



Town of Glastonbury

2155 MAIN STREET • P.O. BOX 6523 • GLASTONBURY, CT 06033-6523 • (860) 652-7500
FAX (860) 652-7505

Richard J. Johnson
Town Manager

ITEM #7
01-08-2019 Meeting

January 4, 2019

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

Re: **Town Manager's Report**

Dear Council Members:

The following will keep you up to date on various topics.

1. **Economic Development**

New economic development projects proposed, recently approved, or under construction include the following. Commercial development continues to be active within the general Town Center area.

- Hotel scheduled for joint preliminary hearing at the January 8th meeting
- 20,000 sf new construction – 340 Hebron Avenue (near Sycamore/Linden Streets)
- 10,766 sf new construction – 2955 Main Street (former Colonnade site)
- 6,885 sf new building – Main Street (adjacent to Fire Co. 1)
- 10,000 sf new building – Oak Street
- 22,000± sf Class A medical Western Boulevard
- 19,847 square feet retail building at Hebron Avenue and Sycamore Street (this building as approved by TP&Z is shown on the attached page)

2. **Staff Recognition**

Recent thank you letters to members of staff attached for your information.

3. **Budget Dates**

A brief reminder of upcoming meeting dates as follows. I will appreciate Council confirming the Workshop with the Board of Education scheduled for the 6th of March.

Meeting	Date	Time	Location	Alternate
Annual Capital Improvement Workshop	Thursday, January 17 th	6:00 p.m.	RCC	Tuesday, January 15 th
Annual Town Meeting	Thursday, January 24 th	7:00 p.m.	Council Chambers	Tuesday, January 29 th
Budget Workshop (Town Operations)	Tuesday, February 26 th (Regular Council Meeting)	6:00 p.m.	Council Chambers	
Budget Workshop (Board of Education)	Wednesday, March 6 th	6:00 or 7:00 p.m.	Council Chambers	TBD – Education Staff and BOE members available on the March 6 th
Final Budget Public Hearing and Action	Tuesday, March 26 th (Regular Council Meeting)	7:00 p.m.	Council Chambers	TBD – Special Meeting on Thursday, March 21 st

4. **Town Manager Expense Report**

A copy of my expense report for the three months October through December 2018 was forwarded separately. I will appreciate Council recognizing receipt of this report on Tuesday evening.

5. **Riverfront Park Article**

I thought you would be interested in the attached article by the National Recreation and Park Association concerning the Riverfront Park Phase II Project.

6. **Metropolitan District Water Service**

Per previous discussions, representatives from the Metropolitan District have been invited to attend an upcoming Council Meeting to discuss plans for water projects in Glastonbury. I would expect a discussion to be scheduled for late January or February.

By the attached letter of December 28, 2018, the capital surcharge to Glastonbury customers will increase in 2019. For the typical residential customer with a 5/8" meter, the monthly surcharge will increase from \$1.44 to \$3.58. 5/8" meters represent 5,606 of 6,111 Glastonbury customers and approximately 58.5% of water consumed in 2017. Annual capital costs are allocated based on water consumption by meter size.

7. **Aquatic Facility Workshop**

The next workshop for the Aquatic Center planning process is scheduled for 6:30 p.m. - 8:30 p.m. on Monday, January 14th. Location to be confirmed.

8. **Main Street Sidewalks**

This is the final phase of the Main Street sidewalk project extending between Mallard Drive and Stockade Road and scheduled for the 2019 construction season subject to funding and permitting. A \$300,000 state grant is approved to help fund this phase. The plan is to construct a 4 foot concrete sidewalk like previous phases. There has been some public discussion on the potential for an 8-10 foot bituminous multi-use scope. The preliminary concepts will be presented at the January 22nd meeting so that design and permitting can proceed accordingly.

9. **Ash Trees – Putnam Boulevard**

Unfortunately, the ash trees along Putnam Boulevard have fallen victim to the emerald ash borer, 18 in total. Scheduled for removal. The trees are included as a condition of approval for the Home Depot project. History under review along with options and process for replanting.

