

**GLASTONBURY TOWN COUNCIL AGENDA
TUESDAY, FEBRUARY 11, 2020 – REGULAR MEETING
7:00 P.M. – COUNCIL CHAMBERS, TOWN HALL
2155 MAIN STREET, GLASTONBURY**

Council Members: Thomas P. Gullotta, Chairman; Lawrence Niland, Vice Chairman; Deborah A. Carroll; Dr. Stewart Beckett III; Kurt P. Cavanaugh; Mary LaChance; Jacob McChesney; Whit Osgood; Lillian Tanski

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

NO 1 ACTION ON PROPOSED \$1.45 MILLION APPROPRIATION AND TRANSFER FROM THE CAPITAL RESERVE-UNASSIGNED FUND BALANCE TO CAPITAL PROJECTS-FISHER HILL ROAD BRIDGE.

1. Roll Call.
 - (a) Pledge of Allegiance.
2. Public Comment.
3. Special Reports.
 - (a) Report on October 1, 2019 Grand List.
4. Old Business.
5. New Business.
 - (a) Discussion concerning Cotton Hollow building ruins.
 - (b) Discussion concerning Bulky Waste Facility - Closure Fund.
 - (c) Discussion concerning Pension Actuarially Determined Recommended Employee Contribution (ADREC).
 - (d) Action to approve Settlement Agreement – Riverfront Park.
6. Consent Calendar.
7. Town Manager's Report.
8. Committee Reports.
 - (a) Chairman's Report.
 - (b) MDC.
 - (c) CRCOG.
9. Communications.
 - (a) Letter from Richard Sawitzke, Land Heritage Coalition – Cotton Hollow Mill
10. Minutes.
 - (a) Minutes of January 14, 2020 Regular Meeting.
 - (b) Minutes of January 23, 2020 Special Meeting (CIP Workshop).
 - (c) Minutes of January 28, 2020 Special Meeting.
 - (d) Minutes of January 28, 2020 Annual Town Meeting.
11. Appointments and Resignations.
 - (a) Resignation of Charles Murray (Alternate) from Zoning Board of Appeals (R-2023).
 - (b) Resignation of Woody Baird from Insurance Advisory Committee (R-2019).
12. Executive Session.
 - (a) Potential land acquisition.



Town of Glastonbury

2155 MAIN STREET • P.O. BOX 6523 • GLASTONBURY, CT 06033-6523 • (860) 652-7500
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**PUBLIC HEARING NO. 1
02-11-2020 Meeting**

Richard J. Johnson
Town Manager

February 7, 2020

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

Re: Appropriation and Transfer – Fisher Hill Road Bridge

Dear Council Members:

The Fisher Hill Bridge Project is approved for 80% grant funding per the Federal Bridge Program. Competitive bidding is complete and the project is ready for construction in 2020. As part of the capital program proposed for July 1 funding, an additional \$1.45M (before grants) is required to fund this project. To better ensure substantial completion by calendar year end, I am recommending the \$1.45M be allocated as a supplemental appropriation and transfer. This will allow for contracts to be executed, mobilization and the contractor to begin work as weather allows this spring. Subject to approval, the \$1.45M now proposed for July 1st funding would not be included with the new capital program. Accordingly, there would be no net cost to the Capital Reserve Fund.

This topic is scheduled for Council public hearing and action on Tuesday evening.

"BE IT RESOLVED, that the Glastonbury Town Council hereby approves a \$1.45M appropriation and transfer from the Capital Reserve-Unassigned Fund Balance to Capital Projects-Fisher Hill Road Bridge, as described in a report by the Town Manager dated February 7, 2020 and as recommended by the Board of Finance."

Additional information can be provided as may be requested.

Sincerely,

Richard J. Johnson
Town Manager

RJJ/sal



Town of Glastonbury

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ITEM #3(A)
02-11-2020 Meeting

Richard J. Johnson
Town Manager

February 10, 2020

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

Re: Grand List

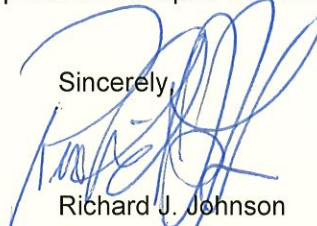
Dear Council Members:

Town Assessor Nicole Lintereur has completed work on the October 1, 2019 Grand List. A copy of her report is attached.

As summarized, the Grand List shows a 1.28% overall increase with all categories including real estate, personal property and motor vehicle showing gains. The 1.28% as compared to GL growth over recent years is shown on the attached page.

I have asked Nicole to attend Tuesday evening's meeting to present this report in detail and respond to questions as applicable.

Sincerely,



Richard J. Johnson
Town Manager

RJJ/sal
Attachments

**PROPERTY ASSESSMENT DEPARTMENT
GRAND LIST REPORT – OCTOBER 1, 2019**

The 2019 Grand List was completed and signed on January 30, 2020. The total net taxable assessed value of \$4,279,213,990 is an increase of 1.28% over the 2018 Grand List. This grand list as filed by the Assessor is subject to adjustment by the Board of Assessment Appeals resulting from their March hearings, appeals brought to the Superior Court of the State of Connecticut and other lawful changes. A summary of the dollar and percentage changes from the 2018 to 2019 Grand List by major property class is listed below:

NET ASSESSMENT SUMMARY

	<u>2018</u>	<u>2019</u>	<u>\$ CHANGE</u>	<u>% CHANGE</u>
REAL ESTATE	\$3,733,568,732	\$3,762,888,250	\$29,319,518	.79%
PERSONAL PROPERTY	180,757,180	189,656,700	8,899,520	4.92%
MOTOR VEHICLE	310,733,385	326,669,040	15,935,655	5.13%
TOTALS	\$4,225,059,297	\$4,279,213,990	\$54,154,693	1.28%

The 1.28% increase of the 2019 taxable grand list continues the strong pattern of growth in the list since 2007 and strengthens the solid tax base in Glastonbury. While all three sectors achieved increases, the \$15.9 million growth in the motor vehicle segment was unanticipated.

In 2019 the area real estate market continued on a steady upward path, as it has done for the prior two years. Growth in the volume of residential sales climbed from 541 to 587 (8.5%) over the previous grand list period. In addition, the average sales price increased from \$362,487 to 382,987(5.7%), capping a steady improvement in year over year growth. These results are generally superior to similar local towns and are primarily attributed to an improved regional economy, limited supply and low interest rates.

Key indicators of sustained growth included new home permits issued and the number of home renovations and additions. New home construction jumped 32% with an increase from 38 permits issued last year to 50 this year. The continued success of two relatively large subdivisions and one mid-sized development buoyed the market whilst two emerging mid-sized projects offered sustained continuity of local housing supply & demand.

Permits for additions and residential alterations increased from 432 to 463 projects, a 7% increase as homeowners furthered investment in their homes. Residential development projects underway include construction on an 18 unit PAD, in addition to the typical handful of 1 and 2 lot cuts.

An active local commercial market saw the following projects completed: the second phase of a 27,000 sq. ft. retail & restaurant project on Main St (the former Pond House site), a 13,560 sq. ft. medical building on Western Blvd, a 4,500 sq. ft. medical office on Sycamore St, a church converted to a daycare center on Hebron Ave, a 10,000 sq. ft. industrial building on Sequin Dr and a 3,200 sq. ft. brewery on Dug Rd.

New commercial projects underway include: Glastonbury Commons, a 20,000 sq. ft. retail/office property on Hebron Ave; a 10,000 sq. ft. daycare center on Oak St; a 7,425 sq. ft. industrial building on Sequin Dr; a 30,000 sq. ft. gym on Main St; a 3,000 sq. ft. medical office on Naubuc Ave and a new hotel on Glastonbury Blvd. In summary, the commercial rental market remained stable and occupancy rates remained high.

The personal property sector increased by a healthy 4.92%. The largest increase being a \$3.2 million reporting by Eversource. Overall personal property reporting shows continued reinvestment and upgrading of equipment by existing businesses. The median business account assessment is \$8,520. This continued growth in personal property is directly related to the Town's overall strong business climate.

The motor vehicle list increase of 5.13% is the largest increase since 2011. Based on the Grand List as signed, the average auto assessment increased for both new (1.9%) and used (2.6%) vehicles, while the number of new cars purchased decreased by 3.1% over last year. Corrections and ongoing issues originating from the DMV software upgrade over 5 years ago continue to plague the Towns' residents. We anticipate as many additions and deletions for both residents and non-residents as we have made in the past.

Attached are various documents that illustrate the information above and the historical grand list comparisons.

**TOWN OF GLASTONBURY
2019 GRAND LIST**

	TOTAL RECORDS	GROSS ASSESSMENT	EXEMPTIONS	NET ASSESSMENT
REAL ESTATE	13,953	\$ 3,767,327,500	\$ 4,439,250	\$ 3,762,888,250
PERSONAL PROPERTY	2,198	\$ 208,895,670	\$ 19,238,970	\$ 189,656,700
MOTOR VEHICLES	32,497	\$ 328,253,738	\$ 1,584,698	\$ 326,669,040
TOTAL TAXABLE	48,648	\$ 4,304,476,908	\$ 25,262,918	\$ 4,279,213,990
TAX EXEMPT REAL ESTATE	577	\$ 258,871,180	\$ 258,871,180	-

I, Nicole Lintereur, Assessor of the Town of Glastonbury, do solemnly swear or solemnly and sincerely affirm, as the case may be, that I believe that all the lists, and the abstract of said town for the year 2017, are made and perfected according to law; so help me God or upon penalty of perjury.

Nicole Lintereur CCMA II

Subscribed and sworn this 30th day of January 2020.

**TOWN OF GLASTONBURY
OCTOBER 1, 2019
TOP TEN TAXPAYERS**

<u>OWNER</u>	<u>DESCRIPTION</u>	<u>NET ASSESSMENT</u>
1. Connecticut Light and Power Co Location: Various	Personal & Real Property Public Utility	\$ 53,191,980
2. Shops at Somerset Square LLC Location: 120-170 Glastonbury Blvd	Real Estate Retail/Office Center Somerset Square	\$ 28,651,700
3. New London Turnpike Apartments Investors LLC Location: 911 New London Tpke	Personal & Real Property Apartments The Tannery	\$ 28,011,010
4. SCT Glastonbury LLC Location: 200 Glastonbury Blvd	Real Property	\$ 18,736,700
5. Glastonbury Developers LLC Location: 1-10 Glastonbury Pl	Personal & Real Property Apartments Glastonbury Place	\$ 18,628,200
6. Glastonbury MZL LLC Location: 215 Glastonbury Blvd	Real Property Stop & Shop Barnes & Noble/Retail	\$ 17,850,000
7. SHP V Glastonbury LLC Location: 281 Western Blvd	Personal & Real Property Assisted Living Center Hearth at Glastonbury	\$ 16,756,890
8. Siebar Glastonbury LLC Location: 95 Glastonbury Blvd & N/1D Glastonbury Blvd	Real Property Office Building	\$ 15,933,200
9. Brixmor Residual Shoppes at Fox Run LLC Location: 55 Welles St	Real Property Retail/Office Center Shoppes at Fox Run	\$ 15,604,700
10. Connecticut Natural Gas Corp Location: Various	Personal & Real Property Public Utility	\$ 15,095,960

**TOWN OF GLASTONBURY
TOP TEN TAXPAYERS
NET GRAND LIST COMPARISON**

2019 RANK	2019 GRAND LIST	2018 RANK	2018 GRAND LIST
1	Connecticut Light & Power Co 53,191,980	1	Connecticut Light & Power Co 49,984,750
2	Shops At Somerset Square LLC 28,651,700	2	Shops At Somerset Square LLC 28,651,700
3	New London Turnpike Apts Investors LLC 28,011,010	3	New London Turnpike Apts Investors LLC 28,019,300
4	SCT Glastonbury LLC 18,736,700	4	Massachusetts Mutual Life Insurance Company 18,736,700
5	Glastonbury Developers LLC 18,628,200	5	Glastonbury Developers LLC 18,643,070
6	Glastonbury MZL LLC 17,850,000	6	Glastonbury MZL LLC 17,850,000
7	SHP V Glastonbury LLC 16,756,890	7	SHP V Glastonbury LLC 16,797,330
8	Siebar Glastonbury LLC 15,933,200	8	Siebar Glastonbury LLC 15,933,200
9	Brixmor Residual Shoppes at Fox Run LLC 15,604,700	9	Connecticut Natural Gas Corp. 15,883,400
10	Connecticut Natural Gas Corp. 15,095,960	10	Brixmor Residual Shoppes at Fox Run LLC 15,604,700
TOTAL NET ASSESSMENT - TOP 10 TAXPAYERS \$ 228,460,340		TOTAL NET ASSESSMENT - TOP 10 TAXPAYERS \$ 226,104,150	
TOTAL NET TAXABLE GRAND LIST AS RECORDED \$ 4,279,213,990		TOTAL NET TAXABLE GRAND LIST AS RECORDED \$ 4,229,419,585	
TOP 10 TAXPAYERS - % OF NET TAXABLE GRAND LIST 5.34%		TOP 10 TAXPAYERS - % OF NET TAXABLE GRAND LIST 5.35%	

