCUE FUNDS TO FINANCE SAID APPROPRIATION?"

Voters approving said ordinance will vote "Yes" and those opposing said ordinance will vote "No." Absentee ballots will be available from the Town Clerk's office.

FURTHER RESOLVED, that the Town Clerk is authorized and directed to post and publish notice of said referendum, to be incorporated into the notice of the aforesaid election.”

Attachments
Project Plan



WILSON GATEWAY PARK - WINDSOR, CT


DECEMBER 12, 2022

CONCEPT
BSC GROUP

Agenda Item Summary

Date: February 5, 2024

To: Honorable Mayor and Members of the Town Council

Prepared By: Peter Souza, Town Manager 

Subject: Authorize Funding of Wilson Park Referendum

Background

The proposed Wilson Park project per Sec 9-3 of the *Town Charter* requires a referendum as it exceeds 3% of this fiscal year's tax levy. The Elections portion of the adopted FY 24 budget does not have enough available funds to meet the anticipated cost to hold a referendum at all seven polling locations. Therefore it is recommended the Town Council consider appropriating funds to meet the estimated expense.

Discussion

The estimated cost of conducting the referendum is \$19,000. This includes printing of ballots and poll workers at all seven poll locations assuming the voting hours are 6:00 AM to 8:00 PM. It is estimated that 50 to 55 poll workers are needed to cover all polling locations.

The recommended funding source is the General Fund Unassigned Fund Balance

Financial Impact

The estimated cost of the referendum is \$19,000. This includes printing and poll workers. The recommended funding source is the General Fund Unassigned Fund Balance.

Other Board Action

None

Recommendation

If the Town Council is in agreement, the following motion is recommended for approval:

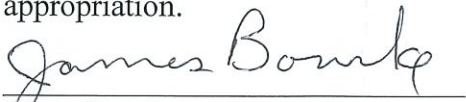
“MOVE to approve an appropriation of \$19,000 from the General Fund Unassigned Fund Balance for expenses related to the Wilson Park referendum.”

Attachments

None

Certification

I hereby certify that \$19,000 is available in the General Fund Unassigned Fund to meet the above appropriation.




James Bourke
Finance Director

Agenda Item Summary

Date: February 5, 2024

To: Honorable Mayor and Members of the Town Council

Prepared By: Joshua Gaston, Assistant Assessor

Reviewed By: Peter Souza, Town Manager 

Subject: October 2023 Grand List and Property Revaluation

Background

The Grand List is comprised of real property (land and improvements), commercial personal property and motor vehicles. Each year the Grand List is required to be prepared by no later than January 31st to reflect values as of the previous October 1st. The October 2023 Grand List reflects the results of the state mandated property revaluation, which the town is required to conduct a minimum of every five years. This item is presented for information purposes and no action is requested of the Town Council.

Discussion/Analysis

The purpose of a revaluation is to determine the current fair market value of all properties. For property tax purposes, state law requires that municipalities assess all property at 70% of its current fair market value. Notices were mailed to each property owner in late November indicating both the prior and the new value. In December, property owners who believed that their new value did not reflect a fair assessment had the opportunity to schedule an informal hearing with the either the revaluation contractor (Vision Government Solutions) for residential properties, or the Town Assessor for commercial properties. Property owners scheduled informal hearings for less than 15% or 75 commercial or industrial properties, and less than 4% or 425 residential properties. 244 properties had their values adjusted after the informal hearing.

If at this point a property owner would still like to formally appeal their valuation, they are required to make an application to the Board of Assessment Appeals by 5:00 p.m. on February 20, 2024. Appeal forms can be found in the Assessor's office at town hall, or under the documents section of the Assessor's page on the town website at <https://townofwindsorct.com/assessor/>. Appeal hearings will be held in March, and in April if necessary.

Overall, the October 1, 2023 Net Taxable Grand List totals \$4,439,061,648 which is an increase of \$884,561,097 or 24.89%.

Changes by property category.

Real Estate – an increase of \$838,203,876 or 31.5 %.

Vehicles - a decrease of \$19,047,758 or - 6.2%

Personal Property – an increase of \$65,404,979 or 11.1%

The table below breaks down the overall real estate category by property type and the corresponding percentage change from the October 1, 2023 Grand List.

| Property Type | Net Assessment Change |
|---|-----------------------|
| 1, 2 & 3 family residential property | 49.7% |
| Condos and Planned Communities | 42.5% |
| Apartments | 59.6% |
| Non-Residential property (office, commercial, industrial) | 4.9% |
| Total Real Estate List | 31.5% |
| | |
| <i>Non-Residential (w/o office building decreases)</i> | <i>19.7%</i> |

There are a number of noteworthy increases in real estate assessed value. The largest single increase is the Kennedy Road Amazon facility with an assessed value change equally of \$39.9M. This is primarily due to the second year of their three year tax abatement phasing out. The new Target distribution facility at 500 Groton Road added \$32.2M in assessed value and the value of the apartments at Great Pond Village increased by approximately \$20M.

Significant decreases in the value of office buildings in the wake of the COVID-19 pandemic created a significant drag on the overall commercial / industrial real estate category. For example, the large office complexes owned by VOYA and The Hartford and the multi-tenant office building at 175 Addison Road experienced a collective \$90.4M decrease in assessed value. The resulting increase in value was 4.9% in the commercial / industrial segment.

Overall values of motor vehicles decreased by 6.24%. This is the first decrease in several years even though there are slightly more vehicles registered in town versus October 2022. Car values are based on the JD Power pricing guides which are updated each year.

The commercial personal property category increased by 11.07%. Changes of note in the business personal property category include an increase of \$36.3M in value for Amazon; \$9.5M for Eversource/Connecticut Light and Power; and \$6.7M for IBM Credit related to leased IT equipment. New companies to town, Specialty Printing and Dudleytown Brewing, collectively added over \$4M in personal property value.

Combining the smaller percentage increase in commercial and industrial values, with a loss in motor vehicle values and the skyrocketing increases in residential home values, the residential property category and condos/planned community category combined now make up approximately 52% of the total 2023 Grand List compared to 43% of the total 2022 Grand List. (see attached)

Please note the Grand List value used for preparing the FY 25 proposed operating budget will be adjusted downward from the overall 24.89% increase as we need to account for potential adjustments by the Board of Assessment Appeals, property assessment appeals at Superior Court, as well as tax exemptions for seniors, volunteer firefighters and adjustments to/sales of motor vehicles prior to billing in late spring.

Taxes for fiscal year 2025 will not be determined until a mill rate is established during the budget process. While it is forecast that the mill rate for July 2024 will decrease, there are several more variables including alterations in State Aid and non-tax revenues as well as budgeted expenditure levels for FY 25 that must be factored into the equation prior to a proposed mill rate being established.

Other Board Action

The Board of Assessment Appeals will conduct formal appeal hearings in March and potentially April 2024, for any appeal received by February 20, 2024. Appeal forms can be found in the assessor's office at town hall, or under the documents section of the assessor's page on the town website at <https://townofwindsorct.com/assessor/>. All BAA appeal forms must be received in the Assessor's office by 5:00 PM, Tuesday, February 20, 2024 for the Board to hear the appeal.