Sincerely,



Richard J. Johnson
Town Manager



Perspective Drawing 1

MIXED USE DEVELOPMENT
 PREPARED FOR H2M4, LLC
 HEBRON AVENUE & SYCAMORE STREET
 WYOMING, WY




VIEW FROM SYCAMORE STREET
 AND HEBRON AVENUE

DATE	
REVISION	
DATE	
REVISION	

Remembering last year's
Christmas; To always be
aware of the difference
you make:

Thank you for the kind gesture
and the care that came from a
wonderful place.

- You did more than just provide
a gift. You put a smile on my
child's face.
- The smile on my child's face also
provided me with content. Christmas
is about the good in people and
this is what it meant.
- A Christmas wish had been provided
and will always be to me -
a time when the stress of life
was replaced by a warm
memory.
- Thank you for a good night's rest
and the kindness of a community
who gathered together for unselfish
acts to help others just like me! 

To all the employees and
volunteers in the town
of Blainville who
generously help to make
the holidays so special!

WISHING YOU ALL THE JOY

OF THE CHRISTMAS SEASON.
(and all year!) 

Anonymous thank you
but filled with
heart felt wishes
at the holidays and
all year!

It is believed that the tradition of tree decorating began in 16th-century Germany.  over

To: Human Services

Life has many ups and downs as
many in their lives will see and
rest assured I will do well to
others as they have done to me!

Thank you!



unicef

COLOMBIA - Children play together at a UNICEF-supported school.
COLOMBIE - Des enfants jouent ensemble dans une école soutenue par l'UNICEF.

The purchase of this card helps UNICEF put children first.

Since 1946 UNICEF has provided water, nutrition, medicine and education to children worldwide. UNICEF has helped save more children's lives than any other humanitarian organization.

\$1 USD can provide: 1 month of safe water for a child, immunizations for 3 children or life-saving nutrition for a child.

L'achat de cette carte aide l'UNICEF à donner la priorité aux enfants.

Depuis 1946, l'UNICEF procure de l'eau, de la nourriture, des médicaments et une éducation à des enfants dans le monde entier. L'UNICEF a sauvé la vie d'un plus grand nombre d'enfants que tout autre organisme humanitaire.

1 \$ US peut fournir 1 mois d'eau potable à un enfant, des vaccins à 3 enfants ou une aide nutritionnelle à un enfant.

Artwork Courtesy of www.image-sources.co.uk
USA/www.unicefusa.org Canada/www.unicef.ca

UNICEF cards are made with a commitment to sustainable forest management and the responsible use of the planet's natural resources.

Les cartes de l'UNICEF respectent notre engagement en faveur d'une gestion durable des forêts et d'une utilisation responsable des ressources naturelles de la planète.

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UPR 1585

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Dear Janet,

11/28/18

Thank you for your
patience and courteous
service yesterday. I greatly
appreciate you helping
me figure out the issues with
my taxes in such a kind
manner. People like you are
a blessing.

Sincerely,

Worrell Colman



Connecticut Chiefs of Police Association recognizing new Glastonbury Police Officer Laura Caruso for being the top academic student in her Academy class.

Dear Chief Porter

I would like to extend my gratitude to the Glastonbury Police Department on contacting me on Christmas night about locating my vehicle [redacted] which was previously reported stolen.

This is such a busy time of year.

I was so thankful for the assistance of Officer Brian Barao provided to me.

Thanks and wishing all of you all the best.

Sincerely,
Elaine Pike

Chief Porter
Glastonbury Police Dept
and Staff,

WISHING YOU A

Happy Holiday

AND A WONDERFUL

New Year Many thanks!

Sincerely,

Elaine Pike

Dear Glastonbury Police Department,

We would like to express our sincere appreciation to the many officers and personnel who responded to the 911 call to report a break- in and stolen vehicle at our residence that occurred on Friday November 30th, 2018. Throughout the encounter all officers were professional and supportive while maintaining compassion for our family with young children. On behalf of our family we wish to extend our deepest gratitude.

Nov 16, 18

Police Dept.

Can't thank you
enough for checking
on my old friend,

~~_____~~ We
have been friends
together since 1st grade,
through grammar, High
school + life.