TOWN OF GLASTONBURY
NET GRAND LIST COMPARISON

GRAND LIST YEAR	FILING	NET REAL ESTATE	% CHANGE	NET MOTOR VEHICLES	% CHANGE	NET PERSONAL PROPERTY	% CHANGE	TOTAL NET GRAND LIST	% CHANGE
2019	GL	3,762,888,250	0.79%	326,669,040	5.13%	189,656,700	4.92%	4,279,213,990	1.28%
2018	M-13	3,733,568,732	0.89%	310,733,385	1.64%	180,757,180	4.64%	4,225,059,297	1.10%
2017	M-13	3,700,648,330	5.72%	305,704,967	1.55%	172,741,770	2.62%	4,179,095,067	5.28%
2016	M-13	3,500,283,250	0.78%	301,033,938	4.04%	168,338,990	10.25%	3,969,656,178	1.39%
2015	M-13	3,473,047,910	0.84%	289,339,179	1.81%	152,683,130	6.80%	3,915,070,219	1.13%
2014	M-13	3,444,157,270	0.97%	284,182,566	-0.40%	142,965,510	5.00%	3,871,305,346	1.01%
2013	M-13	3,411,096,980	0.41%	285,337,812	3.02%	136,154,620	1.31%	3,832,589,412	0.63%
2012	M-13	3,397,125,130	-10.47%	276,964,728	-0.91%	134,390,960	0.40%	3,808,546,358	-9.48%
2011	M-13	3,794,251,380	0.38%	279,506,755	6.53%	133,855,780	8.75%	4,207,613,915	1.01%
2010	M-13	3,779,949,600	0.69%	262,361,630	4.78%	123,087,850	1.23%	4,165,399,080	0.96%
2009	M-13	3,753,952,660	0.57%	250,386,760	1.82%	121,594,980	-3.37%	4,125,934,400	0.52%
2008	M-13	3,732,765,620	1.07%	245,906,870	-5.82%	125,837,230	5.49%	4,104,509,720	0.76%
2007	M-13	3,693,298,370	35.78%	261,102,670	1.70%	119,289,968	6.64%	4,073,691,008	31.89%
2006	M-13	2,720,006,360	1.97%	256,736,240	1.40%	111,864,380	1.45%	3,088,606,980	1.91%
2005	M-13	2,667,368,660	1.87%	253,184,290	4.06%	110,269,840	1.06%	3,030,822,790	2.02%
2004	M-13	2,618,328,700	1.48%	243,311,340	7.68%	109,115,670	4.51%	2,970,755,710	2.07%
2003	M-13	2,580,164,650	1.40%	225,949,140	-4.07%	104,406,400	3.11%	2,910,520,190	1.01%
2002	M-13	2,544,561,400	40.38%	235,536,360	3.82%	101,260,080	0.29%	2,881,357,840	34.62%
2001	M-13	1,812,588,970	2.53%	226,876,490	2.66%	100,969,940	4.21%	2,140,435,400	2.62%
2000	M-13	1,767,852,680	2.34%	220,997,560	6.15%	96,895,020	7.49%	2,085,745,260	2.96%
1999	M-13	1,727,455,190	2.68%	208,187,320	11.48%	90,141,310	6.58%	2,025,783,820	3.69%
1998	M-13	1,682,366,740	2.40%	186,751,280	8.15%	84,572,739	3.18%	1,953,690,759	2.95%
1997	M-13	1,642,977,550	2.30%	172,673,880	3.04%	81,966,085	4.45%	1,897,617,515	2.46%
1996	M-13	1,606,010,520	1.80%	167,571,440	3.69%	78,470,390	-3.99%	1,852,052,350	1.71%
1995	M-13	1,577,623,290	22.50%	161,615,750	14.95%	81,732,235	6.36%	1,820,971,275	

-M-13 Filing is the Grand List as reported to the Connecticut Office of Policy and Management after the completion of the Board of Assessment Appeals

-GL filing is made prior to the meetings of the Board of Assessment Appeals

-Bold indicates year of revaluation

TOWN OF GLASTONBURY
NET ASSESSMENT COMPARISON BY SUB-CLASS

PERCENTAGE OF GRAND LIST

<u>GRAND LIST YEAR</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
RESIDENTIAL / PA490	73.6%	73.5%	73.6%	73.3%	72.8%	71.7%	71.6%	71.2%
COM / IND / PUBLIC UTILITY	15.2%	15.0%	15.3%	15.3%	15.3%	16.7%	16.7%	16.7%
PP TOTAL	4.0%	4.0%	3.7%	4.0%	4.3%	4.2%	4.3%	4.4%
MV TOTAL	7.2%	7.5%	7.4%	7.4%	7.6%	7.4%	7.4%	7.6%
GRAND TOTAL	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

PERSONAL PROPERTY GRAND LIST

Account and Assessment Information

	2015	2016	2017	2018	2019
TOTAL ACCOUNTS	2,196	2,227	2,197	2,223	2,198
DELETED ACCOUNTS	245	180	203	171	208
ADDED ACCOUNTS	198	176	143	194	178
MEDIAN ASSESSMENT	\$5,755	\$6,720	\$7,500	\$10,000	\$8,520
TOTAL NET ASSESSMENT	152,683,130	168,338,990	172,741,770	180,757,180	189,656,700
TOP TEN TOTAL ASSESSMENT	70,532,030	85,019,040	86,832,140	93,605,210	98,042,730
TOP 10 ACCOUNTS % OF TOTAL PP	46.20%	50.50%	50.27%	51.79%	51.69%
INCREASE OVER PREVIOUS YEAR	6.80%	10.25%	2.62%	4.64%	4.92%
ASSESSMENT INCREASE	9,717,620	15,655,860	4,402,780	8,015,410	8,899,520
FMV INCREASE \$	\$ 13,882,314	\$ 22,365,514	\$ 6,289,686	\$ 11,450,586	\$ 12,713,600

MOTOR VEHICLE GRAND LIST

NUMBER OF ASSESSED VEHICLES - ALL AND NEW MODEL YEARS

GRAND LIST	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
TOTAL MOTOR VEHICLES	31,847	31,929	31,814	31,725	32,091	31,855	31,568	32,011	32,035	32,161	32,497
CHANGE	67	82	(115)	(89)	366	(236)	(287)	443	24	126	336
PERCENTAGE CHANGE	0.2%	0.3%	-0.4%	-0.3%	1.2%	-0.7%	-0.9%	1.4%	0.1%	0.4%	1.0%
NEW MODEL VEHICLES	1,762	1,818	1,852	2,101	2,352	2,093	2,189	2,208	2,202	2,028	1,966
CHANGE	(471)	56	34	249	251	(259)	96	19	(6)	(174)	(62)
PERCENTAGE CHANGE	-21.1%	3.2%	1.9%	13.4%	11.9%	-11.0%	4.6%	0.9%	-0.3%	-7.9%	-3.1%

AVERAGE ASSESSMENT INFORMATION - ALL AND NEW MODEL YEARS

GRAND LIST	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
ALL MOTOR VEHICLES	\$ 7,907	\$ 8,265	\$ 8,840	\$ 8,755	\$ 8,995	\$ 9,944	\$ 9,224	\$ 9,448	\$ 10,646	\$ 10,780	\$ 11,060
CHANGE	\$ 119	\$ 358	\$ 575	\$ (85)	\$ 240	\$ 949	\$ (720)	\$ 224	\$ 1,198	\$ 134	\$ 280
PERCENTAGE CHANGE	1.5%	4.5%	7.0%	-1.0%	2.7%	10.6%	-7.2%	2.4%	12.7%	1.3%	2.6%
NEW MODEL VEHICLES	\$ 17,008	\$ 19,162	\$ 20,569	\$ 19,770	\$ 20,511	\$ 22,615	\$ 22,062	\$ 22,680	\$ 24,651	\$ 25,083	\$ 25,556
CHANGE	\$ (1,009)	\$ 2,154	\$ 1,407	\$ (799)	\$ 741	\$ 2,104	\$ (553)	\$ 618	\$ 1,971	\$ 432	\$ 473
PERCENTAGE CHANGE	-5.6%	12.7%	7.3%	-3.9%	3.7%	10.3%	-2.4%	2.8%	8.7%	1.8%	1.9%

MEDIAN VEHICLE MODEL YEAR AND AGE

GRAND LIST	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
MEDIAN MODEL YEAR	2003	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
APPROXIMATE AGE	6	7	7	7	7	7	7	7	7	7	7

Grand List Growth

9 Year Actual and Estimated 2019

\$2.0m in New Tax Revenue

10 Year Average = 0.98%





Town of Glastonbury

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ITEM #5A
02-11-2020 Meeting

Richard J. Johnson
Town Manager

February 7, 2020

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

Re: Cotton Hollow Mill

Dear Council Members:

This topic involves the remains from the Cotton Hollow Mill located easterly of Cotton Hollow Road as outlined on the attached page. This matter is scheduled for discussion and follow up as applicable on Tuesday evening. Summary background information as follows:

- Per the attached, the Cotton Hollow Mill dates back to the early 1800's. The property on which the Mill formally operated has generally been under private ownership for many years.
- The current owner acquired the property in 2017. At the time, the Town was considering options to acquire the site or otherwise preserve the Mill remains. However, during these deliberations the property was sold. Access, ongoing care and maintenance, safety and liability were considerations during Town deliberations.
- Recently the current owner began removing stones from the site and I understand next steps involve dismantling the structure. This activity was brought to the Town's attention. The owner was required to file a permit application in accordance with the Demolition Delay Ordinance. The Ordinance is applicable to activities which demolish a building, structure or part thereof which is a minimum 500 square and more than 75 years old. A copy of the Ordinance is attached.
- By letter dated February 3, 2020 the Land Heritage Coalition expressed concern for dismantling of the Mill remains. The Historic Society has also expressed concern.

Discussion Tuesday evening will provide the opportunity to review options which could include purchase, preservation, continued dismantling and others, while considering costs, funding sources, safety, liability and related factors.

Sincerely,

Richard J. Johnson
Town Manager

RJJ/sal
Attachments

Penelope Talcott Divorce

Sexual assault and divorce in prim 18th century Glastonbury, though rare, did occur. Court records detail the case of Penelope Talcott, who sued her husband, Nathaniel Talcott, Jr., for cruelty in 1798 and was awarded a divorce by the State Legislature.

Penelope initially made a legal complaint to Zephaniah Smith, Justice of the Peace, as follows:

"To Zephaniah H. Smith, Esq., Justice of the Peace for County of Hartford, comes Penelope Talcott of Glastonbury...the wife of Nathaniel Talcott, Junr...& under Oath complaint makes...that on the 25th day of August the said Nathaniel Talcott Junr with force and arms, and without any cause or provocation a violent Assault made on the body of the Complainant, and her beat, bruised & wounded in a most cruel and Outrageous manner; and that the said Nathaniel on diverse other days and times previous...hath in like manner beaten, bruised & wounded complainant, Dragged her about by the Hair of her head, kicked her out of his house, stripped her

naked, and threatened with Oaths and imprecations to take away the life of the Complainant, and that the Complainant is in continual fear and apprehension that the said Nathaniel will Kill & Murder the Complainant, and she therefore prays that due process may issue against the said Nathaniel...

Justice Smith issued a warrant for Talcott to appear before him, and as a result he was bound over to County Court on bonds of \$1,000. At the County Court trial a witness appeared. She testified that Nathaniel had struck "and kicked her the said Penelope two rods to the best of her the said her judgment and that the said Nathaniel then said to the said Penelope "damn you, let me never see your face and eyes again."

The next spring the Legislature granted Penelope a divorce and ordered Nathaniel to pay Penelope \$800 in lieu of all claims of dower, and court costs of \$55.22.

March 9, 1999

A Moment in Glastonbury - Marjorie Grant McVulley

Early Cotton Hollow Development

Many a hiker along the nature preserve trail in South Glastonbury is impressed with the remains of an old cotton mill on the north side of Roaring Brook.

Before the days of steam power and electricity, the availability of water determined the location of most mills and industry in Connecticut. Though not large compared to major rivers, the brook did supply enough power for a large 19th-century cotton factory village that to this day is still referred to as "Cotton Hollow."

Initiated by Pardon Brown in 1805 on a six-acre tract near a Revolutionary War-era gunpowder mill, and further developed and expanded by Hartford Manufacturing Company starting in 1814, the site eventually grew to an 80-acre complex with an upper and lower dam (the first 50 feet high, the second 24 feet), two factory buildings (one red brick — 100 feet by 40 feet, one stone — 150 feet by 45 feet), 19 houses for workers and a company store.

Hartford Manufacturing was incorporated by a group of wealthy Hartford merchant investors (notably David Watkinson and Charles Sigourney) who wished to capitalize on the cessation of imports as the Embargo of 1807 and the War of 1812 blocked commerce and were willing to take the risk of investing in the manufacture of domestically-finished cloth from raw cotton produced in the South. Their initial capital investment of \$50,000 was far beyond the capabilities of local farmers and investors.

