

**GLASTONBURY TOWN COUNCIL
SPECIAL MEETING MINUTES
WEDNESDAY, FEBRUARY 13, 2019**

The Glastonbury Town Council with Town Manager, Richard J. Johnson, in attendance, held a Special Meeting at 7:00 p.m. at the Council Chambers of Town Hall, 2155 Main Street, Glastonbury, Connecticut.

1. Roll Call

Council Members

Mr. Thomas P. Gullotta, Chairman
Mr. Lawrence Niland, Vice Chairman
Dr. Stewart Beckett III
Ms. Deborah A. Carroll
Mr. Kurt P. Cavanaugh *{excused}*
Ms. Mary LaChance
Mr. Jacob McChesney
Mr. George P. Norman
Mr. Whit C. Osgood

1. Roll Call.

(a) Pledge of Allegiance.

Led by Vice Chairman Niland

2. Public Comment.

Mr. Jeffrey Stein of 142 Olde Stage Road and President of Bike Walk Glastonbury, advocated for further development of the north south route through town and a multi-use path along a southern portion of Main Street for safety due to the busy vehicle traffic.

3. Special Reports.

(a) Report on October 1, 2018 Grand List.

Mr. Johnson reviewed his memo to the Council on the subject dated February 8, 2019. Town Assessor Nicole Lintereur reviewed her report in some detail noting a 1.2% increase in the grand list over last year with growth in all three segments. Mr. Osgood confirmed that the increase did not include revaluation. Dr. Beckett urged caution with increasing personal property rates as it could squash interest to come to, or remain in town.

(b) Presentation and discussion concerning Metropolitan District Water projects in Glastonbury.

Mr. Johnson reviewed his memo to the Council on the subject dated February 8, 2019. Ms. Susan Negrelli, P.E., Ms. Jennifer Ottalagana, P.E. and David Banker, P.E. reviewed slides concerning MDC water projects in town. Ms. LaChance asked about residents being assessed. Ms. Ottalagana said that residents are assessed if they can be serviced by MDC water. Ms. LaChance asked about the net costs of the projects. Ms. Ottalagana said that she didn't have the numbers but generally they try to recoup 70% of the project cost and thus, the net would be 30%. Mr. Norman asked how cost/benefit decisions are made about expansion since they pass costs onto customers. Ms. Negrelli said that unless they are told they must do an extension by the Department of Public Health, they hold a public hearing and resident opinion is weighed accordingly. Mr. Norman asked about becoming a member town. Ms. Negrelli said eight towns that utilize both drinking water and waste water services are the member towns. Mr. Norman suggested they consider allowing water only memberships.

Vice Chairman Niland confirmed with the representatives that the MDC can hold a public hearing but can make a decision contrary to the public input. Dr. Beckett questioned why the MDC would plan for a deficit for line extensions. Ms. Ottalagana said that they have water funds and try to keep rates down. Dr. Beckett questioned why the MDC charges all for extensions because some people were too cheap to put them in in the first place. He also said that Glastonbury has had public water for 100 years and MDC took over and then turned around and charged those people for expansion elsewhere in town and out of town. He also said that he, too, would like to see water only membership. Mr. Osgood thanked them for coming noted the main line planned for Glastonbury to bring water to Portland and East Hampton and said that he didn't think Glastonbury should be responsible for those costs. Ms. Negrelli said that she would bring back the comments to the water bureau.

Dr. Beckett declared a conflict and recused himself for the next agenda item as he has property directly impacted by the potential project.

4. Old Business.

(a) Continued discussion on options for construction of new sidewalks along Main Street – Mallard Drive to Stockade Road.

Mr. Johnson reviewed his memo to the Council on the subject dated February 8, 2019. Mr. Dan Pennington, Town Engineer, reviewed the maps and noted concerns for conflict between bike and vehicular traffic on a path and coming on and off a path. He also noted the significant added costs and impacts to property owners along the path. Mr. Osgood was appreciative of the information and expressed support for the sidewalk. Vice Chairman Niland, Ms. Carroll, Mr. McChesney and Mr. Norman echoed Mr. Osgood in support of the sidewalk.

Dr. Beckett returned and was recognized for the remainder of the meeting.

5. New Business.

(a) Presentation and discussion concerning proposed new Locker Room Facility at GHS.

Mr. Johnson reviewed his memo to the Council on the subject dated February 8, 2019. Chairman Gullotta asked about walls being load bearing and Mr. Jason Stabach of the architectural consultant firm ID3A, reviewed the plans and elevations. Mr. Osgood asked about the issue of accessibility to the field which was also reviewed by Mr. Stabach. Mr. Osgood asked about the square footage of the bathrooms. Mr. Johnson said 1300 square feet from a total of 8000 square feet. Mr. Stabach noted the \$2.6M cost noting they are continuing to try and find areas for reduction. Mr. McChesney questioned why they proposed to destroy and start new. Mr. Stabach said that the issue they are trying to solve is gender parity which would remain if there was an antiquated and new facility and there was only a \$200K difference between re-use and all new.