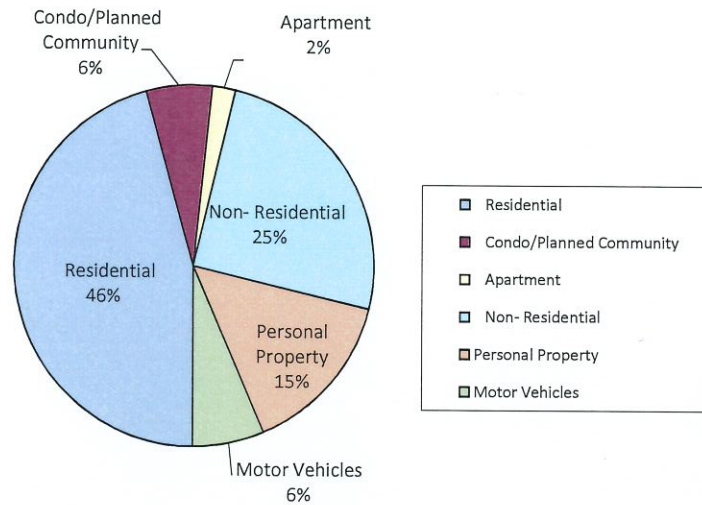
Recommendations

None

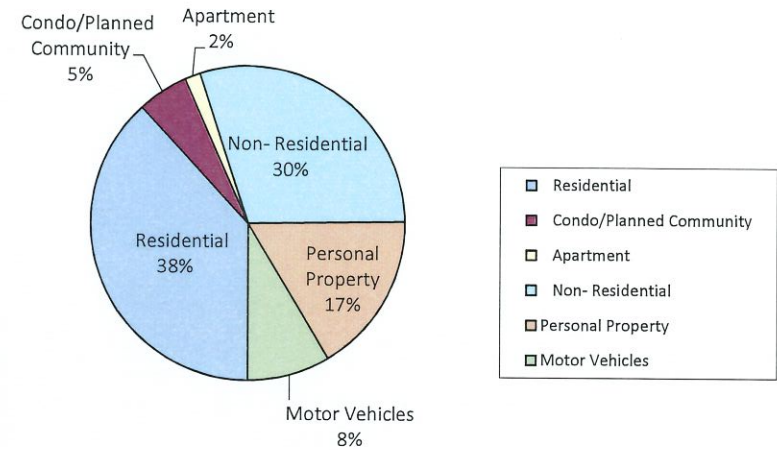
Attachments

Comparison of Prior and Current Grand List Component Values
Assessor's Memo on Overall October 2023 Grand List

10/1/23 Grand List - Net Assessments



10/1/22 Grand List - Net Assessments



| Property Type | 2023 Net Assessment | 2022 Net Assessment | \$ Change | % Change |
|--------------------------|----------------------|----------------------|--------------------|---------------|
| <u>Real Estate</u> | 3,496,209,752 | 2,658,005,876 | 838,203,876 | 31.54% |
| Residential | 2,028,760,290 | 1,355,522,541 | 673,237,749 | 49.67% |
| Condo/Planned Community | 263,181,870 | 184,655,696 | 78,526,174 | 42.53% |
| Apartment | 93,028,440 | 58,290,387 | 34,738,053 | 59.59% |
| Non-Residential | 1,111,239,152 | 1,059,537,252 | 51,701,900 | 4.88% |
| <u>Personal Property</u> | 656,417,526 | 591,012,547 | 65,404,979 | 11.07% |
| <u>Motor Vehicles</u> | 286,434,370 | 305,482,128 | (19,047,758) | -6.24% |
| Total Grand List | 4,439,061,648 | 3,554,500,551 | 884,561,097 | 24.89% |



To: Peter Souza, Town Manager
James Bourke, Finance Director

From: Lawrence LaBarbera, Town Assessor, CCMA II, ASA

Date: January 29, 2024

Subject: October 1, 2023 Grand List

The October 1, 2023 Net Taxable Grand List totals **\$4,439,061,648** which is an increase of **\$884,561,097** or **24.89%** compared to last year's total. Real Property increased mainly due to the recent revaluation and the reductions in tax abatements. Personal Property increased primarily due to the new equipment installed at the Amazon facility on Kennedy Road. The Motor Vehicle Grand List decreased compared to 2022 in value even though the number of vehicles increased.

I. REAL ESTATE

The Real Estate portion of the October 1, 2023 Grand List totals **\$3,496,209,752** which is an increase of **\$838,203,876** or **31.54%** over last year. This increase is primarily due to the October 2023 revaluation. The phase-out of the tax agreement on Amazon's Kennedy Road warehouse also contributed to the increase. The three large reductions are all corporate office buildings.

The major changes to this year's Grand List are shown below:

| <u>Property Address</u> | <u>Owner Name</u> | <u>Grand List Change</u> |
|--|-----------------------------------|--------------------------|
| 1215 Kennedy Road | Amazon.com Services LLC | \$39,948,162 |
| 500 Groton Road | NP BGO Great Pond LLC | \$32,248,510 |
| 100 Lexington Street & 111 Newport Road | Preserve Ventures LLC | \$20,328,070 |
| 200 Old Iron Ore Road | WE 200 Old Iron Ore Owner LLC | \$12,341,770 |
| 1190 Kennedy Road | NBPIV Kennedy LLC | \$12,084,590 |
| 69 Mechanic Street | Olde Windsor Station LLC | \$9,472,050 |
| 200 Great Pond Drive | 200 Great Pond Drive Real Estate | \$6,554,310 |
| 755 Rainbow Road | Tradeport Development V LLC | \$5,009,810 |
| 175 Addison Road | 175 Addison Property Owner LLC | (\$25,429,880) |
| 1 Griffin Road North | Hartford Financial Services Group | (\$31,094,350) |
| 1 Orange Way | Voya Retirement Insurance | (\$33,943,700) |

II. PERSONAL PROPERTY

The Personal Property portion of the October 1, 2023 Grand List totals **\$656,417,526** which is an increase of **\$65,404,979** or **11.07%** above last year. There are 1,234 accounts, down from last year's 1,282. The top 50 accounts comprise 87% of the Personal Property Grand List.

The major changes to this year's Grand List are shown below:

| <u>Company</u> | <u>Description of Property</u> | <u>Grand List Change</u> |
|----------------------------------|--------------------------------|--------------------------|
| Amazon.com & Logistics | Warehouse/Distribution | \$36,336,191 |
| Connecticut Light & Power | Public Utility | \$9,577,006 |
| IBM Credit LLC | Leasing Company | \$6,768,854 |
| UPS Expedited Mail Services | Transportation/Distribution | \$6,409,220 |
| SCA Pharmaceuticals LLC | Research/Development | \$5,607,605 |
| Walgreen Eastern Co | Warehouse/Distribution | \$3,105,462 |
| Specialty Printing LLC | Manufacturing | \$2,364,351 |
| Dudleytown Brewing Company | Restaurant/Brewer | \$1,793,218 |
| Travelers Indemnity Company | Financial Services | \$1,214,558 |
| Cigna Health & Life Insurance Co | Financial Services | (\$1,607,789) |
| IBM Credit Corporation | Leasing Company | (\$2,777,915) |
| Aetna Life Insurance Company | Financial Services | (\$3,096,919) |
| CELLCO Partnership | Telecommunications | (\$4,154,851) |

III. MOTOR VEHICLES

The Motor Vehicle portion of the October 1, 2023 Grand List totals **\$286,434,370** which is a decrease of **\$19,047,758** or **-6.24%** from last year. This year, according to information provided to us by the Connecticut Department of Motor Vehicles, there are 27,172 registered motor vehicles in Windsor, up from last year's 27,153. The decreased assessment is the result of revised JD Power pricing guides which reflect the lower cost of both new vehicles and used vehicles.



