



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
04-09-2019 Meeting

April 5, 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. Town Manager Expense Report

A copy of my expense report for the three months January through March 2019 was forwarded separately. I will appreciate Council recognizing receipt of this report on Tuesday evening.

2. National Recreation and Park Association Cover

Per the attached, the NRPA featured the Glastonbury Riverfront Park on the cover of its March 2019 publication.

3. Public Information Hearing- Putnam Bridge Multi Use Trail

The State DOT has scheduled a public information hearing for the Putnam Bridge Multi-Use Trail Project for Wednesday, May 8th in Council Chambers. The hearing is scheduled to begin at 6:30 p.m.

4. Putnam Boulevard

As you know, the Ash trees along Putnam Boulevard are dead or in decline from the Emerald Ash Borer. The Town has received a grant through the Connecticut Urban Forest Council for new plantings in this area. The work will generally take place on Saturday, April 6th through a combination of resources. The Ash trees will be removed shortly thereafter.

5. Spring Fair – Boathouse

The Spring Fair at the Riverfront Boathouse will be held from 1:00-4:00 p.m. on Saturday, April 20th. Approximately 20 vendors will be selling homemade goods and gifts for Mother's Day. There will be activities for children and adults, along with food and beverages through caterers working at the Boathouse.

6. Affordable Housing

Attached is an excerpt from Public Act 17-170 concerning requirements for local affordable housing plans. As I understand, the Commissioner DOH has not yet issued guidelines on the specific requirements of such plans. In the meantime, I was asked a question in this regard and wanted to provide the attached summary.

7. GHS Council Community Service Award

Each year the Council recognizes a graduation GHS student with a \$1,000 scholarship. This year's program is scheduled for 6:30 p.m. on Thursday, May 23, 2019. A Council Member is asked to present this award.

8. Teacher's Retirement System

Attached is a copy of the letter forwarded to Senator Cassano and Representatives Barry and Doucette on the Council's behalf concerning the Teacher Retirement System (TRS). Representative Barry advises that the proposal for local funding of the TRS (Normal Cost) was not recommended out of Committee. Clearly there are additional steps as the state budget process moves forward, however, the matter did not receive favorable Committee action.

9. Uranium

The Glastonbury Health Department continues to do a nice job in providing public information, coordinating testing of well water, and responding to resident questions. The attached page shows test results made available to date town-wide and within the Tier 1 and Tier 2 properties of Chestnut Hill Road. I will ask Health Director Wendy Mis to attend an upcoming Council meeting to discuss in detail. A way forward for this topic and particularly extension of public water will also be recommended.

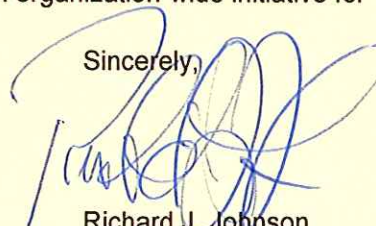
10. Food Waste Collection

The food waste collection program at the Transfer Station is experiencing increasing use. The most recent five-month collection totaled 800 lbs. per month as compared to the first monthly totals of 500 lbs. This program is part of ongoing efforts to reduce items going to the waste stream.

11. Livable Communities

This is the AARP program to recognize the ongoing needs of an aging population and providing for "livable communities" by recognizing and providing for the needs of all residents. Like Sustainable CT, the Livable Community Program will be included as an organization-wide initiative for Town operations.

Sincerely,



Richard J. Johnson
Town Manager

Parks & Recreation

MARCH 2019
WWW.NRPA.ORG



THE OFFICIAL PUBLICATION OF THE NATIONAL RECREATION AND PARK ASSOCIATION

PARK DESIGN



NRPA National Recreation and Park Association
because everyone deserves a great park

Empe Parks Renovations | Parks Build Community - Baltimore | Commit to Health Turns Five

passage. The bill sunsets on September 30, 2022 the moratorium-related provisions concerning IHZ units, bonus points, and the lowered threshold for smaller municipalities.

MUNICIPAL PLANNING REQUIREMENT

The bill requires each municipality, at least once every five years, to prepare or amend and adopt an affordable housing plan. The plan must specify how the municipality will increase the number of affordable housing developments in its jurisdiction. The bill does not specify which municipal body must adopt the plan.

In preparing their plans, municipalities may hold informational meetings or organize other activities to keep residents informed. If a municipality holds a public hearing on a plan's adoption, at least 35 days before the hearing, it must (1) file a copy of the draft plan and any amendments thereto in the town clerk's office and (2) post the draft on the municipality's website, if one exists. Similarly, after a municipality adopts its plan, it must file it in the town clerk's office and post the plan on its website, if one exists.