The combined mills and dams contained a sequence of water-powered operations to produce cotton cloth with a market value of \$25,000 in 1820 and \$80,000 in 1850. In 1820, five men, 15 women and 40 boys and girls were employed. They consumed 50,000 pounds of cotton in the manufacture of stripes, plaids,

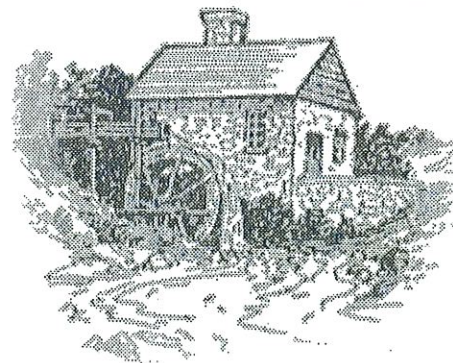
bedticks, shirtings and sheetings and operated 1200 spindles and 20 power looms.

In 1836, the labor force had increased to 130 girls and 40 men and boys, operating 5,200 spindles and 135 looms. By 1850, 70 males and 130 females transformed 370,000 pounds of cotton into 1,290,000 yards of cotton goods.

Hours were long since most factories followed the farm pattern where sunrise to sundown labor was the rule. As late as 1850, the average working day in the factory was 11 hours. The average monthly salary for males was \$30, for females \$8.

(Readers should be reminded that part of the old factory complex is on private property. When hiking through Cotton Hollow, be certain to keep to the paths outlined on maps available at the Historical Society of Glastonbury and the Visitors' Center.)

March 16, 1999



Glastonbury: from settlement to suburb Marjorie Grant McQuitty

ited citizens in 1964. Hardly
rs, would recognize the name
tion of Hopewell Road which

i Hopewell, was another early
m the hardwood charcoal that
nut." This lovely spot and its
the town by the J. T. Slocumb
a in 1967.

. a forge operated by Thomas
ss when neighbors complained
'in the center of a village." The
me of Zephaniah Smith, father
ought suit in 1814 against the
unt of water used to run the
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ame, and the forge was closed

ironmental impact" throve for
ls above "Smut" were charcoal
atch day and night over the

fires that produced charcoal, a fuel much in demand for industries and particularly iron forges, for the coal gave an intense heat. One of these pits was located on Matson Hill. There was another on Mott Hill and others on the wooded hillsides leading to Marlborough. Still others were located to the northwest, on Minnechaug Mountain. The production of charcoal was at one time one of Glastonbury's principal industries; in 1845 it was listed as the sixth largest item of produce here, being surpassed only by the production of hay, leather, Indian corn, potatoes and rye, in that order. Great quantities of hardwood were used in making charcoal, particularly birch and chestnut. But it is now some 60 years since the pervading, pungent smell of the burning wood and the thin, wavering columns of smoke reminded residents of the "money crop" being readied for harvesting in the hills. No longer do the high black charcoal carts lumber northwards to Colt's Patent Firearms Company as they once did. Around 1910 the industry began to peter out. There were various reasons for this, one being imports of charcoal from Canada. The devastating chestnut blight, a fungus disease brought into America from Asia around 1904, which gradually killed off all of the many chestnut trees in Glastonbury (as well as almost everywhere else in the country) may have been responsible, too, for the decline of the charcoal industry. Glastonbury had been noted for its chestnut trees, many of which were five or six feet in diameter.

Roaring Brook in about 1814 attracted one of the largest cotton mills in Hartford County — the Hartford Manufacturing Company. It was a picturesque mill in a picturesque site still known as Cotton Hollow. Built of native stone, the factory was six stories high, contoured to the various levels of the ledgy hillside. John Warner Barber, the traveling artist, in 1836 caught the beauty of the soaring stone building, tall-windowed and lofty as a castle in its leafy bower. Even today, artists wander down the Cotton Hollow Road to sketch the granite ruins of this monument to the bygone industrial busy-ness which once enlivened the banks of lovely Roaring Brook.

The Hartford Manufacturing Company stood near the site of the old Stocking gunpowder mill which had exploded during the Revolution. The company management had been drawn to the area because of a great stone dam, 50 feet high, its location still discernable. This dam had been built by Pardon Brown, whose father-in-law, Col. Howell Woodbridge, owned land there. Pardon Brown, in the belief that Cotton Hollow had a great manufacturing future, built a brick mill on the brookside, where he made cotton sheeting. The tremendous force of the impounded water turned a wheel, supplying power for Brown's mill with ample power to spare for the larger mill erected just above by the Hartford Manufacturing Company. Cotton Mill workers lived in a little community on both sides of Roaring Brook, occupying company-owned houses. They even had their own school and store. The great stone dam created behind it a long and very deep pond, nestled in the gorge of the brook. How the mothers must have worried, knowing that their small fry were frolicking in these en-

'oot Cotton Hollow dam
ed water power for mills
ly as 1814.

trancing waters of a summer's day or trying out their up-curved skates in the frosty winter!

Farther up Roaring Brook near the intersection of Hopewell Road and Matson Hill Road a 20-acre site was bought by Amos and Sprowell Dean, of Great Barrington, Mass., in 1838 for a small mill for the manufacture of wool and cotton into twine, yarn and cloth, the chief product being "all-wool satinets." Martin and Horatio Hollister, of the same family which had maintained a little clothing and carding shop for many years on Roaring Brook in Nayaug, had their eye on Dean's mill, and when the opportunity came in 1848 organized the Naog Manufacturing Company and bought out the Deans. The Hollisters continued the output of wool satinets until 1860, when Franklin Glazier joined Martin Hollister in operating the mill. During the Civil War the mill produced cloth for soldiers' uniforms. The Hopewell mill turned out woolen cloth for nearly a century, the Glazier Manufacturing Company being the final owners. By the turn of the century it was producing woolen goods for ladies' garments, "flannels, meltons, broadcloths, auto kerseys, pedestrian cloths, golf and bicycle goods and serges." It did a large business, too, in "smoking jacket, raglan and rainy-day cloths." From 1865 to 1895 the mill was continually being expanded, including the addition of a five-story building, a Morse elevator, a fire tank tower and finally a reading, music and game room for employees. But the depression of the 1930s and the competition of cheap labor in the South combined to put the old woolen mill out of business permanently. After a succession of subsequent enterprises, the J. T. Slocumb Company took the mill over in the second half of the 20th century, producing small tools for the aircraft industry.

Above the Hopewell woolen mill, the Hartford Manufacturing Company bought the site of the old forge at Smut and constructed two mills about mid-century which later were taken over by the Plunkett and Wyllys Company of Manchester for the manufacture of twine and cotton. Various companies (the best known called the Wassuc Manufacturing Company) continued this operation through most of the 19th century.

The Wassuc area farther east near the old New London Turnpike was the site of an early glass works. In 1816 the Glastenbury Glass Factory Company organized by a few enterprising townsmen began the manufacture of free-blown glass bottles. Olive-green and olive-amber, the graceful bottles, swirled and ribbed, were much like those produced in the Pitkin and Mather glass factories in neighboring Orford Parish (later named Manchester). In 1962 the imminent relocation of Route 2 prompted a group of amateur archaeologists led by Dr. Kenneth M. Wilson, then of Sturbridge Village but presently director of the Corning Glass Museum, to unearth the remains of the glass works on the property of Mrs. Josie Lavalette. Many shards and pieces of this interesting old glass were found, as well as remnants of the old melting pots. The glass factory was short-lived. Unfortunately, it had started operations at a bad time, shortly after the War of 1812, when a business depression gripped American industry.

Cotton Hollow Once Thriving Mill Area

By TRUDY MAHONEY
Times Staff Writer

Glastonbury

GLASTONBURY — The crowds of youngsters and teenagers who swarmed to the wooded Cotton Hollow preserve during the summer months are unaware that the area once saw bustling activity of an entirely different kind.

Cotton Hollow was once a thriving mill town. Now it's a ghost town. An old stone wall from a cotton mill and three or four houses and barns along Cotton Hollow Road are all that remain of the old village which flourished in the 19th Century. In the preserve itself there are no longer any signs of the teen-ing life of the past.

The Cotton Hollow area was first settled by farmers in Colonial days, but the swiftly running waters of Roaring Brook soon attracted the attention of townsmen who built grist mills, a saw mill and a powder mill along its banks.

Nevertheless, the area remained largely a farming community until Pardon Brown came along. Brown, who foresaw a great future for the Hollow district, set out to acquire control of the water power and began adding to his holdings along the stream.

By 1804 he had 16 acres north and south of the brook. A dam, 50 feet high and 70 feet wide, was constructed and a large native brick factory was built on the brook banks. Machinery was installed in the five-story high plant and frame houses were erected for homes for about 25 families who came to work in the mill.

Historians are not certain whether Brown first

A short time later another group of men built a second mill opposite Brown's factory. It was made of stone and constructed close to the steep banks of the north hill.

In 1820 the factories became friendly competitors. More people came to settle in the Hollow and the place began taking on the appearance of a bustling community. During boom times the mills employed about 350 people, some of them coming from South Glastonbury.

There were other industrial concerns flourishing in the Hollow during that period. Above the dam, there was an iron foundry where one of the first forges ever to be constructed in this country was made.

In older times the Cotton Hollow village was separated from South Glastonbury by a huge fence and gate.

A watchman closed the gate at nine o'clock each night and villagers who stayed out later had to go around the south side of the brook and cross the bridge near the old powder mill to get home.

During the Civil War, the industrial community thrived even though cotton was hard to get because of the conflict with the South. The two cotton mills passed through various hands during the years decades before and after the war.

There was always a rivalry among people who lived in Cotton Hollow and the boys and men of South Glastonbury, as is illustrated by the story of what happened one night when the younger set of South Glastonbury held a dance in the old Academy

side the door of the hall in an ever-increasing crowd while the South Glastonbury people danced inside. Then word reached the dancers that the ticket taker, Chapman, was being "murdered" in the office. One of the dancers, a burly 280 pounder named Curtis, stopped in the midst of a flourishing whirl and demanded to know what the trouble was.

When he heard that the Hollowites were tearing up the ticket office and Chapman too, he rushed downstairs to the action and laid out nine of the Hollowites. The beaten men's companions withdrew a distance and hurled insults at

Curtis and the now-recovered Chapman.

The next day Cotton Hollow was in an uproar and word spread to South Glastonbury that Curtis and Chapman were in for a beating. But the two men were not cowed and began to patrol Water and High Streets with one man walking in one direction and the other going the opposite way. They sent messages to the men of the Hollow daring them to come out and fight, but not one of the Hollowites showed up.

Hard times came upon the people of Cotton Hollow when the financial panic of 1893 forced the mills to close their

doors. Many families moved away or found jobs in neighboring communities. But then John W. Purhill, whose family still lives in Cotton Hollow, took over the mills and used one of them for a paper board factory which was operated until about the middle of World War One when a fire broke out and destroyed the two mills. This was the end of the old Cotton Hollow village. Families moved out and later the dam was taken down because residents of South Glastonbury thought it was unsafe. By 1932 the village had taken on the appearance of a ghost town.

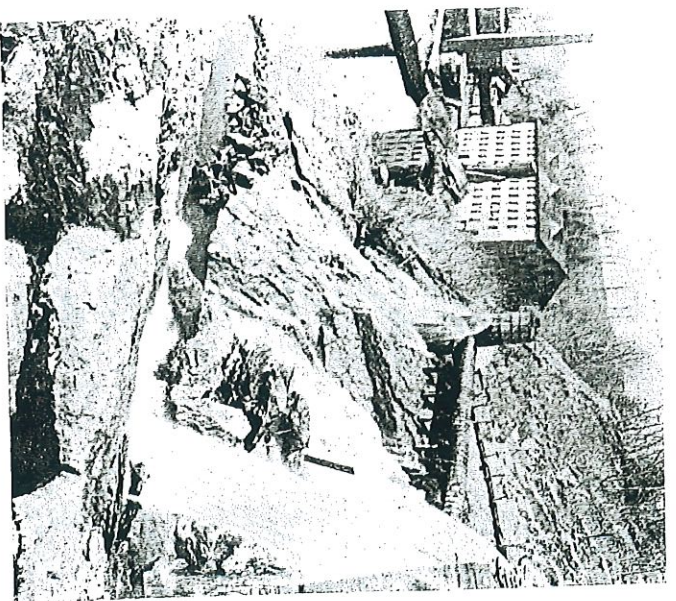
ANNUAL Turkey shoot. No skill required. Sunday November 15 and 22nd, 1 pm till dark. Dividend. Rd., Rocky Hill.