Date: February 5, 2024

To: Honorable Mayor and Members of the Town Council

From: Peter Souza, Town Manager

A handwritten signature in black ink, appearing to read "Peter P. Souza", written over the printed name.

Subject: Proposed Resolution Relative to Israel and Palestine

Attached is a proposed resolution entitled 'Resolution Calling for an Immediate De-escalation and Permanent Ceasefire in Israel and Palestine'. This item is being sponsored by Deputy Mayor Klase and Councilmember Naeem.

If the Town Council is inclined to consider this resolution, the following motion would be in order:

"MOVE that the attached resolution entitled 'Resolution Calling for an Immediate De-escalation and Permanent Ceasefire in Israel and Palestine' be approved."

RESOLUTION CALLING FOR AN IMMEDIATE DE-ESCALATION AND PERMANENT CEASEFIRE IN ISRAEL AND PALESTINE

WHEREAS, the Town of Windsor advocates for the safety, dignity, freedom, and equality of all people, regardless of religion, race, ethnicity, or nationality; and

WHEREAS, the Town of Windsor is committed to promoting peace, unity, and respect for all its residents; and

WHEREAS, we recognize and stand in solidarity with our Muslim and Jewish communities, reaffirming our commitment to their safety, security, and well-being; and

WHEREAS, the sanctity of life should be preserved for all of humanity; and

WHEREAS, the armed violence in Israel and Palestine has claimed the lives of innocent civilians with tens of thousands of lives lost.

WHEREAS, hundreds of thousands of lives are at imminent risk if a cease-fire is not achieved and humanitarian aid is not delivered without delay; and

WHEREAS, the Connecticut Federal Delegation and Federal Government hold immense diplomatic power to save human lives; and

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Town of Windsor calls for an immediate and permanent ceasefire and end to the hostilities in the region which are causing a horrific loss of Palestinian and Israeli life; and
2. We express our unwavering commitment to fostering peace and unity within the Town of Windsor, and representing the voices and concerns of all its citizens; and
3. We stand in solidarity with our Muslim and Jewish communities, affirming our commitment to their safety, security, and inclusion within the fabric of our town; and
4. We urge for the immediate release and disbursement of humanitarian aid in the region; and
5. We urge leaders to prioritize the safety and well-being of all hostages and detainees, recognizing their right to freedom and immediate and unconditional release; and

FURTHER RESOLVED that a copy of this resolution be sent to the Office of the President Joe Biden the Office of the Vice President Kamala Harris, the Offices of U.S. Senators Chris Murphy and Richard Blumenthal, the Office of U.S. Representatives John Larson, Jahana Hayes, Rosa DeLauro, Joe Courtney, and Jim Himes urging them to take immediate action to use their position and influence to call for a ceasefire to urgently end the violence and facilitate the entry and disbursement of humanitarian assistance.



Town Council
Resignations/Appointments/Reappointments
February 5, 2024

Resignations

- A. Accept the resignation of Max Kuziak from the Zoning Board of Appeals**
- B. Accept the resignation of Dave Raney from Greater Hartford Transit District, Library Advisory Board and Hartford Area Cable Television Advisory Council effective April 1, 2024**
- C. Accept the resignation of Loretta Raney from the Historic District Commission and the Zoning Board of Appeals effective April 1, 2024**

Appointments/Reappointments (to be acted upon at tonight's meeting)

None

Names submitted for consideration of appointment

- A. One Democratic Member**
Commission on Aging & Persons with Disabilities
Three Year Term to expire January 31, 2026 or until a successor is appointed
(David Pekarski)

“MOVE to appoint Lois Arsenault as a Democratic member to the Commission on Aging & Persons with Disabilities for a three year term to expire January 31, 2026 or until a successor is appointed.”

B. One *Republican* Member

Capital Improvements Committee

Three Year Term to expire May 5, 2027 or until a successor is appointed

(William Pelkey – resigned)

“MOVE to appoint Brian Bosch as a Republican member to the Capital Improvements Committee for a three year term to expire May 5, 2027 or until a successor is appointed.”

C. One *Democratic* Member

Human Relations Commission

Three Year Term to expire May 31, 2025 or until a successor is appointed

(Leonard Swade)

“MOVE to appoint Natalie Greenfield as a Democratic member to the Human Relations Commission for a three year term to expire May 31, 2025 or until a successor is appointed.”

D. One *Unaffiliated* Member

Wilson/Deerfield Advisory Committee

Three Year Unexpired Term to expire April 30, 2026 or until a successor is appointed

(Tyler Cote – resigned)

“MOVE to appoint Carolyn Joseph as a Democratic member to the Wilson/Deerfield Advisory Committee for a three year unexpired term to expire April 30, 2026 or until a successor is appointed.”

E. One *Democratic* Member

Human Relations Commission

Three Year Unexpired Term to expire May 31, 2025 or until a successor is appointed

(Joyce Armstrong - resigned)

“MOVE to appoint Leigh Ann Tyson as a Democratic member to the Human Relations Commission for a three year unexpired term to expire May 31, 2025 or until a successor is appointed.”

F. One *Republican* Member

Wilson/Deerfield Advisory Committee

Three Year Term to expire April 30, 2026 or until a successor is appointed

(William Pelkey – resigned)

“MOVE to appoint Ken Rosol as an Unaffiliated member to the Wilson/Deerfield Advisory Committee for a three year term to expire April 30, 2026 or until a successor is appointed.”

G. One *Unaffiliated* Member

Wilson/Deerfield Advisory Committee

Three Year Term to expire April 30, 2026 or until a successor is appointed

(Kim McCloud – resigned)

“MOVE to appoint Jennifer Czelazewicz as a Democratic member to the Wilson/Deerfield Advisory Committee for a three year term to expire April 30, 2026 or until a successor is appointed.”

H. One *Democratic* Member

Board of Assessment Appeals

Four Year Term to expire November 11, 2027 or until a successor is appointed

(Milo Peck)

“MOVE to reappoint Milo Peck as a Democratic member to the Board of Assessment Appeals for a four year term to expire November 11, 2027 or until a successor is appointed.”

I. One *Unaffiliated* Member

Commission on Aging & Persons with Disabilities

Three Year Term to expire November 8, 2026 or until a successor is appointed

(Marsha Brown)

“MOVE to reappoint Marsha Brown as an Unaffiliated member to the Commission on Aging & Persons with Disabilities for a three year term to expire November 8, 2026 or until a successor is appointed.”

J. One *Democratic* Member

Conservation Commission

Five Year Term to expire November 30, 2027 or until a successor is appointed

(Bradford Robinson)

“MOVE to reappoint Bradford Robinson as a Democratic member to the Conservation Commission for a five year term to expire November 30, 2027 or until a successor is appointed.”

