

**GLASTONBURY TOWN COUNCIL
REGULAR MEETING MINUTES
TUESDAY, SEPTEMBER 24, 2019**

The Glastonbury Town Council with Town Manager, Richard J. Johnson, in attendance, held a Regular 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
Ms. Mary LaChance
Mr. Jacob McChesney
Mr. George P. Norman
Mr. Whit C. Osgood

(a) Pledge of Allegiance.

Led by Mr. Osgood

2. Public Comment.

Ms. Reva Menon of 39 Raymond Road said she represented four people on her road and explained the hardships they have faced running out of water. She asked the town to support their effort for public water.

Ms. Kerry Phan of 220 Chestnut Hill Road spoke to the potential assessment that could ultimately offer no value for her and encouraged the town to study the issue and how best to address it. She also advocated for public outreach.

Mr. Jared Soper of 39 Fawn Run and Board of Finance Member thanked Dr. Beckett, Mr. Norman and Mr. Osgood for attending the Board of Finance meeting when their fiduciary advisor reported. She advocated for a budget workshop but suggested that it be chaired by the Board of Finance Chairman instead of the tradition that it be run by the Town Council Chairman.

Mr. Cavanaugh questioned whether their rules of order restricted public comment to residents and taxpayers but Mr. Johnson could find no limitation.

Mr. John Sakon suggested corruption in the opposition of his past development proposal.

Mr. Justin Kelleher of 20 Raymond Road said that they petitioned the MDC but it is on hold awaiting the town. He described the hardships of running out of water.

Mr. Ed Budd of 270 Chestnut Hill Road confirmed with Chairman Gullotta that the MDC can go forward without the input of the Town of Glastonbury.

3. Special Reports.

(a) Presentation by Building Homes for Heroes concerning project in Glastonbury.

Mr. David Weingrad represented the project saying they would be gifting a mortgage-free home on New London Turnpike to Army Specialist Craig Hall and have been overwhelmed with community support. A representative of Nordic Builders praised the organization and their work. A video was shown of numerous similar projects and the recipients. Mr. Cavanaugh thanked Army Specialist Craig Hall for his service. Representative Jill Barry presented a contribution from Connecticut River Book Auctions. Mr. McChesney noted he lives nearby and welcomed him to the neighborhood. Army Specialist Hall spoke fondly of the town and expressed appreciation for the support.

4. Old Business.

None

5. New Business.

(a) Discussion and possible action on request by Housing Authority for Release or Subordination concerning Herbert T. Clark Phase I - Congregate Living Project.

Motion By: Ms. Carroll

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Town of Glastonbury subordinate its rights of reversion as stated in a certain Quitclaim Deed dated December 11, 1989 and recorded in Volume 527, Page 60 in the Glastonbury Land Records, to the financing of the rehabilitation of Unit #1 of the Herbert T. Clark House Condominium from the State of Connecticut Department of Housing (DOH) and from the State of Connecticut pursuant to the National Housing Trust Fund (NHTF) as evidenced and secured by DOH's financing documents and the NHTF financing documents, and in furtherance of such resolution, to authorize the Town Manager to execute a Subordination Agreement in form and substance acceptable to the Town Manager and the Town Attorney.

Disc: Mr. Neil Griffin, Executive Director Housing Authority explained the requested action.

Mr. Osgood asked that they make best efforts to obtain the inclusion of notice and a right to cure.

Result: Motion passes unanimously {9-0-0}

(b) Action to adopt fee for non-resident participation in youth sport programs (tabled from September 24, 2019).

Motion By: Ms. Carroll

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby establishes a registration fee of \$75 for non-residents participating in Glastonbury youth sport groups to be assessed on a per activity, per participant, and seasonal basis effective January 1, 2020, as described in a report by the Town Manager dated September 20, 2019.

Disc: Mr. Johnson reviewed his memo to the Council on the subject dated September 20, 2019. Vice Chairman Niland expressed support saying that residents pay taxes and pay the leagues, so it is reasonable to have out of town families pay their fair share. Mr. Norman asked about the calculations that resulted in the \$75 fee which was explained by Mr. Johnson who added that they could charge up to twice the fee for a resident per state regulations. Mr. Norman agreed with Vice Chairman Niland and expressed support but noted the letter from the Parks and Recreation Commission who cautioned against legislating participation.

Mr. Cavanaugh asked how this got started. Chairman Gullotta said that a couple of years before, Dr. Beckett had suggested user fees to hold down taxes and he said he thought it was a good idea. He added that this is unrelated to recent opinions being expressed in the press. He expressed support. Mr. Cavanaugh said he was on the fence with the Parks and Recreation opposing but heard from a resident who was supportive. Dr. Beckett said he would support it and expressed support for user fees in general. Ms. Carroll expressed ambivalence expressing concern about an extra fee making participation cost prohibitive. Vice Chairman Niland also noted the letter from Parks and Recreation but said they wouldn't be policing it but instead leaving it up to the leagues.