Fresh and Beautiful

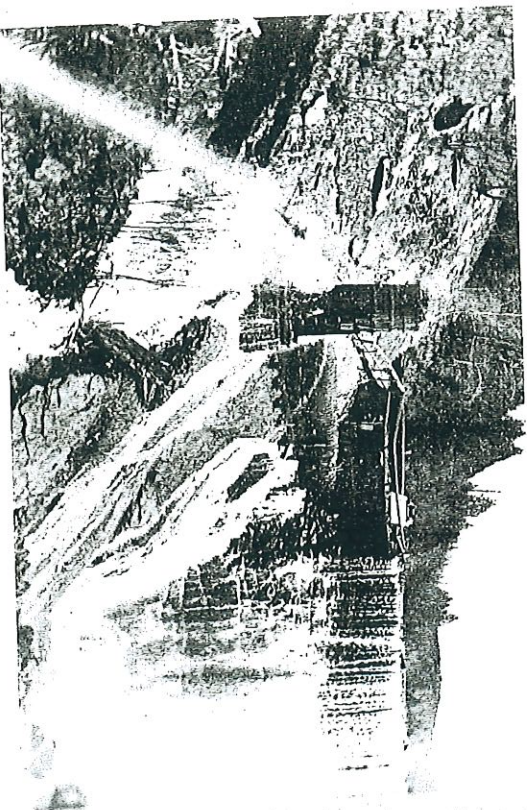
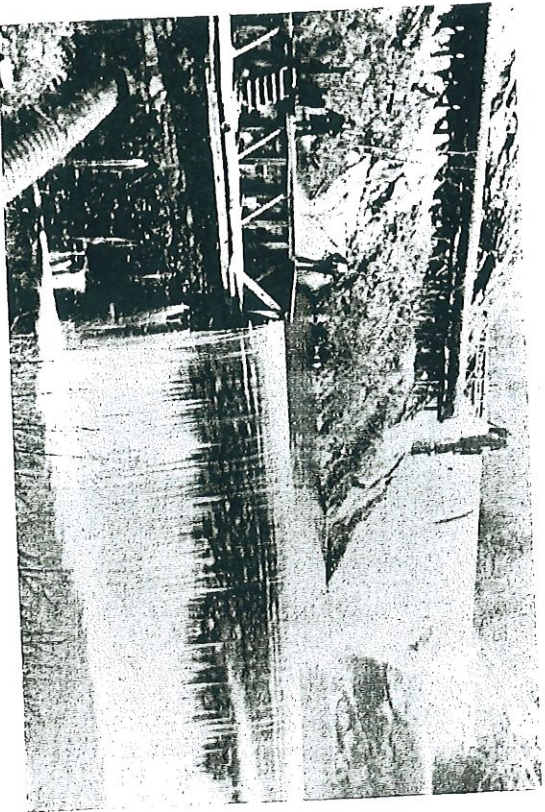
Freshly cut mums to bring a little of the lovely season indoors. Plus a wonderful selection of Holland bulbs to guarantee you a delightfully colorful Spring. Visit Roseway, 16 Main Street, East Hartford (just over the Glastonbury line) today from 9 to 5. Open weekdays 3 to 6 pm.—(Adv.)



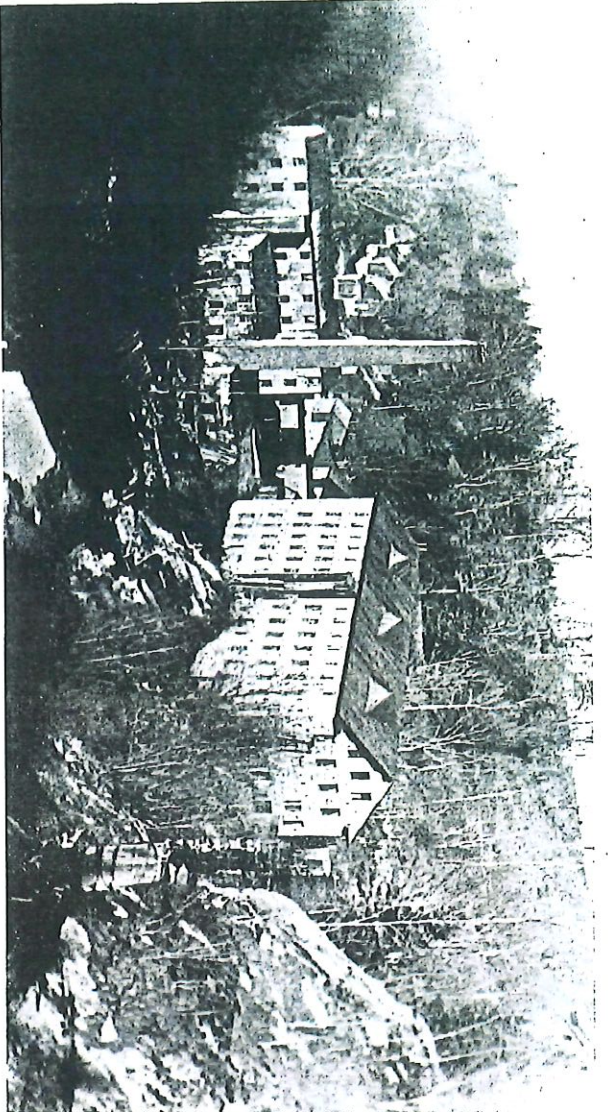
At the Times 11/15/51



The Cotton Hollow Dams
Water power for the Cotton Hollow Mills was supplied by water impounded by two stone dams, one of which was fifty feet high.

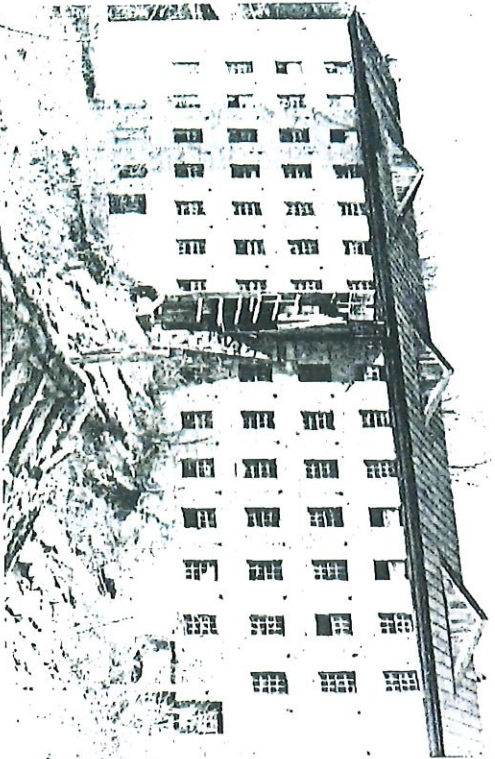


Glastonbury Express
Dan Hedden

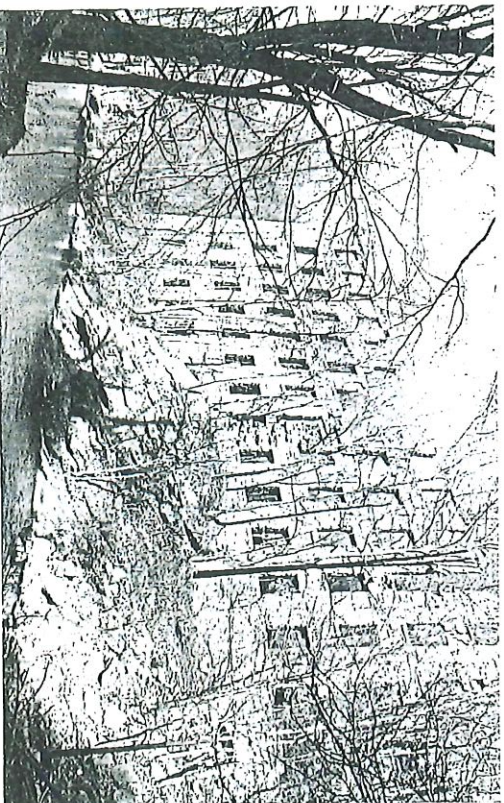


The Cotton Hollow Mills

The Hartford Manufacturing Company cotton mill, built about 1814, was the largest of several factories which derived their power from water impounded behind a 50 foot high dam on Roaring Brook in South Glastonbury. At its peak the Hartford Manufacturing Company employed over 350 people who lived in a community, complete with its own store and school, on Roaring Brook just below the mills.



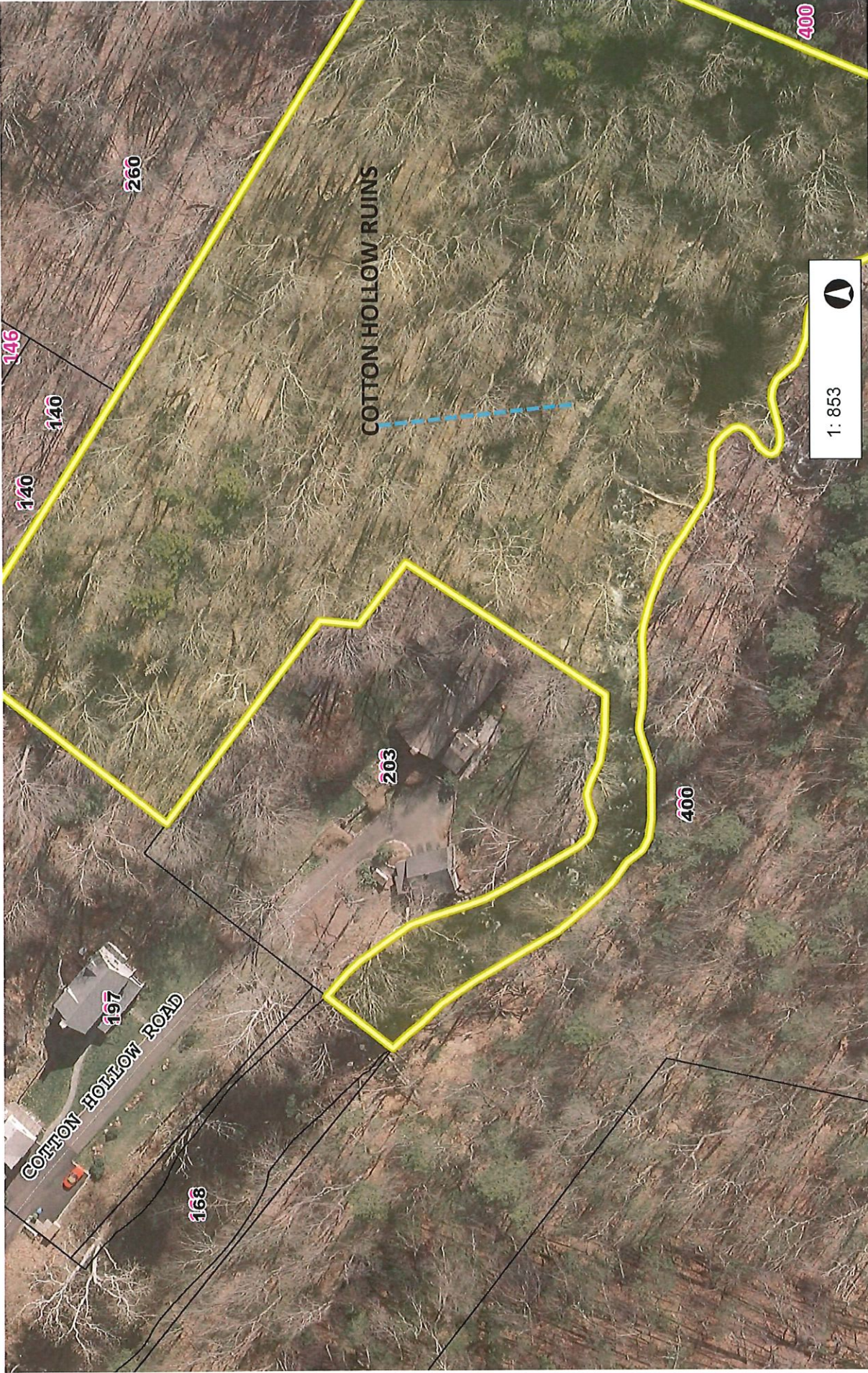
1888



1978



COTTON HOLLOW MILL RUINS



142 0 71 142 Feet

NAD_1983_StatePlane_Connecticut_FIPS_0600_Feet
© Town of Glastonbury GIS

This map is a user generated static output from an Internet mapping site and is for reference only.
Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

With respect to any application to demolish a building, structure or part thereof, which is five hundred (500) square feet in size or larger and more than seventy-five (75) years old, in addition to the applicant's complying with the provisions of sections 5-61 and 5-62 above, prior to the issuance of a demolition permit, the building official or his designee shall:

- (1) Publish a legal notice of the demolition permit application in a daily or weekly newspaper having substantial circulation in the municipality. The notice shall be published within fifteen (15) days following the filing of the demolition permit application. Such notice shall state the following: that an application has been filed for a demolition permit; the date of the filing of such application; the location of the property; the name of the owner of the property; and that unless written objection is filed with the building official within thirty (30) days following publication of the notice, the permit may be issued after the expiration of such thirty-day period.
- (2) Within fifteen (15) days following the filing of the demolition permit application, provide by first-class mail a copy of the legal notice required under subsection (1) above, to the owners of all property adjoining the property on which the building(s) to be demolished is located. The identity of the owners entitled to notification under this provision shall be those adjoining property owners as shown on the then current Glastonbury assessor's map.
- (3) Within fifteen (15) days following the filing of the demolition permit application, provide, by first-class mail, a copy of the legal notice required under subsection (1) above to any individual, firm, corporation, organization or other entity concerned with the preservation of structures within the municipality or the social or economic development of the neighborhood in which the building is located. To be entitled to notification under this provision, any such individual, firm, corporation, organization or other entity shall register with the building official and indicate a desire to be notified of demolition permit applications. Such registration must be renewed annually each January 1 following the initial registration.

(Ord. of 11-22-88, § 3)

Sec. 5-64. - Objection procedures.