K. One *Democratic* Member (Resident)

Historic District Commission

Five Year Term to expire October 13, 2028 or until a successor is appointed

(Liz Dupont-Diehl)

“MOVE to reappoint Liz Dupont-Diehl as a Democratic (residential) member to the Historic District Commission for a five year term to expire October 13, 2028 or until a successor is appointed.”

L. One *Democratic Alternate* Member (Non-resident)

Historic District Commission

Two Year Term to expire October 19, 2025 or until a successor is appointed

(Nicole Grant Yonkman)

“MOVE to reappoint Nicole Grant Yonkman as a Democratic Alternate (non-residential) member to the Historic District Commission for a two year term to expire October 19, 2025 or until a successor is appointed.”

M. One *Democratic* Member

Zoning Board of Appeals

Four Year Term to expire November 14, 2027 or until a successor is appointed

(George Bolduc)

“MOVE to reappoint George Bolduc as a Democratic member to the Zoning Board of Appeals for a four year term to expire November 14, 2027 or until a successor is appointed.”

N. One *Republican* Member

Zoning Board of Appeals

Four Year Term to expire November 14, 2027 or until a successor is appointed

(Joseph Breen)

“MOVE to reappoint Joseph Breen as a Republican member to the Zoning Board of Appeals for a four year term to expire November 14, 2027 or until a successor is appointed.”

O. One *Democratic Alternate* Member

Town Planning & Zoning Commission

Two Year Term to expire November 11, 2025 or until a successor is appointed

(Meg Harvey)

“MOVE to reappoint Meg Harvey as a Democratic Alternate member to the Town Planning & Zoning Commission for a two year term to expire November 11, 2025 or until a successor is appointed.”

P. One *Democratic* Member

Town Planning & Zoning Commission

Five Year Term to expire November 10, 2028 or until a successor is appointed

(Elaine Levine)

“MOVE to reappoint Elaine Levine as a Democratic member to the Town Planning & Zoning Commission for a five year term to expire November 10, 2028 or until a successor is appointed.”

Q. One *Democratic Alternate* Member

Town Planning & Zoning Commission

Two Year Term to expire November 11, 2025 or until a successor is appointed

(Deborah Hallowell)

“MOVE to reappoint Deborah Hallowell as a Democratic Alternate member to the Town Planning & Zoning Commission for a two year term to expire November 11, 2025 or until a successor is appointed.”

R. One *Republican* Member

Public Building Commission

Three Year Term to expire November 30, 2026 or until a successor is appointed

(Leon Alford)

“MOVE to reappoint Leon Alford as a Republican member to the Public Building Commission for a three year term to expire November 30, 2026 or until a successor is appointed.”

S. One *Republican Alternate* Member

Zoning Board of Appeals

Two Year Term to expire October 10, 2025 or until a successor is appointed

(Gina Pastula)

“MOVE to reappoint Gina Pastula as a Republican Alternate member to the Zoning Board of Appeals for a two year term to expire October 10, 2025 or until a successor is appointed.”



**TOWN COUNCIL
HYBRID MEETING – VIRTUAL AND IN-PERSON
January 16, 2024
Regular Town Council Meeting
Council Chambers**

UNAPPROVED MINUTES

1) CALL TO ORDER

Mayor Black-Burke called the meeting to order at 7:30 p.m.

Present: Mayor Nuchette Black-Burke, Deputy Mayor Darleen Klase, Councilor Mary Armstrong, Councilor Ronald Eleveld, Councilor Kristin Gluck Hoffman, Councilor Ojala Naeem, Councilor William Pelkey, Councilor Leroy Smith, and Councilor Walker

2) PRAYER OR REFLECTION

Councilor Gluck Hoffman led the group in prayer/reflection.

3) PLEDGE OF ALLEGIANCE

Councilor Gluck Hoffman led the group in the Pledge of Allegiance.

4) PROCLAMATIONS AND AWARDS

5) PUBLIC COMMUNICATIONS AND PETITIONS

Zee Rubin from the Hartford Jewish Organizing Collective gave his opinions on how the Jewish community is treated in the United States. Much of his ancestry includes Alzheimer's and dementia, but the values passed down will still be everlasting. The values of compassion, perseverance and respect are at the root of his existence. He continued to explain the suffering of his ancestors and how they still suffer today and who is committing violence against his race.

Patricia Gardner, 80 White Rock Drive, stated she is coming on behalf of the Archer Memorial Zion Church to thank the Council for their participation at the Martin Luther King Jr. program. There was a great turnout from the community as well. They received many positive comments from those that attended the event. She thanked the community, Town Manager Peter Souza, the Board of Education and the Council for coming to the event.

Youness Bakr, 92 Pierce Boulevard, stated that he is delighted to be in this town. The welcome has been great and he appreciates the Council and Mayor Black-Burke's courage in hopefully presenting this resolution for a cease fire. He went through his ancestry. One thing that he finds stark and opposite to what the values of this country are built on is our support for the genocide that is going on in Gaza. It's really unconceivable to him. It seems that our government at the least, if not the whole world,

has failed the Palestinian people. The responsibility now falls to the citizens of the country. Some are standing up and speaking out against what is going on in Gaza. He thanked the Council for going forward with this.

Corrine Prescott, 75 Farm Drive in Manchester, CT stated she would like the past to speak for the present. She shared a speech that was on her phone with the group. She added that Malcolm X, Nelson Mandela and Dr. Martin Luther King would have all signed off on this resolution for a cease fire.

Jabeen Hussain at 11 Donna Lane, said he remembered that the Town Council had passed a diversity resolution affirming their support for refugees. He is very proud to be a part of a town that has consistently stood on the right side of history. He hopes the town will go forward with the resolution for a cease fire.

Amanda Harr from 77 Tracy Drive, Manchester, CT is an educator and organizer for Manchester. Although she is not a Windsor resident, she has been profoundly impacted by this community as she attends the mosque here in Windsor. She feels deeply connected to this community and that is why she is here today in support of Mayor Black-Burke and the cease fire resolution. The genocide of Palestinians has taken over 25,000 lives, including 11,000 children. She went through some statistics and stated what a journalist said about the state of Gaza. She said calling for a cease fire should not be called courageous or radical, it is the bare minimum that should be done.

Ryan Parker, 166 West Street, stated the fact that it is risky to say 'cease fire' is an injustice all in itself. He is unapologetic about a cease fire and said anti-Semitism is deeply unacceptable and stated why that was. He holds the value of human life in his heart and he does not discriminate or segregate which human beings have the right to that value. The lives under the most immediate dire threat happens to be Palestinian lives. He is against what is going on. He continued to state his concerns. He stated he supports the Mayor and going forward with a cease fire.

Nathan Wilson, 46 Berrios Hill Road, verbalized some scripture verses from the Bible.

Gentleman from 75 Kimberly Drive, Enfield, CT stated he wants to give some life to the few 25,000 innocent civilians and 11,000 children that were killed. He listed the children that were lost from one family. He hopes this gives us some understanding that these people are human and were killed in a very unjust way.