Just one of the
wonderful things the
Police do that we
don't know about.
Thank you sincerely,
Jean Schmitt

Attention: Director
Bobie Dept
(Especially John Barrett)

May your Christmas and new year
be filled with joy and laughter.

Samie Abbott

Make Donation to
Joy for Tots in
my name
Samie Abbott



Brett Mahoney
Chief of Police

WATERFORD POLICE DEPARTMENT
41 AVERY LANE
WATERFORD, CT 06385-2819



(860) 442-9451 TEL
bmahoney@waterfordct.org

November 20, 2018

Chief Marshall Porter
Glastonbury Police Department
Glastonbury, Connecticut

Chief Porter,

Please accept this letter as a thank you for the assistance your agency provided us when we requested training from officers within your department. We recently hired an out of state lateral transfer who required extensive training to obtain his Connecticut certification. All training had to be from POST certified instructors and in order to complete the process in a timely manner; we reached out to your agency who assisted us quickly and professionally.

Lieutenant Davis took time to assist our officer and get him the required training in the following areas:

Computer Crimes

Again, thank you very much. If you believe we are able to assist your agency at all, please do not hesitate to contact us.

Sincerely,

Chief Brett Mahoney



Tanya D. Lane
Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Police Department



Stephen Clark
Chief of Police

November 25, 2018

Chief Marshall Porter
Glastonbury Police Department
2108 Main Street
Glastonbury, CT 06033

Dear Chief Porter,

On behalf of the Newington Police Department I would like to thank you for your department's traffic assistance this year. Motor Officer Hodder contributed greatly to the success of the Fourteenth Annual Officer Peter J. Lavery Memorial Motorcycle Run, ensuring it proceeded safely. Your support for Pete's ride is greatly appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen Clark".

Chief Stephen Clark

Phone: (860) 666-8445 Fax: (860) 665-7688
npd@newingtonct.gov
www.newingtonct.gov

susan lauzier

From: Barbara Theurkauf [REDACTED]
Sent: Tuesday, December 18, 2018 7:53 PM
To: Marshall Porter
Subject: Help for [REDACTED] by John Barrett

I thought you might like this message.

I just got off the phone with [REDACTED] about to turn 95 in January, and she is couldn't say enough positive things about Officer John Barrett (not sure I'm spelling it right). Apparently [REDACTED] was throwing something off of a driveway and threw her keys along with it around 5 this evening at [REDACTED]. After not being able to find them she started to walk to her condo [REDACTED]. When she saw a police car going down Main St., she flagged it down. Apparently Officer Barrett went looking through the pachysandra, around the walkway and a quick check in the house [REDACTED]. [REDACTED] Just as he was about to drive her home he spotted the keys on the other side of the driveway. [REDACTED] is absolutely thrilled. What she said is he was so kind and didn't treat her like she was a bother, etc. Just with respect. [REDACTED] is just gushing about Officer Barrett. Sounds like we are very fortunate to have him as part of our team.

Thank you all for what you do for Glastonbury. Have a wonderful holiday and a happy New Year!

Sincerely,

Barbara Theurkauf

Please consider the environment before printing a copy of this email.

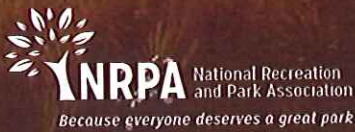
Parks & Recreation

IMAGINATION GUIDE 2018
WWW.NRPA.ORG



THE OFFICIAL PUBLICATION OF THE NATIONAL RECREATION AND PARK ASSOCIATION

2018 IMAGINATION GUIDE



Community Building with the Arts | Parks After Dark | Engaging New Conservation Leaders

Embracing Innovative Park Design Along the Connecticut River

The Town of Glastonbury, Connecticut, home to the oldest continuously operating ferry in the United States, dating back to 1655, borders 9 miles of the Connecticut River. For centuries, the river has been part of this community's lifeblood, but for more than 30 years there was virtually no public river access for active and passive recreational opportunities. Additionally, the area where Riverfront Park stands today was previously occupied by a deteriorating, environmentally contaminated, abandoned oil storage and distribution facility.