With respect to any application to demolish any building, structure or part thereof covered under section 5-63 above, if a written objection to the issuance of the demolition permit is filed with the building official and a copy mailed by first-class mail to the applicant and to the owner of the property by any individual, firm, corporation, organization or other entity referred to in subsection 5-63(3) above within thirty (30) days following publication of the legal notice as required under subsection 5-63(1) above, the building official shall delay issuance of the permit for a period of ninety (90) days from the receipt of the application provided, however, that such individual, firm, corporation, organization or other entity is attempting to present some reasonable alternative to demolition. If the application is not withdrawn during the ninety-day period, the demolition permit shall be issued and the demolition may occur. If no objection to the demolition of the subject building, structure or part thereof is filed within thirty (30) days of said publication, the building official may issue the permit forthwith. If an application is filed to demolish any building, structure or part thereof located within the Glastonbury Historic District or within the boundaries of an "historic property", then the provisions of G.S. §§ 7-147j or 7-147y, as amended, shall apply.

(Ord. of 11-22-88, § 4)

Sec. 5-65. - Fees and costs for demolition permits.

- (a) The fees for demolition shall be in accordance with the fees set forth in Article II, subsection 5-17(b) of the Glastonbury Code as it may be amended from time to time.
- (b) Cost of notices. If an application is for demolition of a building or structure or part thereof which is more than seventy-five (75) years old and five hundred (500) square feet in size or larger, in addition to the above, the applicant shall pay the cost of legal notice, the cost of the affidavit of publication, and the cost of certified or registered mail upon receipt of a written statement and request for payment from the building official.
- (c) No permit shall be issued until all required fees and costs have been paid.

(Ord. of 11-22-88, § 5)

Sec. 5-66. - Duration of permit.

Demolition permits issued under this article shall be valid for a period of not more than one (1) year following the issuance of the permit by the building official. If the demolition approved under the permit is not completed within the one-year time period, a new permit application and permit approval will be required prior to the work being undertaken.

(Ord. of 11-22-88, § 7)

Sec. 5-67. - Authority of building official.

Nothing contained in this article shall be deemed to prohibit the building official from issuing demolition permits where a threat to the public health, safety and welfare exists or where a demolition order has been issued by the building official.

(Ord. of 11-22-88, § 8)

Sec. 5-68. - Authority of historic district commission.

Nothing contained in this article shall be construed to limit or impair in any way any authority or right granted to the Glastonbury Historic District Commission pursuant to G.S. § 7-147a, et seq., as amended, or Chapter 8.5 of the Glastonbury Code.

(Ord. of 11-22-88, § 9)



Town of Glastonbury

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

ITEM #5(B)
02-11-2020 Meeting

Richard J. Johnson
Town Manager

February 7, 2020

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

Re: Bulky Waste Closure Fund

Dear Council Members:

This is a proposal to establish an ongoing fund for the future cost of closing the Bulky Waste Facility. While there are many years of useful life at this valuable community resource, at some future date(s) the facility will need to be decommissioned. This is expected to occur in phases as generally outlined on the attached page. Ongoing operations are managed to extend the useful life of the facility as possible. A closure fund would accrue annually so that monies are available to offset future costs. Should Council wish to consider this approach, there are several options to annual funding.

- User fees – The current charge is \$72 per ton to dispose of items at Bulky Waste. Each \$1 added to the per ton rate will bring \$2,000± in revenue (\$5 = \$10,000, \$10 = \$20,000, etc.). By assessing a user fee surcharge, those using the resource help pay closure costs. This does not include items brought to the Transfer Station for \$8 per trip and transported by Town forces to the Bulky Waste Facility.
- Sale of fill – Fill is generally sold on an annual basis through a competitive bidding process. This is required to “make room” for new materials to be brought to the facility. The revenue from sale of fill varies year to year based upon the needs of the vendor selected through competitive bidding. A \$25,000-\$50,000 annual revenue is a reasonable assumption.
- Capital Reserve Fund – This involves an annual appropriation through the Capital Improvement Program. Projects recommended for July 1, 2020 funding include a \$50,000 allocation for this purpose.

Closure costs are estimated at \$215,000 per acre in today’s dollars. The attached page shows annual payments to a closure fund along with estimated future closure costs per various scenarios. While certainly subject to change, this provides a reasonable comparison of accruals and costs.

Given current projections, it could be difficult to accrue all funds for closing costs through the sources noted above. However, it would seem reasonable to begin building a fund for costs the community will ultimately experience. In the alternative, all costs for closure would likely be funded through the Capital Reserve Fund, General Fund or Bond Issue.

This topic is scheduled for general discussion on Tuesday evening. Additional information can be developed based on that discussion.

Sincerely,

Richard J. Johnson
Town Manager

RJJ/sal
Attachments

**Bulky Waste Facility
Estimated Closure Costs and Closure Fund**

Closure Fund

10 Year - Annual Payment		\$100,000	\$125,000	\$150,000
ROR	1.5%	\$1.09M	\$1.36M	\$1.63M
	2%	\$1.12M	\$1.4M	\$1.68M
	2.5%	\$1.15M	\$1.44M	\$1.72M

60 Year - Annual Payment		\$80,000	\$100,000	\$125,000
ROR	1.5%	\$7.8M	\$9.8M	\$12.2M
	2%	\$9.3M	\$11.6M	\$14.5M
	2.5%	\$11.35M	\$13.9M	\$17.4M

Closure Costs – Phase I

10 Years (Current Dollar \$2.4M)

Annual Escalation

2%	\$2.93M
3%	\$3.23M

Closure Costs - Phase II

60 Years (Current Dollar \$2.2M)

Annual Escalation

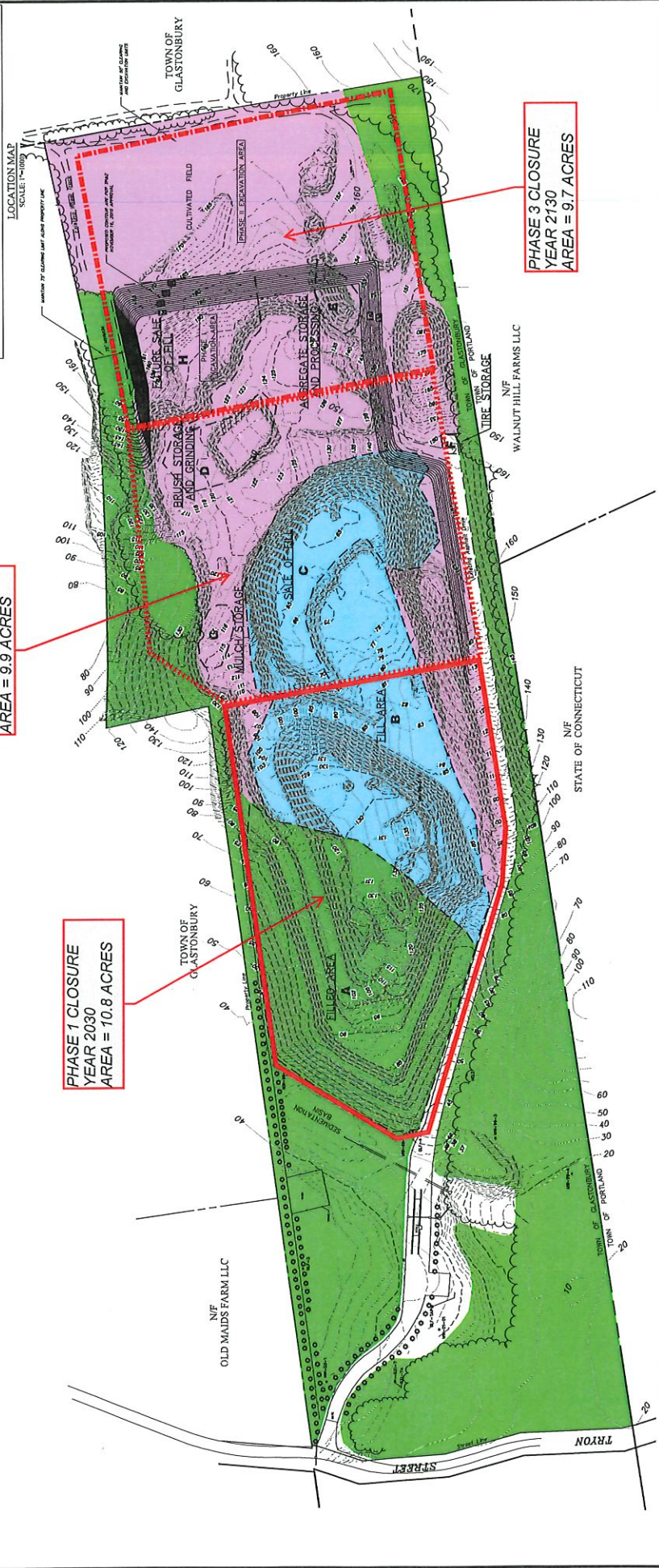
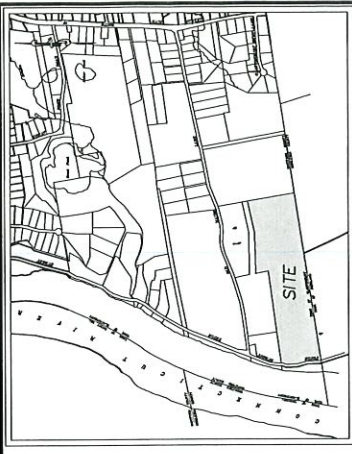
2%	\$7.2M
3%	\$13M

PHASE 1 CLOSURE AREA
 FILL REMAINING = APPROX. 500,000 CY**
 COMPUTED 1/3/2020 BY SMT, TOG ENGINEERING

**ASSUMES FILLING TO FINISHED GRADES SHOWN ON FINAL GRADING PLAN BY PIRCELL ASSOCIATES ON FEB. 09/18 WITHIN PHASE 1 CLOSURE AREA AND INCLUDES FILL AT 2:1 SLOPE FROM TOP OF CAP AT PHASE LIMIT LINE TO BOTTOM OF EXCAVATED PHASE 2 AREA

DATE: 12-18-2018
 DRAWN BY: S. TROY
 CHECKED BY: S.A.S.
 APPROVED BY: S.M.B.
 DATE: 12-18-2018

PROJECT: 2018 EXCAVATION PERMIT PLAN
 1145 TOWN STREET
 GLASTONBURY, CONNECTICUT



PHASE 1 CLOSURE
 YEAR 2030
 AREA = 10.8 ACRES

PHASE 2 CLOSURE
 YEAR 2080
 AREA = 9.9 ACRES

PHASE 3 CLOSURE
 YEAR 2130
 AREA = 9.7 ACRES

MAP DEDICATING
 TOWN OF GLASTONBURY
 BULKY WASTE DISPOSAL SITE
 EXCAVATION AND FILL
 2018 EXCAVATION PERMIT PLAN
 1145 TOWN STREET
 GLASTONBURY, CONNECTICUT

GRAPHIC SCALE
 1 inch = 100 ft.

DATE: 12-18-2018
 DRAWN BY: S. TROY
 CHECKED BY: S.A.S.
 APPROVED BY: S.M.B.

DATE: 12-18-2018

PROJECT: 2018 EXCAVATION PERMIT PLAN
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DATE: 12-18-2018

PROJECT: 2018 EXCAVATION PERMIT PLAN
 1145 TOWN STREET
 GLASTONBURY, CONNECTICUT

THIS IS A PRELIMINARY PLAN. IT IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE ENGINEER AND THE TOWN OF GLASTONBURY.



Town of Glastonbury

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FAX (860) 652-7505

ITEM #5(C)
02-11-2020 Meeting

Richard J. Johnson
Town Manager

February 7, 2020

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

Re: Pension Fund - ADREC

Dear Council Members:

The following provides background information on the increase in costs for the Actuarially Determined Recommended Employee Costs (ADREC) for the Town Pension Plan. I was asked to schedule this topic for discussion on Tuesday evening.