Basil Enagare from Hartford, CT said he has been involved with the Organizing Collective over the past five years and they make a very strong point during their rallies and demonstrations to amplify Palestinian voices and pro-Palestinian integration instead of going to the other side. He said what we are asking for is peace. While we call for a cease fire, they call for violence. We are asking for our people to live in peace, justice and prosperity, health, safety and success, not violence. He thanked the Mayor for bringing the cease fire forward. The cease fire is what we need now, but that is only the first step.

Adam Bulmash, resident of Hartford and representative of the Hartford Jewish Organizing Collective said they are working towards a cease fire because it is the right thing for Palestinian and Jewish liberation. He added that they firmly believe that all Jews as well as others have the right to live safely and with dignity. They unequivocally oppose any violence and oppression including anti-Semitism, Islamophobia and racism. They are calling for a cease fire in Gaza, an end to the genocide of Palestinians and an end to the occupation in Palestine. He explained what anti-Semitism is to him, gave a total of the loss of life so far and gave an update of the current violence going on. He is calling for a cease fire.

Stanley Heller, 14 Acre Place North, Danbury, said he is very happy that the Mayor has called for a cease fire. It's absolutely necessary. CNN had a report a few days ago that if you took an average number since October 7th, Palestinian children have had 10 amputations per day. This is made to seem like it's an ethnic war – Jews against Palestinians – but in this country, there are many different voices amongst Jews. He is a member of "Jewish Voice for Peace." If you look on its site, it says we have 700,000 members and supporters. He added that there are different categories of hunger. Near 600,000 were in the 4th highest category which is catastrophic. The only thing worse than that is famine. We are fast approaching that and it didn't happen by accident. The Minister of Israel stated on October 9th that no food, water, etc. would get into Gaza. We must stop that and cease fire is the first step.

Emily Parker, 166 West Street, said she saw something posted a few days ago that it would take 71 full school buses to remove the children lost in Gaza. She shared a poem she wrote with the group.

6) COMMUNICATIONS FROM COUNCIL MEMBERS

Councilor Naeem thanked everyone that came out to speak tonight. It is critical for this Council to hear from the citizens. She thanked Mayor Black-Burke for her comments. To Councilor Eleveld's point, yes we do not have any laws we can pass as a town as far as it pertains to what the federal government controls. However, as elected officials we are here to represent the community. The decisions they make here, as difficult as they may be, the space that we create to have the dialogue and conversation is very important. So yes, please reach out to the government at the federal level, but do come back to us, because it is important for us to know what you are all thinking and for us to do what we can to uplift that voice as well. Yesterday's Dr. Martin Luther King, Jr. events and activities were a day that filled both the heart and soul. She recognized Pat Gardner who hosted the Dr. Martin Luther King, Jr. celebration. It was great to see so much of the community present and to hear Mayor Black-Burke as the keynote speaker.

Councilor Walker thanked all the people that came out this evening. War and conflict is never the answer. He quotes the sentiment of everyone on the dais.

Councilor Pelkey thanked everyone who came out tonight and those online. Regardless of whatever action we do or don't take on the community issues, he is happy to see a

full room. He hopes that continues. As Councilor Naeem said, if we don't hear the issues, we won't be able to help our constituents. He couldn't attend the Dr. Martin Luther King, Jr. event due to having to work, but he thanked the folks that put on the event. He also thanked the Department of Public Works for the long hours they put in and do for the community. Lastly, he wanted to remind everyone, that during the snowstorm, to get their vehicles off the road so it doesn't impede the snow plow drivers from plowing the street.

Councilor Gluck Hoffman said she mirrored what Councilor Armstrong and Naeem said about how nice it is to have all of you here tonight. It's an emotional issue. She appreciates them all coming out and for the Mayor bringing this subject to the forefront. Please continue to come and talk to the Council as it is important for us to hear what you have to say.

Councilor Eleveld thanked all the citizens that came out tonight. He heard their passion. He hopes they address their passion to others that can do something about this situation such as their U.S. Congressmen, U.S. Senators and the President of the United States. They're the ones you should be talking to and discussing these issues with. The town does not have control over this issue and we will not be able to change any government spending. Unfortunately, that is the fact. He appreciates their passion and hopes this goes to the appropriate people for resolution.

Councilor Armstrong said she is grateful for those that came out tonight. If we don't hear from you, we won't know your concerns. She did attend several Dr. Martin Luther King, Jr. events. One was at the Art Center. The Center has so much to offer its citizens. She also attended an affair where the Mayor was honored with the Drum Major award. She congratulated her. She looks forward to hearing from the citizens at the public hearings we will be having on Thursday, January 18th for the solar farm and then on February 5th. She does want to convey that she does not support inhumanity or destruction of any way or manner for anyone in this world.

Deputy Mayor Klase said on January 26, the United Nations Deputy Secretary Amina J. Mohammed, stated that 'peace is now under great threat'. 6 out of 7 people worldwide are plagued by feelings of insecurity. The world is facing the highest number of violent conflicts since the second World War. Two billion people, a quarter of humanity, live in a place that is effected by conflict. There is conflict or war in Ukraine, Israel, Palestine, Afghanistan, even Ethiopia, Iraq and many more places. There are other places that are under the brink of war or under threat of conflict. As a country, we are partners to some of these conflicts as we've decided we do not see a path to peace. She was born in South Korea, a country whose people are free in many ways. Because of the United States it benefits greatly from the unwavering support of the government and its people. If we stand for peace in the world, then she must also begin to explore the use of the tools that provide the time for reflection and negotiation. When one calls for a cease fire what is being asked? According to the United Nations, a cease fire is an agreement that regulates the cessation of military activity for a given length of time for a given area. It does not end war, oppression or hostilities. It does not include violence, and anti-

Semitism. In many ways, it's a time for us to tend to humanity. She is deeply affected by the people that are suffering here and in the world. Through dialogue we here in the United States and Windsor can find a way in which we can add our light in Windsor and into the world. We have not as a Council yet discussed a resolution but she suspects this topic is not done and this conversation has just begun. She appreciates hearing the diverse voices of this community and thanked them for speaking tonight and for the call of action.

Councilor Smith said yesterday was Dr. Martin Luther King, Jr. celebration day. It started at the Dr. Martin Luther King, Jr. breakfast at the Hartford Convention Center. The speakers were awesome. His daughter was honored during that event. The second event was at the Town Hall and the Mayor spoke during that program. He wanted to repeat the words that the Mayor said and he totally supports what she has said.

Mayor Black-Burke said she was assembled in the Council Chambers yesterday in observance of the Dr. Martin Luther King, Jr. holiday. The theme was be a Drum Major for justice, equity and peace. If not you, then who? She added that she did say there should be a cease fire on the inhumane things that occur. She wanted to share that as a Council we will not be bringing forth a resolution for the cease fire tonight. She stated she appreciated all that came out to speak, but that was not slated to be a part of this agenda. As the Mayor, her position still stands. Currently our world is marred by darkness of conflict. It is incumbent upon us to implore for a cease fire that can bring solace to the suffering. It is a priority for her that there is protection for civilians in the pursuit of peace, shared community and an appeal for the immediate cease fire. Let's spare the lives of those caught in the cross fire. As a believer, her prayer has to be accompanied by her actions that safeguard the innocents and sow seeds of peace. She is her brother's keeper. She stands by the cease fire with her words. She thanked everyone for coming out to speak. Your words have not gone unheard. She left with the phrase, "How are we holding the hearts of our brothers in their plight?"