Mr. Osgood asked how the fees are handled. Mr. Johnson said that it was previously \$5 per person but is now \$10 and they rely on the leagues to remit. Mr. Osgood acknowledged the letter from Parks and Recreation but expressed support of the user fee. Mr. McChesney asked if the teams pay more than the per person fee and Mr. Johnson replied indicating only if there was a special project for which they volunteered a contribution. Mr. McChesney expressed concern about preventing participation and the opinion of the Parks and Recreation Commission but also at least one representative from sports expressed support. Mr. Norman said they aren't necessarily solving a problem and the leagues could modulate their fees. Mr. Cavanaugh asked why youth from out of town come to Glastonbury. Mr. Johnson said he understood that youth come to town when there is no program in their own town.

Result: Motion carries {7-2-0} with Ms. Carroll and Mr. Cavanaugh opposing.

PUBLIC HEARING AND ACTION ON PUBLIC HEARING – 8:00 P.M.

NO 1 PROPOSED SALE OF THE TOWN-OWNED 4.8± ACRE PARCEL AT 280 WESTERN BOULEVARD.

Motion By: Ms. Carroll

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby approves sale of the Town-owned land at 280 Western Boulevard, Parcel E7, in accordance with the Purchase and Sale Agreement dated September 11, 2019, and as described in a report by the Town Manager dated September 20, 2019.

Disc: Mr. Johnson reviewed his memo on the subject to the Council dated September 20, 2019. Dr. Beckett congratulated the Town Manager. Chairman Gullotta asked for public comment but no one spoke. Mr. Osgood expressed support. He asked leadership to put on the agenda action to allocate the sales revenue to the land acquisition fund. Chairman Gullotta expressed support. Hearing nothing further, Chairman Gullotta closed the public hearing.

Result: Motion passes unanimously {9-0-0}

NO 2 PROPOSED PURCHASE OF THE 72.3 ACRE PARCEL OFF DICKINSON ROAD AND A \$385,000 APPROPRIATION.

Motion By: Ms. Carroll

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby approves, subject to Town satisfaction with the Boundary Survey and Environmental Analysis, purchase of the 72.3±-acre Caron Parcels 8600003, 18600003A and 18600003B, Dickinson Road and a \$385,000 appropriation and transfer per the Reserve for Land Acquisition and Preservation as recommended by the Town Plan and Zoning Commission and Board of Finance, and as described in a report by the Town Manager dated September 20, 2019.

Disc: Mr. Johnson reviewed his memo on the subject to the Council dated September 20, 2019. Chairman Gullotta asked for public comment but no one spoke. Dr. Beckett expressed support and suggested they could close the public hearing and take action this evening. Hearing nothing further, Chairman Gullotta closed the public hearing.

Result: Motion passes unanimously {9-0-0}

NO 3 CONSTRUCTION OF NEW SIDEWALKS ALONG SECTIONS OF ADDISON ROAD, BELL STREET AND NEIPSIC ROAD TO COMPLETE EXISTING SIDEWALK SYSTEMS

Motion By: Ms. Carroll

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby approves construction of new sidewalks along sections of Addison Road, Bell Street and Neipsic Road, as described in a report by the Town Manager dated September 20, 2019 and as recommended by the Town Plan and Zoning Commission per CGS Sec. 8-24.

Disc: Mr. Dan Pennington, Town Engineer, reviewed the plans and explained the projects. Chairman Gullotta asked for public comment but no one spoke. Ms. LaChance expressed support. Mr. McChesney asked if the plans included new crosswalks to which Mr. Pennington said yes. Dr. Beckett confirmed with Mr. Pennington that this is on the sidewalk matrix. Vice Chairman Niland asked for an updated matrix. Mr. Norman asked about timing which was explained by Mr. Pennington. Hearing nothing further, Chairman Gullotta closed the public hearing.

Result: Motion passes unanimously {9-0-0}

NO. 4 TRANSFER FROM THE GENERAL FUND-UNASSIGNED FUND BALANCE (\$195,001) AND SEWER OPERATING FUND (\$21,080) FOR GOODS AND SERVICES ORDERED BUT NOT YET RECEIVED AS OF JUNE 30, 2019.

Motion By: Ms. Carroll

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby approves a transfer from the General Fund-Unassigned Fund Balance (\$195,001) and Sewer Operating Fund (\$21,080) for goods and services ordered but not yet received as of June 30, 2019, as described in a report by the Town Manager dated September 20, 2019 and as recommended by the Board of Finance.

Disc: Chairman Gullotta asked for public comment but no one spoke. Hearing nothing further, Chairman Gullotta closed the public hearing.

Result: Motion passes unanimously {9-0-0}

5. New Business.

Continued

- (c) Action on proposed amendment to Section 18-5 of Town Code – Property Tax Exemption for Ambulance-Type Vehicles (set public hearing).**

Motion By: Ms. Carroll

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby schedules a public hearing for 8:00 p.m. Wednesday, October 9, 2019 in the Council Chambers of Town Hall at 2155 Main Street to consider proposed amendment to Town Code Section 18-5 entitled “Property Tax Exemption for Ambulance Type Vehicles; Applications”, as described in a report by the Town Manager dated September 20, 2019.