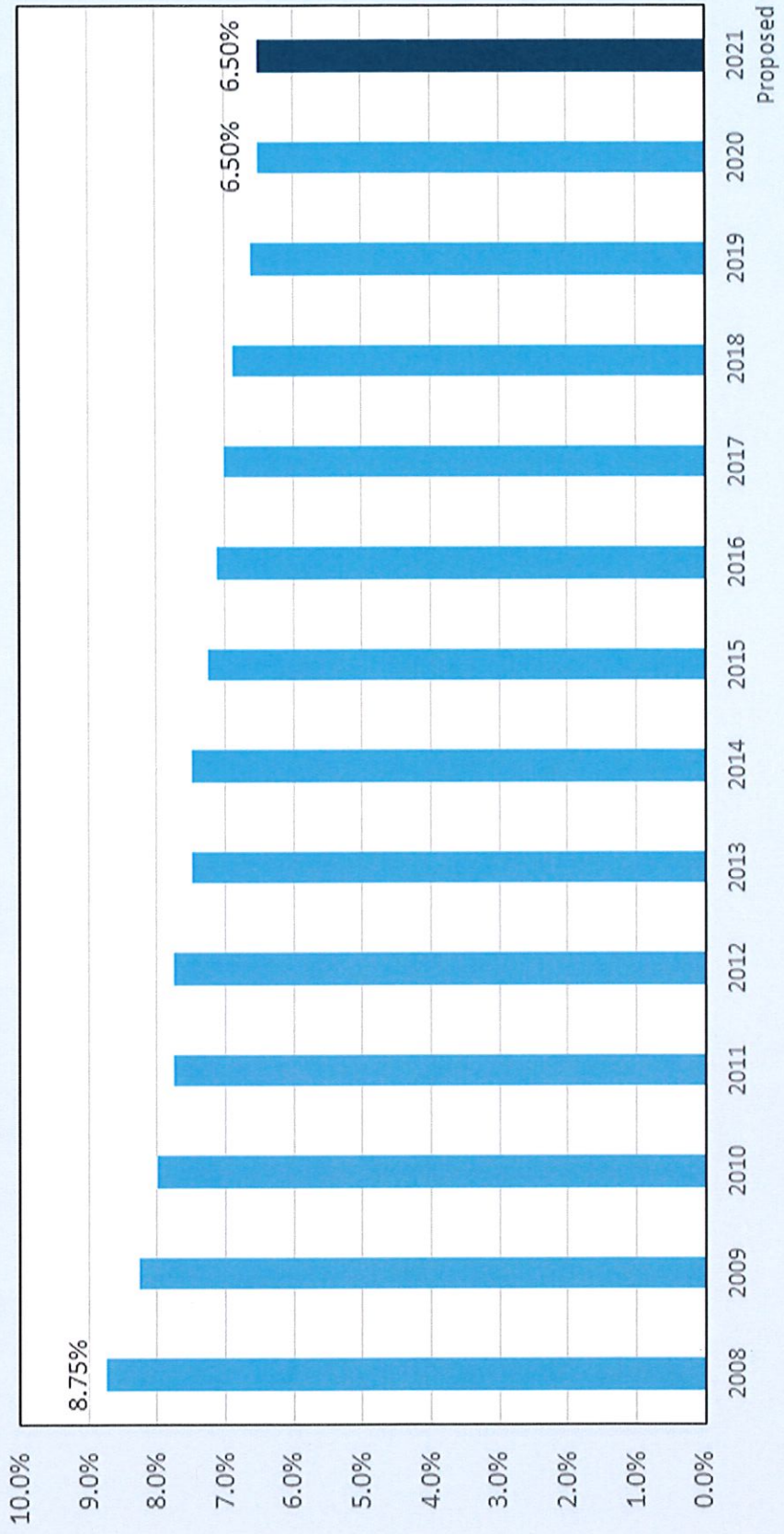
- Investment Assumption – The Actuarial Rate of Return (ROR) assumption for pension assets has decreased from 8.75% to 6.5% over the years 2008 to 2020 (Attachment 1).
- Plan Status – Effective 2013, the legacy Defined Benefit (DB) plan originally enacted in 1963 was closed to new hires. The legacy plan is replaced with a Defined Contribution (DC) Hybrid (DB/DC) or amended plan DB program subject to the specific employee group. Approximately 35% of pension eligible staff now participate in a new Plan.
- Employee Contributions – Over a series of years, employee contributions to pension costs have increased along with other cost saving plan design changes. Additionally, full-time, pension eligible staffing has been reduced 22± positions through 2021. This in turn reduces the number of staff members participating in pension plans.
- Funded Status – Per the July 2018 Valuation, the plan is 72+% funded. Given current assumptions, the unfunded liability will be paid down over the next 13± years and the plan 100% funded in 2031± (Attachment 2). Market factors could influence the 13± year amortization (shorter/longer). As the attached chart illustrates, the ADREC is projected to significantly decline starting in 2025±.
- Mortality Tables – Updated mortality tables published in May 2019 confirm increasing life expectancies from the current mortality tables published in 2000. This increases annual costs. The new mortality tables are estimated to increase the annual ADREC by \$1.25M effective July 2020. This cost carries over year to year and funded through Town Operations, Education, Housing Authority, Sewer Operating Fund, etc. The Town's Consulting Actuary (Milliman) and Audit Firm (RSM US LLP) advise new mortality tables should be implemented.
- Pension Investments – Efforts are ongoing with the Town's pension investment advisor, Fiduciary Investment Advisors, to meet and exceed the 6.5% ROR with an appropriate risk scenario for public funds. For the period 2003 to current, the fund has returned 6.8%.
- Options – The proposed budget for FY2021 fully implements the new mortality tables effective July 2020. The Town's Audit Firm strongly prefers full implementation in the coming year. Attachment 3 responds to the question on moderating annual cost increases by extending the amortization.
- For FY2021, the ADREC totals \$9.568M of which some 70+% is funded through Town Operations (General Fund). The actuarial ROR now totals 6.5% and is proposed to remain at 6.5% for FY2021. Each 1/8% reduction in ROR is estimated to increase annual costs \$416,000 system-wide.

Sincerely,

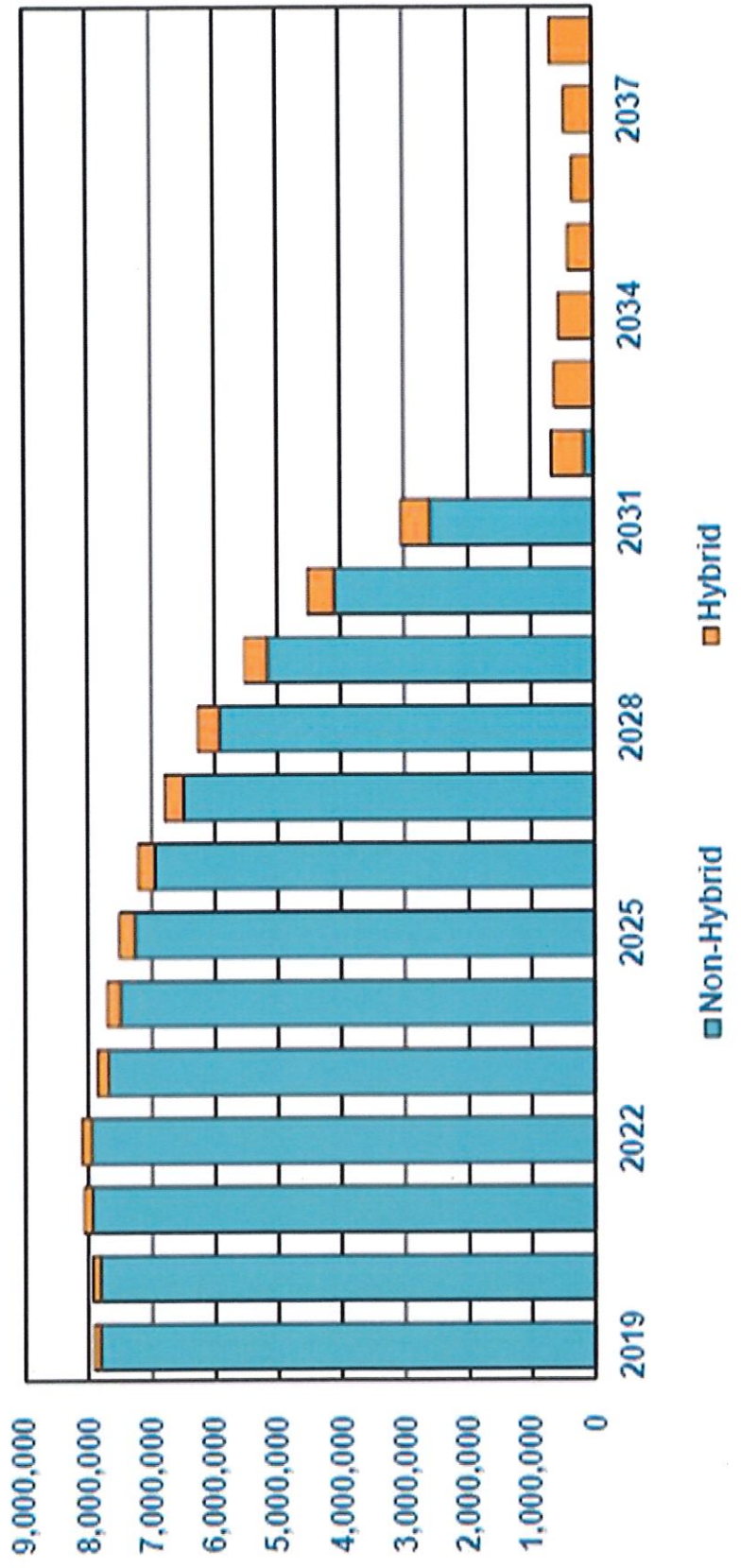

Richard J. Johnson
Town Manager

RJJ/sal
Attachments

Pension Actuarial Investment Rate of Return Assumption



Actuarially Determined Contribution



Pension - ADREC

ATTACHMENT 3

	Town	Education	All Others	Total
Town Manager Proposed				
• 13 Year Amortization	902,172	348,045	146,875	1,397,092 ^(A)
• 6.5% ROR				
<u>Extend Amortization:</u>				
2 Years (14 Years)	(263,764)	(100,015)	(25,222)	(389,000)
3 Years (15 Years)	(490,912)	(186,145)	(46,942)	(724,000)
1/8% ↓ would add ROR =	\$282,071	\$106,957	\$26,972	\$416,000

A. Includes mortality tables and allocation for normal costs.



Town of Glastonbury

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

ITEM #7
02-11-2020 Meeting

Richard J. Johnson
Town Manager

February 7, 2020

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. **Stallion Ridge Subdivision – Open Space Dedication**

Additional work is required of the applicant for this potential subdivision off Bell Street. Once details are available, I will circle back with Council on the open space dedication. In the meantime, it appears best to have details of the subdivision resolved before continued discussion.

2. **Glastonbury at a Glance**

The February edition of this monthly newsletter is attached for your information.

3. **Intersections at Stop Signs**

In response to questions asked at the January 28th meeting, Chief Porter prepared the attached reports providing background on each intersection. This involves Woodland Street and Country Club Road.

4. **Bond Rating – Refunding**

As part of the bond refunding process now in progress, the Town was required to reaffirm its bond rating with Moody's Investor Services and Standard & Poor's. Based on the recent rating review, both agencies have reaffirmed the Town's AAA and Aaa ratings. I've attached a copy of the rating review reports. Glastonbury continues to be rated very highly on all factors.

The refunding is scheduled for mid-February and I will advise as to results and prospective savings.

5. **State Budget**

Governor Lamont recently proposed adjustments to the adopted FY21 state budget. A review indicates combined operating and capital grants total approximately \$40,000 above now proposed for the Town budget under review.

Sincerely,

Richard J. Johnson
Town Manager

RJJ/sal
Attachments



GLASTONBURY AT A GLANCE

FEBRUARY 2020

EVENTS & PROGRAMS

Featured Event

Feb. 13th - Age-Friendly Community Conversation: 6:00 - 8:00 pm at the RCC. (Snow date: 2/20) - Residents of all ages are encouraged to attend. Discussion topics to include: Housing, Transportation, Outdoor Spaces/Buildings, Community & Health Services, and Social & Civic participation. Town officials will be present to hear your ideas and community member input is critical! [Please click here to view the event flyer/RSVP information](#) and share with your friends & colleagues in Glastonbury. We hope to see you there!

Other Events

2/1 - **Take Your Child to the Library Day - 9:30 am - 4:30 pm at WTML.** Visit www.wtmlib.info for more information.

2/3 - **AARP Tax-Aide Program Begins -** Appointments required. Call **(860) 652-7638** to schedule yours.

2/3 - **GHS and SMS Choral Festival - 7:00 pm** at GHS Auditorium. All are welcome.

♥ 2/10 - **GHS Annual Valentine Cabaret - 7:30 pm @ GHS Cafeteria.** Performance by GHS Madrigals & Chamber Strings, dancing, and refreshments. Tickets for sale at the door.

♥ 2/12 - **Valentine's Day Chocolate Make and Take for Teens - 6:30 - 8:30 pm** at WTML. Grades 7-12 welcome.

♥ 2/13 - **Valentine's Luncheon at Riverfront Community Center (RCC) - 12:00 pm -** Lunch & entertainment with Paul Shlien

2/18 - **FREE Children's Performance - Jungle Jim's 'Wild About Balloons' Magic Show - 11:00 am** at Smith Middle School Auditorium. Appropriate for Preschool-Elementary Age Children.

View more information and all Town events at www.glastonbury-ct.gov/events.

UPCOMING DEADLINES

Taxes - Tax payments are due by Feb. 3 to avoid late fees! Pay online/review your balance at www.glastonbury-ct.gov/taxpmt.

Voter Registration - You must be enrolled in the Democratic or Republican party to vote in the Presidential Primary. If you're enrolled as UNAFFILIATED (the State's equivalent of being "Independent") or if you're a NEW VOTER; you have until noon on April 27, 2020 to enroll in person for the April 28, 2020 Presidential Primary.

GLASTONBURY BOATHOUSE WINS COUPLES' CHOICE AWARDS

The Town is pleased to report that the Glastonbury Boathouse was selected as a winner of the 2020 WeddingWire Couples' Choice Awards®. Wedding professionals receiving this recognition are members of WeddingPro, a leader in the global wedding planning industry which encompasses online marketplaces WeddingWire and The Knot. The Boathouse was selected in the Venue Category for its high scoring client reviews and for exhibiting superior professionalism, responsiveness, service, and quality interactions with potential and solidified wedding clients. This award is a wonderful platform for generating further revenue opportunities at the venue, which fund ongoing operating expenses at Riverfront Park.

REMINDER!
Town facilities will be
CLOSED Monday,
Feb. 17th for
Presidents' Day.

NEWS FROM GLASTONBURY SCHOOLS

Kindergarten Registration

Any child who will be 5 years of age on or before January 1, 2021 and meets all residency requirements is eligible to begin kindergarten at the start of the 2020-2021 school year.