A question was raised by a citizen addressing Mayor Black-Burke asking if there will be a resolution in the future. Mayor Black-Burke said the Council has not discussed a resolution as of yet. It was not on tonight's agenda. He understands that but he thought that it was something the Council could discuss to maybe move forward on. That is why they all came out tonight to speak.

7) REPORT OF APPOINTED BOARDS AND COMMISSIONS

- a) Public Building Commission – no representative available to give the report.
- b) Metropolitan District Commission – no representative available to give the report.

Councilor Eleveld shared that the Council received a copy of the report from the PBC and MDC in writing for their review.

8) TOWN MANAGER'S REPORT

Town Manager Souza gave the following report:

FY 2025 Budget Hearing

On February 5th at 7:15 PM, the Town Council will hold a Public Hearing to gather public input as part of the FY 2025 budget development process. Residents may provide their initial thoughts, ideas and suggestions concerning the upcoming budget which runs from July 1, 2024 through June 30, 2025.

Black Inventions Exhibit February 1st

On February 1st from 5:00 PM to 8:00 PM at Sage Park Middle School there will be an exciting educational exhibit highlighting the many accomplishments of blacks in the fields of science, communication, health care, transportation and engineering. This event is free and open to the public.

This event is sponsored by the Windsor Freedom Trail Committee in collaboration with Sage Park Middle School and Archer Memorial AME Zion Church. For more information please email Windsorfreedomtrailct@gmail.com

Support for this event is provided through the Town's Community & Neighborhood Enhancement Program funded with American Rescue Funds.

Taste of Windsor Events

During the week of February 4-11:

Taste of Windsor Online Auction: Support First Town Downtown by bidding on an array of auction items including restaurant gift cards, weekends away, wine gift baskets and more. For more information, call 860-247-8982 or go to www.firsttowndowntown.org.

Taste of Windsor Restaurant Week: Enjoy a hybrid Taste of Windsor Restaurant Week by ordering from your favorite Windsor restaurants (dine in or take out) during the week with a percentage of your purchase going to First Town Downtown programs supporting Windsor Center. For more information, call 860-247-8982 or go to www.firsttowndowntown.org.

Cross Country Ski and Snowshoeing

Enjoy cross-country skiing and snowshoeing at Northwest Park through snow laden forests and fields. Cross-country skis and snowshoe rentals are available from the Warming Shed on weekends only from 10:00 AM – 4:00 PM. A 6" snow base is required for rentals to open. \$20 (residents) and \$25 (non-resident). Registration is needed. Visit www.townofwindsorct.com/recreation/northwest-park to reserve your timeslot and equipment.

Solar Public Informational Meeting

Town staff will be hosting a public informational meeting Thursday, January 18, 2024 at 6:30 PM at town hall in the Council Chambers to discuss the proposed solar facility at 445 River Street.

Attendees can also join virtually by going to the following link:
<https://us06web.zoom.us/j/89705508636?pwd=VpDcWBNEA9RmfJcaax5n8dwkgqpGBq.1>

At this meeting a brief overview of the project will be provided, the Connecticut Siting Council's public participation process will be explained and attendees can ask questions and share their input on the proposed private development project.

Siting Council Virtual Meeting regarding River Street Solar Project - Update

The Connecticut Siting Council has set a Public Hearing date of February 8th regarding the proposed solar project at 445 River Street.

The hearing has two parts. There will be an evidentiary hearing starting at 2:00 p.m. for those individuals and entities that were granted party and intervenor status. The public comment portion of the hearing will start at 6:30 p.m. via zoom. The zoom links are listed below. We have updated the town's website to include this information.

Evidentiary Session – 2 PM

Attendees can join by clicking (or entering) the following link:

<https://us06web.zoom.us/j/89705508636?pwd=VpDcWBNEA9RmfJcaax5n8dwkgqpGBq.1>

No public comments will be received during the 2:00 p.m. evidentiary session.

Public Comment Session – 6:30 PM

Attendees can join by clicking (or entering) the following link:

<https://us02web.zoom.us/j/88382438546>

Town Clerk's office hours

The Town Clerk's office will be closed on Tuesday, January 23rd for the full day to allow staff to attend professional development training. Regular hours will commence on Wednesday, January 24th from 8:00 AM – 5:00 PM. We apologize for any inconvenience this might cause.

Deputy Mayor Klase asked if the town has reached out to citizens about the meeting regarding the solar farm that is happening on Thursday, 1/18/24. Town Manager Souza stated yes we've made individual contacts with several of the abutters and did a broadcast of the event using various social media channels.

Councilor Pelkey said thank you for being able to work on getting a live option for that meeting. He has a question about using outside counsel. The Council authorized Town Manager Souza to get the Siting Council to get a public hearing for the solar farm. Up to

that point, what has been the cost to the town? Town Manager Souza stated that at this point, he has estimated a number of hours at approximately 15 hours. We have not yet been billed. He believes it is \$275-\$285 per hour for that time. In the next two weeks that will increase as they start to prepare for the formal public hearing process on February 8th. The goal per the Town Council's direction is to be able to guide the town staff through the process with the CT Siting Council. This is a very complex process. It's not a process that town staff is familiar with on a regular basis. Town Manager Souza further explained the Town Council direction he was given for this project.

Councilor Pelkey stated our resolution was about only asking for a public hearing and for party status. Going forward, where has the appropriation been from this body for any future expenditures. Town Manager Souza stated he anticipates that there will be savings in portions of the town's General Fund for FY 24 and that we'll be able to cover those costs either through the General Services budget or General Government budgets during FY 24.

9) REPORTS OF STANDING COMMITTEES

Town Improvements Committee – Councilor Smith – nothing to report.

Finance Committee – Councilor Naeem – nothing to report.

Joint Town Council/Board of Education Committee – Deputy Mayor Klase – nothing to report.

Health and Safety Committee – Councilor Armstrong – nothing to report.

Personnel Committee – Deputy Mayor Klase – nothing to report.

10) ORDINANCES - None

11) UNFINISHED BUSINESS - None

12) NEW BUSINESS

- a) Introduce a bond ordinance entitled, "AN ORDINANCE APPROPRIATING \$1,810,000 FOR COSTS IN CONNECTION WITH THE INTERNATIONAL DRIVE RECONSTRUCTION PROJECT; AND AUTHORIZING THE ISSUE OF \$1,810,000 BONDS AND NOTES TO FINANCE THE APPROPRIATION."

MOVED by Councilor Klase, seconded by Councilor Eleveld, that the reading into the minutes of the text of the ordinance entitled, "AN ORDINANCE APPROPRIATING \$1,810,000 FOR COSTS IN CONNECTION WITH THE INTERNATIONAL DRIVE RECONSTRUCTION PROJECT; AND AUTHORIZING THE ISSUE OF \$1,810,000 BONDS AND NOTES TO FINANCE THE APPROPRIATION" is hereby waived, the full text of the ordinance having been distributed to each member of the Council and copies

being made available to those persons attending this meeting; and that the full text of the ordinance be recorded with the minutes of this meeting.