Dr. Beckett advocated for a more basic 50X100' structure without the extra scale and roof upgrades. Vice Chairman Niland said that \$325/square foot seems high. Mr. Stabach noted the site work that's included. Mr. McChesney advocated for function over looks and urged the architect to simplify the roof. Mr. Osgood said that there are ways to do it saying he just worked on a 10,000 square foot building that was \$1.4M. Mr. Stabach said that they considered a steel stud building. Mr. Norman asked about the time it would be used. Mr. Stabach said that they would anticipate use from 2pm through 6pm. Mr. Norman said people are not in the space very much. Mr. Stabach said it was designed very basic for longevity not aesthetics.

Mr. Osgood asked about the cost of the restroom building to which Mr. Stabach said \$500K. Ms. Carroll said she wanted a compliant, functional, sturdy building and felt it could be trimmed down a little. Mr. Stabach said that the space is bare bones but storage was a huge need so they didn't want to trim it down so much that they would end up needing another building for storage. Mrs. Susan Karp, Board of Education Chairman, said that the staff has been involved and they all are anxious to save money as long as they are meeting the needs of the athletes, coaches and trainers. Ms. Trish Watkin, Athletic Director, said that the facility is used 2:15pm to 6:30pm most days, as late as 9:30pm on game nights and some weekends. She noted the flow issue with the second plan in no separation of athletes or spectators or the ability for safe exit for officials. She also noted the flow restriction in the athletic training room.

Vice Chairman Niland asked who uses the turf field which was listed by Ms. Witkin. Dr. Beckett expressed frustration in the new information coming to light at this point in the process noting he had never heard of the ADA issue. He said he would like elevations of the two plans and flow charts remarking that he was unsure if they forgot something or were trying to justify something. He said they need 100% of the plan and no new information. Mr. Al Costa, Education Director of

Facilities, explained the issue with the pedestrian traffic flow and their process to review the plans from many angles. Ms. Carroll urged them to find a more cost-effective solution. Mr. Osgood said that they need the most cost-effective way to get 3 new locker rooms which should be in the \$1.2 to \$1.3M range where in two years, they could look at bathrooms and 3 years, renovate the existing locker rooms. He said he didn't think they needed a \$2.6M project right now. Chairman Gullotta said that they heard first that athletes were changing in their cars and then it was a Title IX issue and they would be sued. He continued saying that he's now hearing about the traffic plan for the first time and was irritated. He said that the good news with the loss of state funds is that they will have time to really dig down. He questioned what could be done in-house and how they can meet the needs but not be excessive.

(b) Action on lease between Town of Glastonbury and Guilmette Golf for operation and maintenance of the Minnechaug Golf Course.

Mr. Johnson reviewed his memo to the Council on the subject dated February 8, 2019. Mr. Osgood said he was pleased they found someone interested in running the course to bring some revenue into the town.

Motion By: Ms. Carroll

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby authorizes the Town Manager to execute a lease between the Town and Guilmette Golf LLC for operation, care and maintenance of the Minnechaug Golf Course, as described in a report by the Town Manager dated February 8, 2019.

Result: Motion passes unanimously {8-0-0}.

(c) Action on application for change of zone – 340 Hebron Avenue (refer to TP&Z).

Mr. Johnson reviewed his memo to the Council on the subject dated February 8, 2019. Mr. Osgood confirmed that this is more of a correction of a zone.

Motion By: Ms. Carroll

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby refers to the Town Plan & Zoning Commission the application by 340 Hebron Avenue, LLC for a change of zone – 340 Hebron Avenue from Planned Business and Development to Town Center Zone, as described in a report by the Town Manager dated February 8, 2019.

Result: Motion passes unanimously {8-0-0}.

6. Consent Calendar.

None

7. Town Manager's Report.

Mr. Johnson reviewed his report to the Council on the subject dated February 8, 2019. Chairman Gullotta appointed Vice Chairman Niland and Mr. Osgood to the Exit Audit Interview process. Mr. McChesney asked about the overall wage percentage increase and Mr. Johnson said he would get back to him. Mr. Osgood asked when the crosswalks would be restriped in South Glastonbury. Mr. Johnson said that they evaluate them across town in the spring and fall. Mr. Osgood said that Water Street doesn't have a crosswalk and the walk at Oak and New London Turnpike is barely visible. Chairman Gullotta asked Mr. Johnson to ask CCM about their fracking position that appears to be contrary to the town's interest.