Municipalities must regularly review and maintain their plans, making geographical, functional, or other amendments as needed. If a municipality does not update its plan at least once every five years, its chief elected official must submit a letter to the DOH commissioner explaining why. The bill does not establish any penalties for failure to comply with its affordable housing plan requirements.

RESIDENT-OWNED MOBILE MANUFACTURED HOME PARKS

The bill defines "resident-owned mobile manufactured home parks" and (1) requires DOH to count homes in them as part of a municipality's affordable housing stock (i.e., toward the 10% exemption threshold) and (2) makes such homes eligible for HUE points toward a moratorium.

Under the bill, "resident-owned mobile manufactured home parks" are parks with homes located on land that at the time a loan for the purchase of the land is issued, is subject to deed restrictions requiring 75% of the units (presumably, parcels of land) to be leased to households earning 80% or less of the median income and of these income-restricted units, either:

1. 40% to be leased to households earning 60% or less of the median income or
2. 20% to be leased to households earning 50% or less of the median income.

The bill specifies how many points homes in these parks are eligible for (see Table 1 below). It does not specify how long the required deed restrictions must last.

By law, unchanged by the bill, mobile manufactured homes with deed restrictions restricting the sale or rental of such homes to low- or moderate-income people (1) are counted by DOH toward a municipality's affordable housing stock if deed restricted for at least 10 years and (2) qualify for HUE points toward a moratorium if deed restricted in accordance with the law (generally, a 40 year restriction).



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Richard J. Johnson
Town Manager

March 29, 2019

VIA EMAIL

Senator Steve Cassano
Representative Jill Barry
Representative Jason Doucette
Legislative Office Building
Hartford, CT 06106-1591

Re: Teacher Retirement System

Dear Senator Cassano and Representatives Barry and Doucette:

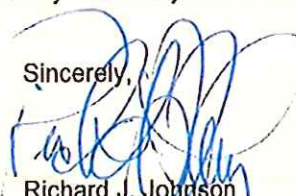
I am writing on behalf of the Glastonbury Town Council to express opposition to pending legislation establishing a local funding requirement for the Teacher Retirement System (TRS). The proposal places a significant financial burden on municipal budgets and the tax rates, both on a current and increasing future basis.

For FY2020 Glastonbury's proposed contribution to the TRS totals \$500,375 and grows to \$1.033 million and \$1.5 million in 2021 and 2022 respectively. These amounts are expected to grow over coming years as Normal Costs for the TRS increase. As you know, cities and towns have no role in managing pension benefits and costs under the TRS, and teacher salaries are subject to state mandated collective bargaining and binding arbitration. For these reasons, the Council opposes any proposal to require cities and towns to fund the cost of the TRS.

Cities and towns are continually faced with increasing costs for operating and capital infrastructure while working to moderate the tax rate and absorb annual decreases in state funding. To now be asked to allocate funding to the TRS will significantly add to this burden and result in higher property taxes and erosion of important local programs and services. For the preceding reasons, the Town Council respectfully asks that you oppose any requirement for local funding of the TRS.

As always, many thanks for your good work on behalf of Glastonbury. Should you have any questions, please let me know.