Motion Passed 9-0-0

MOVED by Deputy Mayor Klase, seconded by Councilor Eleveld to introduce an ordinance entitled, "AN ORDINANCE APPROPRIATING \$1,810,000 FOR COSTS IN CONNECTION WITH THE INTERNATIONAL DRIVE RECONSTRUCTION PROJECT; AND AUTHORIZING THE ISSUE OF \$1,810,000 BONDS AND NOTES TO FINANCE THE APPROPRIATION."

Suzanne Choate, Town Engineer, stated International Drive is a highly used urban roadway with heavy truck volumes. Average Daily Traffic (ADT) is estimated at approximately 7,000 vehicles per day. The most recent pavement evaluations indicate that the pavement condition of a substantial portion of International Drive southbound is within the fair to poor range with a pavement condition index (PCI) as low as 51 on the roadway. Transverse and longitudinal cracking, alligator cracking, as well as potholing and patching are visible in the pavement.

In 2020 the Town submitted two applications for state funding, through the Connecticut Department of Transportation's (CT DOT) Local Transportation Capital Improvement Program (LOTICIP) for the pavement rehabilitation of this roadway. One application was for Phase 1 (Northbound) and the second was for Phase 2 (Southbound). Phase 1 was awarded LOTICIP funding. In 2023, the northbound lanes of International Drive were reconstructed. The southbound lanes, Phase 2 of the project was not awarded grant funding.

At this time, a bond ordinance is respectively being introduced to fund Phase 2 – reconstruction of the southbound two lanes from the East Granby town line to the intersection of Rainbow Road. The project length is approximately 3,800 linear feet.

The project will remove and replace all asphalt and place it with 8" of new bituminous concrete. In areas of less than 6" of granular base, additional processed aggregate will be placed and compacted. Project scope also includes replacing bituminous curbing and catch basin tops along the roadway. Design of Phase 2 was completed in conjunction with the Phase 1 design.

Town Manager Souza gave an overview of the financial component for the project.

Councilor Smith asked about the 7,000 vehicles. Are you talking about per week, per month? Ms. Choate said it was per day in both directions.

AMENDMENT TO MAIN MOTION

MOVED by Councilor Pelkey, seconded by Councilor Eleveld to amend the main motion using \$1,700,000 for costs in connection with the International Drive Reconstruction

project and authorizing the issue of \$1,700,000 bonds and notes and \$110,000 from the General Fund Unassigned Balance to finance the appropriation.

Councilor Naeem asked for clarification from Councilor Pelkey. You are saying instead of the \$1,810,000, you'd like to bond \$1,700,000. Is that correct? Councilor Pelkey said yes that is correct and \$110,000 would come from the General Fund Unassigned Balance.

Councilor Eleveld asked Town Manager Souza how much would that save us a year. \$110,000 at 15 years? Town Manager Souza stated it would be a small number.

Councilor Smith asked how much the General Fund Unassigned Balance has in it. Town Manager Souza stated at this point in FY 24 the balance is approximately \$38.7 million.

Mayor Black-Burke asked if it is a cost benefit to take money from the General Fund Unassigned Balance versus moving forward with the way that the financing is laid out. Town Manager Souza said there would be a savings in interest over the course of the 15 years. At that dollar amount of \$110,000, it doesn't materially change the cost of borrowing and does not materially impact the Unassigned Fund balance. He doesn't see where this would disrupt an overall debt management approach for this coming spring's issue.

Motion Failed 4-5-0 (Mayor Black-Burke, Deputy Mayor Klase and Councilors Armstrong, Naeem and Smith against)

MAIN MOTION

Motion Passed 8-0-1 (Councilor Pelkey abstained)

- b) Set a Public Hearing for February 5, 2024 at 7:15 p.m. on bond ordinance entitled, "AN ORDINANCE APPROPRIATING \$1,810,000 FOR COSTS IN CONNECTION WITH THE INTERNATIONAL DRIVE RECONSTRUCTION PROJECT; AND AUTHORIZING THE ISSUE OF \$1,810,000 BONDS AND NOTES TO FINANCE THE APPROPRIATION."

MOVED by Deputy Mayor Klase, seconded by Councilor Eleveld that a Public Hearing be held in the Council Chambers at the Windsor Town Hall on February 5, 2024 at 7:15 p.m. (prevailing local time) on the following ordinance entitled, "AN ORDINANCE APPROPRIATING \$1,810,000 FOR COSTS IN CONNECTION WITH THE INTERNATIONAL DRIVE RECONSTRUCTION PROJECT; AND AUTHORIZING THE ISSUE OF \$1,810,000 BONDS AND NOTES TO FINANCE THE APPROPRIATION" and BE IT FURTHER RESOLVED, that the Town Clerk is authorized and directed to post and publish notice of said Public Hearing.

Motion Passed 9-0-0

- c) Approve an appropriation of \$350,000 from the General Fund Unassigned Fund Balance to fund the FY 24 Stormwater Management project

MOVED by Deputy Mayor Klase, seconded by Councilor Eleveld to approve an appropriation of \$350,000 from the General Fund Unassigned Fund Balance for the FY 24 Stormwater Management Improvement project.

Suzanne Choate, Town Engineer, stated in previous years, stormwater monies were used to repair drainage on Mack Street, Brewster Road, Preston Street, beginning work on Abbey Lane and to fund materials, supplies and rental equipment needed by the Department of Public Works staff to complete a variety of outfall improvements, slope stabilization and detention basin improvements throughout town.

Currently, staff has identified the following projects and uses of these funds:

- Abbey Lane drainage pipe repairs
- Pheasant Run drainage improvements
- Materials for DPW stormwater projects
- Outfall Repairs and Improvements
- Detention Basin Repairs and Improvements

The requested FY 2024 amount is \$350,000. It is requested the project be funded through use of cash reserves versus bond financing as originally outlined in the FY 24 Capital Improvements Plan. This funding approach avoids an estimated \$140,000 in interest costs if bonded over a 15 year period. The recommended funding source is the General Fund Unassigned Fund Balance which has an estimated balance of \$38.7 million.

Motion Passed 9-0-0

- d) Introduce an appropriation in the amount of \$4,355,000 for the development of Wilson Park project at 458 Windsor Avenue utilizing \$4,000,000 from the Connecticut Community Investment Fund and \$355,000 in American Rescue Funds

“MOVED by Deputy Mayor Klase, seconded by Councilor Pelkey to introduce an appropriation entitled, “AN APPROPRIATION OF \$4,355,000 FOR THE DEVELOPMENT OF THE WILSON PARK PROJECT, AND AUTHORIZING THE USE OF \$4,000,000 IN CONNECTICUT COMMUNITY INVESTMENT FUNDS AND \$355,000 IN AMERICAN RESCUE FUNDS TO FINANCE THE APPROPRIATION.”

Town Manager Souza stated at this point, it is recommended that the Town Council consider the following: introduction of an appropriation, as well as introducing a resolution to set a referendum date and ballot question. The project per Sec 9-3 of the *Town Charter* requires a referendum as it exceeds 3% of this fiscal year's tax levy. It is recommended that on February 5, 2024 the Town Council act on the funding appropriation and decide whether to set a referendum date and question for March 12, 2024.