For a community that's reported to have long ago "accepted the philosophy that all work and no play wears on the mind and body" and that places "a strong emphasis on school and recreational sports," it's no surprise that the need for river access was a well-documented



Glastonbury's Riverside Park features a lighted baseball field, lacrosse and soccer fields, public boat launch, boathouse, banquet facility, playground, ice skating, a dog park and hiking/walking trails with a beautiful view of the Connecticut River.



PHOTO COURTESY OF TRIDENT AERIAL PHOTOGRAPHY

objective in the Town's Plan of Conservation & Development, Plan of Development for Parks & Recreation and in the State Comprehensive Outdoor Recreation Plan (SCORP), as well as for its emergency first responders. To address this community need, the town developed a strategic and complex plan for the development of a riverfront park.

Glastonbury Riverfront Park came to fruition through innovative land acquisitions, \$13 million in public financing, more than \$450,000 in partner contributions, community engagement and successful partnerships with local, state and federal entities. In addition to remediating the abandoned oil facility, over time, Glastonbury acquired seven individual parcels of land, and relocated a major road to create a contiguous land area suitable for the park.

Through public forums, Glastonbury incorporated program elements that addressed community needs, as well as state and regional priorities for outdoor recreation. Innovative park design elements included:

- Strategic placement of park amenities to support the successful coexistence of active and passive recreational activities.
- Leveraging the natural topography to incorporate an ice-skating rink.
- Using a subsurface parking lot material to maintain the greenery.
- Preserving a brownstone foundation linked to Glastonbury's history in the shipping industry.



Revenue generated from rentals for events held in the second-story banquet hall of the Riverfront Park boathouse helps to offset costs for park operations and maintenance.

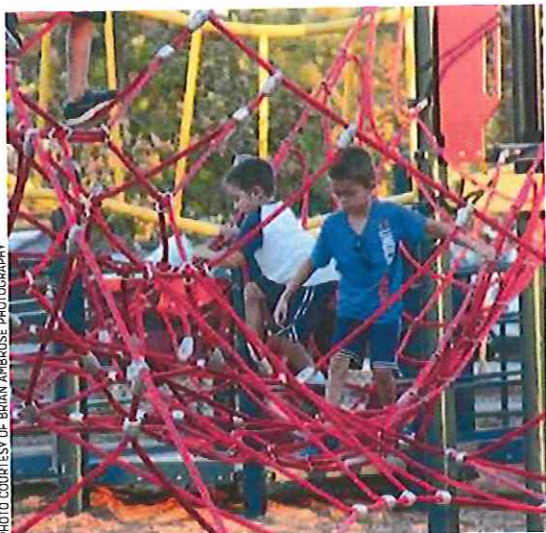
PHOTO COURTESY OF TRIDENT AERIAL PHOTOGRAPHY

“The Riverfront Park achieves a community goal identified over 30 years ago. Located within walking distance of the central business district, senior housing, the public library and residential neighborhoods, the park offers important access to the Connecticut River and recreational opportunities for visitors of all ages and interests,” says Town Manager Richard J. Johnson. He continues: “Glastonbury is indeed fortunate to benefit from the sense of community brought by the improvements cited herein, along with the adjacent Riverfront Community & Senior Center and Phase 1 park improvements. We are

thankful to all who made this vision a reality.”

In its completed state, Glastonbury Riverfront Park now serves as a community focal point for recreation. Its amenities include a public boat launch; shoreline and dock access for fishing, wildlife observation and general enjoyment; a boathouse with storage for rowing shells, facilities for the high school crew team, a waterfront banquet facility and public restrooms; a lighted outdoor basketball court; a handicapped accessible playground and picnic pavilion; multipurpose trails and river walk; an outdoor ice-skating area; a public fountain; a space for community

PHOTO COURTESY OF BRIAN AMBROSE PHOTOGRAPHY




In addition to water-related activities and sports fields, playgrounds, picnic areas and walking trails are popular amenities the community enjoys.

events; and strong links to the central business community.

Glastonbury acquired a \$2.2 million state grant to fund a second-story banquet hall in the boathouse. This addition supports the self-sustaining business model for the park and, by introducing an event and banquet facility manager and marketing and communications specialist to town staff, revenues generated through event rentals are successfully offsetting costs for park operations and maintenance.