8. Committee Reports.

(a) Chairman's Report.

Chairman Gullotta said he met with Jill Barry, Cassano's aid and OPM regarding their desire to move forward with the purchase of the MDC property.

(b) MDC.

Mr. Osgood suggested the town formally petition MDC for a water only membership by action of the Council and copy their state legislators. He noted that they pay for the whole state as well as for work in their own town.

(c) CRCOG.

Dr. Beckett said he had no report.

(d) Policy and Ordinance Review Subcommittee – Status Report (plastic bags).

Ms. Carroll said that they met with a crowd at subcommittee and looked at a number of ordinances but none involved a tax. She said they are considering something straight forward to pass this summer and start January 1, 2020, thus a 6-month grace period. She added that it would be up to the retailer to charge for the bags or discontinue use and may have some added relief for small businesses and farm stands. She said that they are going to the recycling facility. Mr. Norman emphasized that the January 1, 2020, date is predicated on enacting by June. Chairman Gullotta said that they have an interest in helping farm stands and his charitable organization is willing to help. Mr. Osgood asked if anyone spoke to the grocery stores. Chairman Gullotta said that he spoke to Highland Park that had no issues. Mr. Osgood noted

that the state has proposals for similar legislation and urged them to ensure they aren't duplicative. He also said he would like to go to the recycling facility. Chairman Gullotta said that there wasn't a significant investment in the potential ordinance so they are moving forward but can pull back if the state moves forward with similar language.

9. Communications.

- (a) **Thank you letter from Glastonbury MLK Community Initiative.**

10. Minutes.

- (a) **Minutes of January 22, 2019 Regular Meeting.**

Motion By: Ms. Carroll

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby approves as submitted, the minutes of the meeting held January 22, 2019.

Result: Motion passes unanimously {8-0-0}

11. Appointments and Resignations.

- (a) **Appointment of Jaye Winkler to the Welles Turner Library Board to fill the unexpired term of James Honiss (D-2019).**
- (b) **Appointment of Leslie Ohta (D) to the Community Beautification Committee to fill the unexpired term of Mark Babineau (U-2019).**
- (c) **Appointment of Sridhar Kadaba to the Board of Assessment Appeals to fill the unexpired term of Michael Collins (D-2019).**
- (d) **Appointment of Christopher Griffin to the Capitol Region Council of Governments-Regional Planning Commission (Regular Member to RPC).**
- (e) **Appointment of Alice Sexton to the Capitol Region Council of Governments-Regional Planning Commission (Alternate Member to RPC).**

Motion By: Ms. Carroll

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby appoints Jaye Winkler to the Welles Turner Library Board to fill the unexpired term of James Honiss (D-2019), Leslie Ohta

(D) to the Community Beautification Committee to fill the unexpired term of Mark Babineau (U-2019, Sridhar Kadaba to the Board of Assessment Appeals to fill the unexpired term of Michael Collins (D-2019), Christopher Griffin to the Capitol Region Council of Governments-Regional Planning Commission (Regular Member to RPC) and Alice Sexton to the Capitol Region Council of Governments-Regional Planning Commission (Alternate Member to RPC).

Result: Motion passes unanimously {8-0-0}

12. Executive Session.

(a) Potential Land Acquisition.

Motion By: Ms. Carroll

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby enters into Executive Session at 9:06 pm, for the purpose of discussing potential land acquisition. In attendance will be Council members and the Town Manager.

Following the Executive Session, the Council will discuss, in private, collective bargaining negotiations and such discussions are not treated as a meeting under the applicable sections of the Freedom of Information Act (FOIA). Attendees for the private session include the Town Council members and the Town Manager.

Result: Motion passes unanimously {8-0-0}.

Present for the Executive Session were council members, Mr. Tom Gullotta, Chairman, Mr. Lawrence Niland, Vice Chairman, Dr. Chip Beckett, Ms. Deborah A. Carroll, Ms. Mary LaChance, Mr. Jacob McChesney, Mr. George Norman and Mr. Whit Osgood with Town Manager, Richard J. Johnson.

Motion By: Ms. Carroll

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby exits executive session at 9:30 pm.

Result: Motion passes unanimously {8-0-0}.

13. Adjournment

Motion By: Ms. Carroll

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby adjourns their special meeting of February 13, 2019, at 9:31 pm.

Result: Motion passes unanimously {8-0-0}.

Following Executive Session and Meeting adjournment, Council, with Town Manager, Richard J. Johnson in attendance, entered a non-meeting format discussion. The non-meeting format discussion adjourned at 9:50 p.m.

Respectfully submitted,

Kimberly Meanix Miller
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Recording Clerk

Thomas Gullotta
Chairman