Disc: Mr. Johnson reviewed his memo on the subject to the Council dated September 20, 2019.

Result: Motion passes unanimously {9-0-0}

6. Consent Calendar.

- (a) Action on change of zone - Planned Employment to Reserved Land – Town and utility-owned land off Addison Road (set public hearing).**
- (b) Action on between department transfer – Human Services to Sanitation - \$10,961.**
- (c) Action on transfer from Capital Project Account – School Air Conditioning to General Fund - \$75,000 (set public hearing).**

Motion By: Ms. Carroll

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby schedules a Public Hearing for 8:00 p.m. on Wednesday, October 9, 2019, in Council Chambers at Town Hall, 2155 Main Street, Glastonbury to consider the approval of the application of the Town of Glastonbury for a change of zone from Planned Employment Zone to Reserved Land for the following lots off Addison Road: Lot E0017E, Eversource Energy, Owner; Lot E0017G, Eversource Energy, Owner; and Lot E0024, Town of Glastonbury, Owner; and a change of zone from Planned Employment & Rural Residence Zones to Reserved Land for Lot E0017A, Eversource Energy, Owner, as described in a report by the Town Manager dated September 20, 2019 and as recommended by the Town Plan and Zoning Commission.

BE IT RESOLVED, that the Glastonbury Town Council hereby approves a \$10,961 transfer from Human Services to Sanitation, as described in a report by the Town Manager dated September 20, 2019 and as recommended by the Board of Finance.

BE IT RESOLVED, that the Glastonbury Town Council hereby schedules a Public Hearing for 8:00 p.m. on Wednesday, October 9, 2019, in Council Chambers at Town Hall, 2155 Main Street, Glastonbury to consider a \$75,000 transfer from the Capital Project Account to the General Fund for the Elementary School Air Conditioning Project, as described in a report by the Town Manager dated September 20, 2019 and as recommended by the Board of Finance.

Result: Motion passes unanimously {9-0-0}

7. Town Manager's Report.

Mr. Johnson reviewed his report to the Council dated September 20, 2019. Ms. Carroll said she does want to see a pre-budget workshop but felt it should be after the election timed mid-November and that it was more appropriate that the Town Council run the meeting. Mr. Osgood said that he supported the second concept, in November where the new Town Council Members could attend. He asked about the closure costs for bulky waste. Mr. Johnson said that he has been working on it. Mr. Osgood said he was concerned by which the demo debris hill was growing and expressed support of increasing fees to help them pay for the closure. Chairman Gullotta asked about the lifespan of the facility and Mr. Johnson replied saying 25-30 years. Ms. LaChance encouraged getting many involved for the Homes for Heroes dedication. She also thanked Mr. Johnson for helping with the robotics service project on short notice. She also praised the passport event to help with schedules of busy families.

Dr. Beckett questioned if there was any benefit to recycling pieces of construction debris. Mr. Johnson said that they are always trying to salvage everything they can. Mr. Cavanaugh acknowledged the notes of praise for the town staff. Mr. Norman said that the information about boathouse revenues was good news and asked if depreciation had been calculated on the Boathouse. Mr. Johnson indicated depreciation had not yet been calculated, but could be. Mr. Norman favored an August or September budget workshop adding that candidates could attend as well. He said that even though it's later than he feels it should be, he favored having it. Chairman Gullotta reiterated his suggestion to have a container for residents to insert their returnable cans. Mr. Johnson said that they are under contractual obligation to bring all recyclables to the MIRA facility.

8. Committee Reports.

(a) Chairman's Report.

Chairman Gullotta encouraged all to sample the season's apples and cider.

(b) MDC.

None

(c) **CRCOG.** *None*
9. **Communications.** *None*

10. Minutes.

(a) Minutes of September 10, 2019 Regular Meeting.

Motion By: Ms. Carroll

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby approves the minutes of the meeting held September 10, 2019, with the following correction:

Page 8, first motion result, correct “passes unanimously” to “carries”

Result: Motion passes unanimously {9-0-0}

11. Appointments and Resignations. *None*

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 8:45 pm, for the purpose of discussing a potential property acquisition. In attendance will be Council Members and the Town Manager.

Result: Motion passes unanimously {9-0-0}.

Present for the Executive Session item were council members, Mr. Tom Gullotta, Chairman, Mr. Lawrence Niland, Vice Chairman, Dr. Chip Beckett, Ms. Deb Carroll, Mr. Kurt Cavanaugh, Ms. Mary LaChance, Mr. Jake 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 9:05 pm.

Result: Motion passes unanimously {9-0-0}.

13. Adjournment

Motion By: Ms. Carroll

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby adjourns their regular meeting of September 24, 2019, at 9:06 pm.

Result: Motion passes unanimously {9-0-0}.

Respectfully submitted,

Kimberly Meanix Miller
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Recording Clerk

Thomas Gullotta
Chairman