Inventive funding methods also included Glastonbury's first Gift Catalog to solicit \$87,000 in individual donations for specific park amenities; revenue-sharing contracts with cater-

ers, audio-visual providers and equipment rentals that are yielding favorable results; and a revenue-sharing partnership with L.L. Bean for riverfront recreation programs. The success realized through this project has become a model for other town operations.

"Glastonbury has a long history of establishing successful partnerships with individuals and community groups in support of a variety of projects and programs. This often includes effective relationships with state and federal entities offering grant programs. The Riverfront Park is a great example of the benefits of engaging all stakeholders in such initiatives," Johnson explains. 



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MARCH 10-15, 2019



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The Metropolitan District
 water supply • environmental services • geographic information

December 28, 2018

Mr. Richard Johnson
 Glastonbury Town Manager
 2155 Main Street
 PO Box 6523
 Glastonbury, CT 06033

RECEIVED
 2018 DEC 30 AM 9:20
 TOWN MANAGER

Re: MDC 2019 Rates

Dear Mr. Johnson:

This letter is to notify you of proposed increases to the Surcharge Outside the Metropolitan District for Capital Improvements which will affect Glastonbury.

Four capital improvement projects were completed in Glastonbury which serve as the basis for calculation of the new monthly charges:

2015 Buckingham Water Pump Station Replacement	Actual Construction Cost	\$1,409,424
2014 Oak St. Transmission Main, Ph II	Actual Construction Cost	\$ 691,382
2014 Neipsic Woods Water Main	Net Construction Cost (Total Construction less Assessments)	\$ 969,895
2006 Hemlock Hill Water Main	Net Construction Cost (Total Construction less Assessments)	\$ 93,346

Typically, projects are billed after the post-construction warranty period has elapsed, approximately one year after construction is complete. These projects were completed in 2006, 2014 and 2015; however, due to an administrative oversight these projects were not incorporated into the non-member town surcharge until now. Our process has been updated to annually verify completed projects and subsequently include those completed projects in the Surcharge Outside the Metropolitan District for Capital Improvements.

The new 2019 monthly charge, by meter size, is indicated on the chart below as well as the current 2018 charge: (chart appears on next page)

GLASTONBURY	TIMES ALLOCATION RATE	GLASTONBURY	
		2019	2018
METER SIZE	EQUALS SURCHARGE AMOUNT FOR CURRENT YEAR	MONTHLY CHARGE	MONTHLY CHARGE
5/8"	\$241,071.64	\$ 3.58	\$ 1.44
3/4"	\$1,072.12	\$ 4.96	\$ 3.40
1"	\$30,498.67	\$ 9.59	\$ 3.33
1 1/2"	\$35,548.99	\$ 28.76	\$ 8.65
2"	\$50,823.48	\$ 49.83	\$ 16.57
3"	\$25,196.83	\$ 131.23	\$ 51.05
4"	\$27,666.25	\$ 128.08	\$ 51.05
6"	\$0.00	\$ -	\$ -
8"	\$0.00	\$ -	n/a
10"	\$0.00	\$ -	n/a
12"	\$0.00	n/a	n/a
Total	\$411,877.98		

MDC's methodology allocates costs based upon actual consumption using the last full prior year's consumption; therefore, 2017 consumption data was used to calculate the 2019 charges.

The current Capital Improvement Project surcharge for a residential (5/8") meter is \$1.44 per month; it is proposed to increase to \$3.58 per month. For large 4" meters the current surcharge is \$51.50 per month which is proposed to increase to \$128.08 per month in 2019.

Additionally, the Metropolitan District has a charge for dedicated private fire services to properties. In 2019 this fire service charge will be expanded to include combined water services which provide both domestic and fire flow via one service pipe. The fire protection charge for combined services will be based upon service pipe diameter at the same rate as dedicated private fire services. The fire service charge will be in addition to the standard customer service charge.

If you have any questions or concerns, please feel free to contact me at 860-860-278-7850, extension 3200.

Sincerely,



Scott W. Jellison, P.E.
Chief Executive Officer

Cc: Whit Osgood