Sincerely,



Richard J. Johnson
Town Manager

RJJ/sal

cc: Glastonbury Town Council

**Glastonbury private well testing
Spring 2019**

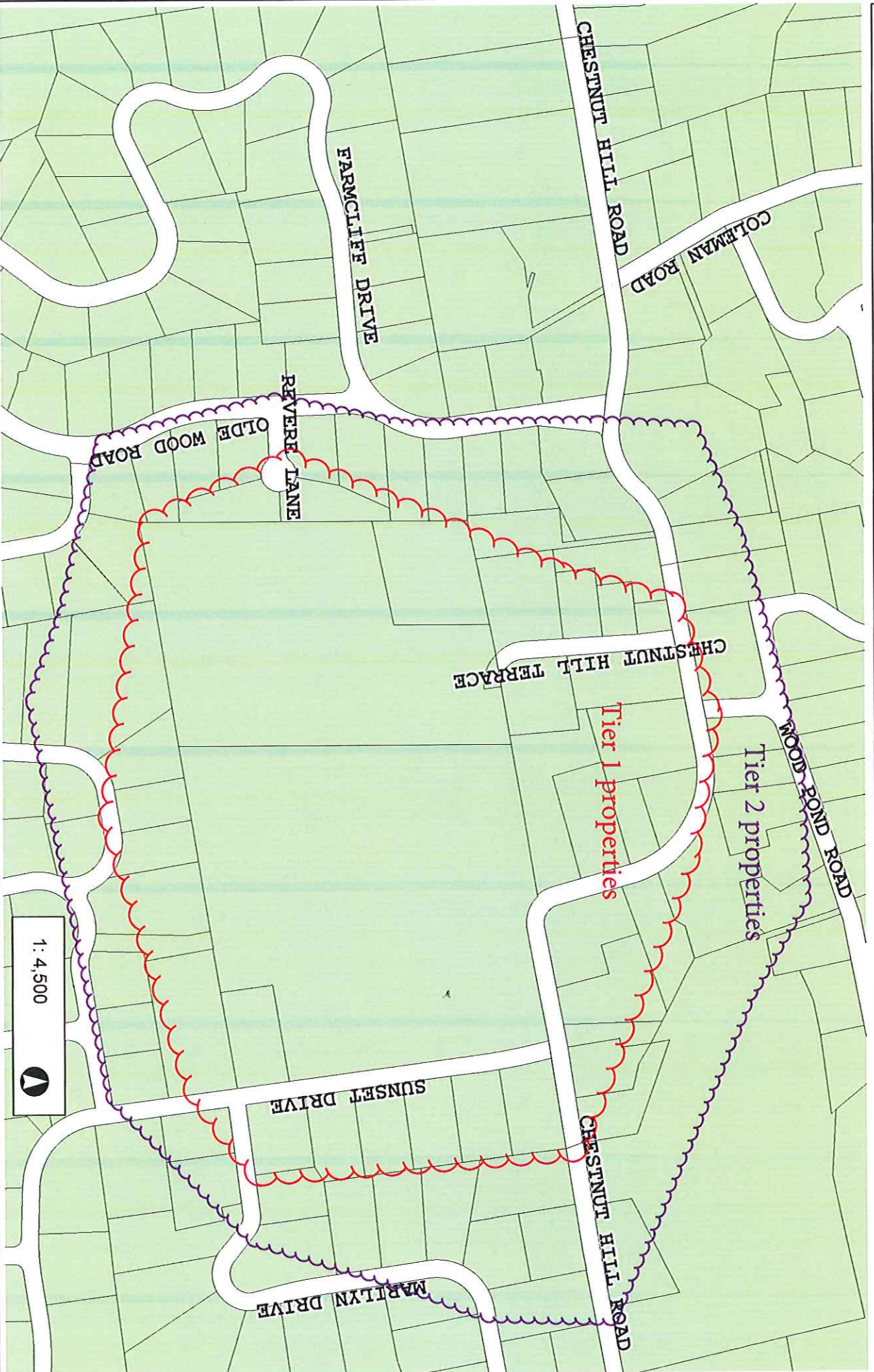
	Tier 1 Sampling 2/25/2019	Tier 2 Sampling 3/8/2019	Town-wide bottle distribution 3/13/2019
Water tests conducted:	Uranium Radon Volatile Organic Compounds (to test for 1,2 dichloropropane)	Uranium Radon	Uranium
# Houses tested/ bottles distributed	28 houses tested (only 27 houses tested for radon)	27 houses tested	548 bottles distributed
# Sample results received to date	28 (2 VOC results outstanding)	27 + 1 •5 uranium results outstanding •1 home provided uranium results via property transaction	139
Uranium range	<1 - 22,300 µg/L	<1 - 6,867 µg/L	<1 - 1,580 µg/L
# Uranium <30 µg/L	9	12	102
# Uranium 30-900 µg/L *	17	10	35
# Uranium >900 µg/L *	2	1	2
# Radon >5,000 pCi/L *	13	20	
VOC >0.5 µg/L *	6		

Timeline:	Friday afternoon, February 15	Health Department first made aware of high uranium, radon and 1,2 dichloropropane levels in private well on Chestnut Hill Road
	Monday, February 25	Health Department starts sampling wells in tier 1 properties
	Friday, March 8	Health Department starts sampling wells in tier 2 properties
	Wednesday, March 13	Health Department holds bottle distribution event for town- wide no-cost uranium well water testing

* Uranium >30 µg/L exceeds the EPA standard and should be treated to remove/reduce uranium to below 30 µg/L
 Uranium >900 µg/L should not be used for consumption or bathing and should be treated
 Radon >5,000 pCi/L exceeds the CT DPH recommended action level and treatment should be considered
 VOC (1,2 dichloropropane) should not exceed 0.5 µg/L; treatment is recommended

Homeowners are provided with test results ASAP once results are received and recorded

Town of Glastonbury GIS



750 0 375 750 Feet
NAD_1983_StatePlane_Connecticut_FIPS_0600_Feet
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1 : 4,500



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