After pre-registering students online, parents/guardians will be prompted to schedule a brief session with the registrar at the Glastonbury Public Schools' central office. Families will need to bring the necessary documents for the registrar to scan. This will complete the registration process.

Please complete the online pre-registration for your kindergarten student as soon as possible. Appointments with the registrar are available on days school is in session. Visit the [Kindergarten Registration website](#) for more information.

Board of Education Approves Budget

At their January 9, 2020 meeting, the Board of Education voted to adopt a \$112,313,089 education budget for the 2020-2021 school year. This is an increase of 3.3% to the current operating budget.

Board members reduced Superintendent Bookman's proposed budget by \$300,000. Reduced areas included supplies for art, basic and secondary education, and libraries, as well as staff training, equipment, and fringe benefits.

The [BOE Budget webpage](#) provides budget documents and additional information on the budget process and upcoming meetings.

OPPORTUNITIES TO GIVE

Support Glastonbury Assistance Programs through "Glastonbury Gives"!

Created by Glastonbury Social Services, Glastonbury Gives assists residents experiencing a crisis situation that hinders their ability to pay for food, utilities, shelter, medical expenses, and other critical needs. It is funded entirely by contributions from generous individuals, businesses, and community groups, with 100% of donations directly supporting residents in need. To learn more or support this program, please visit www.glastonbury-ct.gov/glastonburygives.

WINTER SAFETY REMINDERS

- Clear snow from sidewalks and fire hydrants on your property within 24 hours of snow fall for resident safety.
- Protect your concrete walkways/stairs! Avoid de-icing products that contain Magnesium Chloride (MgCl). Glastonbury recommends Calcium Magnesium Acetate (CMA) or Calcium Chloride (CaCl) products for de-icing of concrete surfaces to avoid costly repairs. Additionally, avoid over-applying any de-icing product as this can also increase the likelihood of damage and negatively impacts the environment when it permeates groundwater.
- Be mindful of where you place candles/open flames and be sure to extinguish them before sleeping or leaving your home.
- Take caution and be mindful of slippery conditions when walking or driving in inclement weather.

SIGN UP FOR REAL-TIME UPDATES THRU TOWN RESOURCES

For real-time updates on everything Glastonbury:

- Sign up for Town emails - Visit www.glastonbury-ct.gov/enotify and customize your subscription to include a wide variety of categories such as Community Activities, Storm Updates, Public Health & Safety, upcoming deadlines, and more!
- Follow the Town Facebook page at www.facebook.com/glastonburyconnecticut

GLASTONBURY POLICE DEPARTMENT

TO: RICHARD J. JOHNSON, TOWN MANAGER
FROM: MARSHALL S. PORTER, POLICE CHIEF
SUBJECT: CLARK HILL/WOODLAND/MATSON INTERSECTION
DATE: FEBRUARY 3, 2020
CC:



On July 3, 2019, I learned Highway Division staff was in the process of preparing Clark Hill Road for pavement reclamation operations and subsequent roadway surface paving. As part of the roadway improvements, they generated a plan to modify the Clark Hill/ Matson Hill/Woodland St intersection into a three-way stop configuration that included eliminating one of the two existing Clark Hill entrance/exit points.

The proposal addressed existing condition hazards created by inadequate sight lines and grade break problems that created difficulty for large trailers and large vehicles. I reviewed the proposal, concurred with Engineering and Traffic Unit staff in their conclusions, and approved the reconfiguration.

There were two sections of Clark Hill Road roadway leading to the intersection. That configuration was unnecessary, and potentially dangerous and confusing to motorists. The easternmost section was not wide enough to safely accommodate two-way traffic. It was eliminated as a result.

The new stop sign on Woodland at Clark Hill was necessary to improve traffic safety, as there was inadequate sight distance for vehicles attempting to enter the intersection from Clark Hill Road due to the curve on Woodland Street. Addition of that stop sign would have created a two-way stop at a three-way intersection. This type of configuration can create confusion and false expectations among motorists (i.e., drivers will expect a three-way stop), increasing the risk of collisions. A new stop sign was installed on Matson Hill Road to correct that situation. That stop sign also serves to improve traffic safety as there are large truck/trailer combinations regularly exiting Clark Hill Road onto Woodland. Once they enter the intersection, they are unable to accelerate fast enough to clear it without interfering with oncoming Matson Hill Road traffic.

We have received significant positive feedback from residents regarding improvements to this intersection.

TOWN MANAGER
2020 FEB -4 PM 5: 21
RECEIVED

GLASTONBURY POLICE DEPARTMENT

TO: RICHARD J. JOHNSON, TOWN MANAGER
FROM: MARSHALL S. PORTER, POLICE CHIEF
SUBJECT: STOP SIGN COUNTRY CLUB AT MOTT HILL
DATE: FEBRUARY 3, 2020
CC:



On August 29, 2019, there was a two-car accident at the Mott Hill Road/Coldbrook Road/Country Club Road intersection. One driver had stopped at the Mott Hill Road stop sign, and then continued into the intersection intending to travel onto Coldbrook Road. The second driver was traveling south on Country Club Road. Both operators reported an inability to see the other prior to the collision. While there were no injuries, both vehicles sustained substantial damage.

Traffic Unit officers identified several problems with the intersection that were creating sight line issues and confusion for motorists including, (1) trees and vegetation on the northeast shoulder of Mott Hill Road, (2) placement of the stop sign on Mott Hill Road, which was approximately 61' east of the intersection, and (3) absence of a stop sign for south bound Country Club Road traffic.

Traffic Unit officers conferred with engineering staff and collectively recommended a number of improvements. I concurred with their recommendations and we took the following action:

1. Removal of a large tree and vegetation from the northeast corner of Mott Hill Road.
2. Repositioning of the Mott Hill Road stop sign closer to the intersection.
3. Installation of a stop sign at the intersection for southbound Country Club Road traffic.

The new stop sign has generated some complaints among residents, who are concerned that they will not be able to regain traction during inclement weather should they now have to come to a stop. There was no evidence that this was the case during a recent snowstorm, however in an abundance of caution we have asked town highway to pay extra attention to the area. The new stop sign was necessary to improve traffic safety for the following reasons:

1. An embankment on the northeast corner of the intersection creates inadequate sight distance for vehicles attempting to enter the intersection from Mott Hill Road.
2. The curve on Country Club Road and the angle at which the streets intersect creates inadequate visibility for drivers exiting Mott Hill Road and those southbound on Country Club Road.
3. Three stop signs at a four-way intersection can create confusion and false expectations among motorists (i.e., drivers will expect a four-way stop), increasing the risk of collisions.

TOWN MANAGER
2020 FEB -4 PM 5:21
RECEIVED

CREDIT OPINION

5 February 2020

 Rate this Research

Contacts

Lauren Von Bargen +1.212.553.4491
AVP-Analyst
lauren.vonbargen@moodys.com

Thomas Jacobs +1.212.553.0131
Senior Vice President/Manager
thomas.jacobs@moodys.com

CLIENT SERVICES

Americas	1-212-553-1653
Asia Pacific	852-3551-3077
Japan	81-3-5408-4100
EMEA	44-20-7772-5454

Glastonbury (Town of) CT

Update to credit analysis

Summary

Glastonbury (Aaa stable) benefits from a stable financial position supported by strong property tax revenue collections, conservative budgeting practices, formally adopted fiscal and financial policies and proactive management. The town's tax base continues to benefit from new development and its resident income and wealth profile is strong. The town's long-term liabilities are low and fixed costs remain manageable.

Credit strengths

- » Sizable tax base with strong wealth and income profile
- » Stable financial position supported by formally adopted policies
- » Proactive management of long-term liabilities

Credit challenges

- » Aging population with declines in school-age residents
- » Tax base is small relative to national and statewide Aaa-rated peers

Rating outlook

The stable outlook reflects the expectation that the town's tax base will continue to expand given various development projects and proximity to Hartford, which will support property tax revenue growth. Additionally, the town's low fixed costs provide operating flexibility, supporting fiscal stability.

Factors that could lead to an upgrade

- » N/A

Factors that could lead to a downgrade

- » Tax base deterioration or weakened resident wealth and income profile
- » Trend of operating deficits leading to weakened reserves or cash
- » Significant increase in debt or capital needs

Key indicators

Exhibit 1

Glastonbury (Town of) CT	2015	2016	2017	2018	2019
Economy/Tax Base					
Total Full Value (\$000)	\$5,749,529	\$5,895,699	\$5,953,139	\$6,169,975	\$5,970,628
Population	34,685	34,677	34,688	34,584	34,575
Full Value Per Capita	\$165,764	\$170,018	\$171,620	\$178,405	\$172,686
Median Family Income (% of US Median)	196.4%	194.8%	191.6%	191.6%	191.6%
Finances					
Operating Revenue (\$000)	\$160,256	\$165,626	\$176,297	\$181,346	\$173,946
Fund Balance (\$000)	\$25,483	\$26,845	\$26,437	\$25,555	\$28,996
Cash Balance (\$000)	\$30,192	\$31,353	\$31,384	\$30,398	\$32,858
Fund Balance as a % of Revenues	15.9%	16.2%	15.0%	14.1%	16.7%
Cash Balance as a % of Revenues	18.8%	18.9%	17.8%	16.8%	18.9%
Debt/Pensions					
Net Direct Debt (\$000)	\$80,918	\$74,328	\$66,965	\$59,270	\$54,117
3-Year Average of Moody's ANPL (\$000)	\$109,568	\$117,254	\$130,593	\$138,566	\$143,084
Net Direct Debt / Full Value (%)	1.4%	1.3%	1.1%	1.0%	0.9%
Net Direct Debt / Operating Revenues (x)	0.5x	0.4x	0.4x	0.3x	0.3x
Moody's - adjusted Net Pension Liability (3-yr average) to Full Value (%)	1.9%	2.0%	2.2%	2.2%	2.4%
Moody's - adjusted Net Pension Liability (3-yr average) to Revenues (x)	0.7x	0.7x	0.7x	0.8x	0.8x

Source: Moody's Investors Service; Town CAFRs

Profile

The Town of Glastonbury is located 10 miles southeast of the state capital of Hartford (B1 positive). The town had 34,688 residents as of 2017.

Detailed credit considerations

Economy and tax base: growing tax base outside Hartford

Glastonbury's tax base, which benefits from its proximity to Hartford, will continue to expand based on ongoing development and redevelopment. As of 2019, the \$6 billion equalized net grand list (ENGL) had increased at a compound annual rate of 1.9% over the last five years and is slightly smaller than the statewide median for Aaa rated cities and towns.

Recent tax base growth has been driven by 1.2 million square feet of retail and commercial space approved and largely constructed since 2013. In fiscal 2019, the number building permits nearly double compared to 2018 and officials report strong permitting activity year to date in fiscal 2020.

The tax base is diverse, with top ten taxpayers representing a low 5.4% of the net grand list (or assessed values). The town's wealth and income profile is very strong, evidenced by a median family income equal to 191.7% of the national median and a high full value per capita of \$172,688. Unemployment as of November 2019 of 2.4% is below the state and national rate of 3.3%.

Financial reserves and operations: stable financial position supported by 2019 surplus

General fund reserves have remained very stable over the past five years, with available fund balance averaging 15.6% of revenues. Audited results for fiscal 2019 report a \$3.4 million surplus largely due to property taxes over budget, increasing available fund balance to \$29 million representing 16.7% of revenues. While these levels are in line with state medians, they are below the national medians for similarly rated towns. The town's smaller than median reserves are mitigated by its stable operating performance that benefits from a substantial portion of its revenues coming from resilient and predictable property taxes.

This publication does not announce a credit rating action. For any credit ratings referenced in this publication, please see the ratings tab on the issuer/entity page on www.moody.com for the most updated credit rating action information and rating history.

The fiscal 2020 adopted budget represents a 3.1% increase over the prior year. The budget includes a modest \$575,000 fund balance appropriation, in line with the prior year. Budgetary growth is largely offset by tax revenue increases due to new development and a 0.36 mill rate increase.

Property taxes are the town's largest revenue source at 86.9% of total revenues. State aid, including aid for education and on behalf payments by the state for the teachers' pension plan, comprised 9% of 2019 revenues, below the Connecticut median for intergovernmental aid.

LIQUIDITY

General fund cash has been stable for at least the last five years and at the close of fiscal 2019 totaled \$32.9 million representing 18.9% of total revenue.

Debt and pensions: low long-term liabilities; manageable fixed costs

The town's debt burden of 1.0% of ENGL is consistent with the state median of 1% for Aaa towns. The town maintains a five-year Capital Improvement Program, which includes \$43.6 million in projects the majority of which will be funded with a combination of bonds and pay-go financing. Despite additional debt plans, the town's debt burden will remain manageable given the adopted policy to limit annual debt service 10% of expenditures.

DEBT STRUCTURE

All debt is fixed rate and amortization of principal is slower than average, with 89.9% repaid within ten years. Debt service costs in fiscal 2019 accounted for a manageable 4.7% of operating revenues.

DEBT-RELATED DERIVATIVES

The town is not party to any interest rate swaps or other derivative agreements.