This parcel, at the gateway to Wilson, provides an opportunity to develop an inviting multi-purpose park that helps bring neighborhood and community residents together in both informal and formal ways. To help guide the park design process the following vision or goal elements were utilized:

- Connect people and places
- Activate public space for individuals / families and community
- Enhance the gateway to the neighborhood
- Complement existing and future park network and assets

The park design includes a range of features such as walking paths, significant play features for children, informal gathering areas, performance or event spaces, and ample landscaping.

Our design firm, BSC Group, conducted a multi-channel approach to securing input on the design and had developed bid-level documents.

Site enhancements include site grading, utilities, parking areas / walkways, and allocations for site amenities, play structures, pavilion/amphitheater and furnishings. Based on bids received the project cost including a contingency is estimated to be \$4.35M. This exciting project will transform a long underutilized parcel into a multi-dimensional park that will provide an array of amenities for the neighborhood residents as well as the entire community.

If authorized and approved at a referendum, construction would be anticipated to start early this summer and be completed for use in summer 2025.

It is proposed that the Town Council consider setting a referendum question for the full project scope on March 12, 2024. In order to do so a formal vote on the date and the ballot question would need to be taken by no later than February 5, 2024.

Councilor Eleveld asked what are the lines going across the picture? Is that an electrical line? Town Manager Souza said it is drainage easement for stormwater that comes from the State Road and has an outfall at Decker's Brook.

Councilor Eleveld asked if the bathroom will be permanent or is it port-a-lets under a roof? Town Manager Souza said the bid documents had a number of bid alternates. One of those was a small bathroom/storage facility. We set that up in case the bids came in and we had to reduce the scope, we would be able to easily reduce certain elements. So the construction amount of \$3.7 million does include the cost for a restroom. It is a masonry building.

Councilor Smith asked about the \$4,000,000 from the Community Investment funds and the \$355,000 in Rescue Act funds. Are they both based on reimbursement or do you get cash up front? Town Manager Souza said the ARF fund (federal money) we have in hand and the Community Investment Funds would be a reimbursement.

Councilor Pelkey asked if he looks at the layout and we have the access to East Barber Street would that be wide enough to bring in a small stage? Are we going to be paving and connecting to that property? Town Manager Souza said access to the rear is wide enough for a vehicle. There may be a small portion of that access as it gets to East Barber Street which would be up against a divider, fence or boulder (that we will install) right along that parking lot there. Right when you get to East Barber Street it will become narrow because you have the brook there.

Councilor Walker said he knows with revaluation there will be many questions asked. When we put this item out for referendum, many folks that don't have enough information may think that the Council will be wasting money. It was realized that good publicity goes a long way. If we don't do that, this might fail. He is supportive of this project. Originally, the lot was set up to have housing on it. However after much reach out to the community, it was decided the community wanted open space at that location.

Mayor Black-Burke stated this has been an ongoing conversation since she has come onto the Council in 2018. We know that revaluation is coming, but this has been something that has been progressively moving along. We are grateful for the state funds that have been given to us to see this project through. The Wilson/Deerfield Advisory Committee has done a lot of work. This spans through three different Councils. Councilor Walker is ensuring we are doing our part as Councilors to help folks know and to educate people on what is happening with the Wilson Gateway park.

Motion Passed 9-0-0

- e) Introduce a resolution to set a referendum date and approve ballot language for the Wilson Park project at 458 Windsor Avenue

MOVED by Deputy Mayor Klase, seconded by Councilor Eleveld to introduce the following resolution: "RESOLVED, pursuant to Section 9-3(a) of the Charter, the appropriation entitled '**AN APPROPRIATION OF \$4,355,000 FOR THE DEVELOPMENT OF THE WILSON PARK PROJECT, AND AUTHORIZING THE USE OF \$4,000,000 IN CONNECTICUT COMMUNITY INVESTMENT FUNDS AND \$355,000 IN AMERICAN RESCUE FUNDS TO FINANCE SAID APPROPRIATION**' shall be submitted to the voters of the Town on Tuesday, March 12, 2024, between the hours of 6:00 A.M. and 8:00 P.M. (prevailing time) in the manner provided by the Town Charter and the Connecticut General Statutes, Revision of 1958, as amended, and the procedures set out in subsection (b)(2) of Section 9-369d of the Connecticut General Statutes, Revision of 1958, as amended, which procedures are hereby chosen and approved in accordance with subsection (b)(1) of Section 1 of said statute. Electors shall vote on the question at their respective polling places. Voters who are not electors shall vote on the question at the Windsor Town Hall. Absentee ballots will be available from the Town Clerk's office.

FURTHER RESOLVED, That said resolution shall be placed upon the voting machines or paper ballots under the following heading:

"SHALL THE TOWN OF WINDSOR APPROPRIATE \$4,355,000 FOR THE WILSON PARK PROJECT AND AUTHORIZE THE USE OF \$4,000,000 IN CONNECTICUT COMMUNITY INVESTMENT FUNDS AND \$355,000 IN AMERICAN RESCUE FUNDS TO FINANCE SAID APPROPRIATION?"

Voters approving said ordinance will vote "Yes" and those opposing said ordinance will vote "No." Absentee ballots will be available from the Town Clerk's office.

FURTHER RESOLVED, that the Town Clerk is authorized and directed to post and publish notice of said referendum, to be incorporated into the notice of the aforesaid election."

Motion Passed 9-0-0

13) RESIGNATIONS AND APPOINTMENTS – None

14) MINUTES OF PRECEDING MEETINGS

a) Minutes of the January 2, 2024 Regular Town Council meeting

MOVED by Deputy Mayor Klase, seconded by Councilor Naeem to approve the minutes of the January 2, 2024 Regular Town Council meeting as presented.

Motion Passed 9-0-0

15) PUBLIC COMMUNICATIONS AND PETITIONS

MOVED by Deputy Mayor Klase, seconded by Councilor ARMstrong to enter Executive Session at 9:30 p.m. for the purpose of:

a) Strategy and negotiations with respect to pending claims and litigation (Windsor UPSEU - Dispatchers)

Motion Passed 9-0-0

16) EXECUTIVE SESSION

Present: Mayor Nuchette Black-Burke, Deputy Mayor Darleen Klase, Councilor Mary Armstrong, Councilor Ronald Eleveld, Councilor Kristin Gluck Hoffman, Councilor Ojala Naeem, Councilor William Pelkey, Councilor Leroy Smith, and Councilor Walker

Staff: Peter Souza, Town Manager; Scott Colby, Assistant Town Manager; Amelia Bliss, Human Resources Director

Other: Kevin Deneen, Law Firm of O'Malley, Deneen, Leary, Messina & Oswecki

MOVED by Councilor Eleveld, seconded by Deputy Mayor Klase to exit Executive Session at 9:59 p.m. and return to the Regular Town Council meeting.

Motion Passed 9-0-0

17) ADJOURNMENT

MOVED by Councilor Pelkey, seconded by Deputy Mayor Klase to adjourn the meeting at 10:00 p.m.

Motion Passed 9-0-0

Respectfully Submitted,

Helene Albert
Recording Secretary