PENSIONS AND OPEB

Glastonbury's unfunded pension and retiree health care (OPEB) liabilities are larger than its debt but are not currently credit pressures for the town. The town maintains a single employer defined benefit plan for all employees. As of 2019, the Moody's adjusted net pension liability, based on a 3.5% discount rate, was \$156.6 million which is 0.9 times operating revenues and 2.6% of full value. Comparatively, the town's GASB reported net liability, based on a 6.5% discount rate, was \$58.2 million. Positively, the town has taken proactive measures to gradually manage the down the plan's discount rate, reducing the plan's assumed rate of return from 7.5% in 2013 to 6.5% in 2018. The town has articulated a goal of ultimately reducing the plan's discount rate to 6.25%. Contributions to the plan in recent years exceed our "tread water" indicator¹.

The table below summarizes the town's debt, unfunded pension and OPEB liabilities and related fixed costs.

Exhibit 2
Long-term liabilities and fixed costs are manageable

2019	(000)	% of Operating Revenues	Discount Rate
Operating Revenue	172,686	n/a	n/a
Reported Unfunded Pension Liability	58,179	34%	6.50%
Moody's Adjusted Net Pension Liability	156,567	91%	3.51%
Reported Net OPEB Liability	15,384	9%	6.63%
Moody's Adjusted Net OPEB Liability	24,691	14%	4.14%
Net Direct Debt	54,117	31%	n/a
Debt & unfunded retirement benefits (Moody's adjusted)	235,375	136.30%	
Pension Contribution	7,908	4.58%	n/a
OPEB Contribution	1,580	0.91%	n/a
Debt Service	8,154	4.72%	n/a
Total Fixed Costs	17,642	10.22%	n/a
Tread Water Gap	n/a	n/a	n/a
Moody's Adjusted Fixed Costs	n/a	n/a	n/a

Source: Audited financial statements; Moody's Investors Service

Most teachers participate in the state administered plan, for which the town is not legally responsible for any contributions. In fiscal 2019, the state made a \$17.1 million contribution on behalf of the district. When including the town's share of the TRS ANPL to the adjusted liabilities of the town managed plans, the ANPL increases to \$526.7 million, representing a high 8.8% of full value.

Glastonbury contributed \$1.6 million to OPEB in fiscal 2019, which exceeds the "tread water" indicator. The town maintains an OPEB trust fund and this long-term liability is 27.4% funded, a credit strength.

Total fixed costs for fiscal 2019, including debt service, and pension and OPEB tread water payments, represented a moderate 10.2% of operating revenues. Failure to earn the assumed rate of return on pension assets and/or increased OPEB expense as the number of retirees increases and they age could result in higher fixed costs in the future.

Management and governance

Management budgets conservatively, practices long-term capital planning and is guided by a policy to maintain reserves at least equal to 12% of General Fund expenditures. Management's proactive efforts to build its OPEB trust and its gradual reduction of its assumed rate of investment return for its locally managed defined benefit plan are positive for the town's credit profile.

Connecticut cities have an institutional framework score of "Aa," or strong. Revenues are highly predictable and stable, due to a large reliance on property taxes. Cities additionally benefit from high revenue-raising ability due to the absence of a state-wide property tax cap. Expenditures primarily consist of personnel costs as well as education costs for those cities that manage school operations, and are highly predictable due to state-mandated school spending guidelines and employee contracts that dictate costs. Expenditure reduction ability is moderate as it is somewhat constrained by union presence.

Rating methodology and scorecard factors

The US Local Government General Obligation Debt methodology includes a scorecard, a tool providing a composite score of a local government's credit profile based on the weighted factors we consider most important, universal and measurable, as well as possible notching factors dependent on individual credit strengths and weaknesses. Its purpose is not to determine the final rating, but rather to provide a standard platform from which to analyze and compare local government credits.

Exhibit 3

Glastonbury (Town of) CT

Rating Factors	Measure	Score
Economy/Tax Base (30%)^[1]		
Tax Base Size: Full Value (in 000s)	\$5,970,136	Aa
Full Value Per Capita	\$172,672	Aaa
Median Family Income (% of US Median)	191.7%	Aaa
Finances (30%)		
Fund Balance as a % of Revenues	16.8%	Aa
5-Year Dollar Change in Fund Balance as % of Revenues	1.3%	A
Cash Balance as a % of Revenues	19.0%	Aa
5-Year Dollar Change in Cash Balance as % of Revenues	0.8%	A
Notching Factors:^[2]		
Other Analyst Adjustment to Finances Factor: Stable operating trends		Up
Management (20%)		
Institutional Framework	Aa	Aa
Operating History: 5-Year Average of Operating Revenues / Operating Expenditures	1.0x	A
Notching Factors:^[2]		
Other Analyst Adjustment to Management Factor (specify): Proactive management of long-term liabilities		Up
Debt and Pensions (20%)		
Net Direct Debt / Full Value (%)	1.0%	Aa
Net Direct Debt / Operating Revenues (x)	0.3x	Aa
3-Year Average of Moody's Adjusted Net Pension Liability / Full Value (%)	2.4%	A
3-Year Average of Moody's Adjusted Net Pension Liability / Operating Revenues (x)	0.8x	A
Notching Factors:^[2]		
Other Analyst Adjustment to Debt and Pensions Factor (specify): Contingent risk associated with state pension support		Down
	Scorecard-Indicated Outcome	Aa2
	Assigned Rating	Aaa

[1] Economy measures are based on data from the most recent year available.

[2] Notching Factors are specifically defined in the US Local Government General Obligation Debt methodology.

[3] Standardized adjustments are outlined in the GO Methodology Scorecard Inputs publication.

Source: US Census Bureau, Moody's Investors Service

Endnotes

1 Our "tread water" indicator measures the annual government contribution required to prevent reported net pension liabilities from growing, given the entity's actuarial assumptions. An annual government contribution that treads water equals the sum of employer service cost and interest on the reported net pension liability at the start of the fiscal year. A pension plan that receives an employer contribution equal to the tread water indicator will end the year with an unchanged net pension liability relative to the beginning of the year if all plan assumptions hold. Net liabilities may decrease or increase in a given year due to factors other than the contribution amount, such as investment performance that exceeds or falls short of a plan's assumed rate of return. Still, higher contributions will always reduce unfunded liabilities faster, or will allow unfunded liabilities to grow more slowly than lower contributions.

RatingsDirect®

Summary:

Glastonbury, Connecticut; General Obligation

Primary Credit Analyst:

Kimberly Barrett, Centennial (1) 303-721-4446; Kimberly.Barrett@spglobal.com

Secondary Contact:

Anthony Polanco, Boston + 1 (617) 530 8234; anthony.polanco@spglobal.com

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Rationale

Outlook

Related Research

Summary:

Glastonbury, Connecticut; General Obligation

Credit Profile

US\$8.2 mil GO rfdg bnds ser 2020 due 05/15/2025

<i>Long Term Rating</i>	AAA/Stable	New
Glastonbury GO bnds		
<i>Long Term Rating</i>	AAA/Stable	Affirmed

Rationale

S&P Global Ratings assigned its 'AAA' long-term rating to Glastonbury, Conn.'s series 2020 general obligation (GO) refunding bonds. At the same time, S&P Global Ratings affirmed its 'AAA' long-term rating on the town's existing GO debt. The outlook is stable.

The GO bonds are secured by Glastonbury's full-faith-and-credit pledges, and are payable from revenues of an unlimited ad valorem tax. The series 2020 GO refunding bonds will refund existing debt for debt service savings.

The rating reflects our view of the town's continued strong economy that exhibits steady, modest annual growth. In addition, the town's sustained strong financial performance is supported by very strong management practices and policies. With relatively low debt and pension obligations, we believe the town's credit pressures are limited, and we expect the credit profile to remain stable and strong.

Glastonbury's GO debt is eligible to be rated above the sovereign, because we believe the town can maintain better credit characteristics than the U.S. in a stress scenario. Under our "Ratings Above The Sovereign: Corporate And Government Ratings--Methodology And Assumptions" criteria (published Nov. 19, 2013), Glastonbury has a predominantly locally derived revenue source, with approximately 85% of general fund revenue coming from property taxes. The town also has independent taxing authority and treasury management from the federal government.

The rating reflects our opinion of Glastonbury's:

- Very strong economy, with access to a broad and diverse metropolitan statistical area (MSA);
- Very strong management, with strong financial policies and practices under our Financial Management Assessment (FMA) methodology;
- Strong budgetary performance, with an operating surplus in the general fund and an operating surplus at the total governmental fund level in fiscal 2019;
- Very strong liquidity, with total government available cash at 30.4% of total governmental fund expenditures and 5.7x governmental debt service, and access to external liquidity that we consider strong;
- Very strong debt and contingent liability profile, with debt service carrying charges at 5.3% of expenditures and net direct debt that is 27.9% of total governmental fund revenue, as well as low overall net debt at less than 3.0% of

market value and rapid amortization, with 88.0% of debt scheduled to be retired in 10 years, but significant medium-term debt plans; and

- Strong institutional framework score.

Very strong economy

We consider Glastonbury's economy very strong. The town, with an estimated population of 34,575, is in Hartford County in the Hartford-West Hartford-East Hartford MSA, which we consider to be broad and diverse. The town has a projected per capita effective buying income of 196% of the national level and per capita market value of \$174,571. Overall, the town's market value grew 1.1% over the past year to \$6.0 billion in 2020. The county unemployment rate was 4.2% in 2018.

Glastonbury is an affluent and predominantly residential suburb approximately eight miles southeast of Hartford. State Route 2 (SR-2) and SR-3 cross the town, connecting residents with employment opportunities throughout the broad and diverse Hartford MSA. Glastonbury's local economy is anchored by health care, financial and insurance services, and commercial retail sectors. Its leading employers include the town and school district, Healthtrax Inc., Fiserv, and Home Depot. Glastonbury's tax base remains very diverse, with the 10-leading taxpayers accounting for approximately 5.4% of the net taxable grand list. Over the past 10 years, the town has realized steady, modest growth in its grand list, of about 1% annually on average, with the exception of the fiscal 2019 revaluation when values grew 5%. The town conservatively plans for annual growth in the grand list to average about 0.9% over the next several years. Management reports 223,000 square feet of commercial development is underway, including a new hotel and several other projects. Due to the overall strength and diversity of the town's local tax base and its embeddedness in the broader regional economy, we expect Glastonbury's economy to remain very strong over the two-year outlook period.

Very strong management

We view the town's management as very strong, with strong financial policies and practices under our FMA methodology, indicating financial practices are strong, well embedded, and likely sustainable.

Management evaluates historical data and trends when projecting revenue and expenditure assumptions for budgeting purposes. The budget can be amended as needed throughout the fiscal year, and management provides monthly budget-to-actual reports to the board. The town's formal investment policy follows state guidelines, and investment holdings and earnings are also reported monthly. The town has a comprehensive seven-year financial forecast, which features a sensitivity analysis of key revenue and expenditure assumptions and tests budget performance under various conditions that allow the town to manage decisions and changes related to future operations, retirement benefits, capital projects, and debt service. The town's five-year comprehensive capital improvement plan (CIP) is annually updated, and identifies project costs, timing, and funding sources. Glastonbury's reserve policy requires unassigned fund balance to be maintained at a minimum of 12% of its combined town, education, debt, and transfer budget. Management notes this minimum reserve target assists with managing cash flows in the event of a revenue shortfall and unexpected changes in expenditures. The town also maintains a formal debt management policy, which outlines allowable types of debt, restricts debt service to no more than 10% of general fund expenditures, and limits direct debt to 2.5% of the town's equalized grand list.

Strong budgetary performance

Glastonbury's budgetary performance is strong, in our opinion. The town had slight surplus operating results in the general fund of 1.2% of expenditures, and surplus results across all governmental funds of 2.9% in fiscal 2019.

The town has consistently maintained positive operating results in the general fund, before regular transfers out for capital projects, capital reserves, and land acquisitions. After transfers, operating results have been essentially balanced in each of the past three audited years. The town's use of conservative budget assumptions typically results in actual revenues and expenditures outperforming budget estimates. This was particularly apparent in fiscal 2018, when Glastonbury realized positive results, despite the presence of state aid cuts in that year. The town adopted a balanced budget for fiscal 2020, and based on revenue and expenditure performance to date, expects to end the year with another surplus. Based on recent trends and expectations for fiscal 2020, we expect the town's budgetary performance to remain strong throughout the outlook period.

Very strong budgetary flexibility

Glastonbury's budgetary flexibility is very strong, in our view, with an available fund balance in fiscal 2019 of 18% of operating expenditures, or \$29.0 million. The town has consistently maintained very strong budgetary flexibility in each of the past three audited years, ranging from \$26 million-\$29 million or 16%-17% of general fund expenditures. This reserve level is consistent with the town's policy to maintain fund balance equal to at least 12% of expenditures. With no plans to spend fund balance in fiscal 2020, we expect budgetary flexibility to remain very strong during the outlook period.

Very strong liquidity

In our opinion, Glastonbury's liquidity is very strong, with total government available cash at 30.4% of total governmental fund expenditures and 5.7x governmental debt service in 2019. In our view, the town has strong access to external liquidity if necessary. Glastonbury has demonstrated its access to external liquidity through its previous issuance of short-term and long-term GO debt. The town's investments are primarily held in short-term and medium-term certificates of deposits, which we view as relatively liquid. The town does not have any variable-rate or direct-purchase debt. It does not have any liabilities that we view as a contingent liquidity risk, and therefore, we expect liquidity to remain very strong throughout the outlook period.

Very strong debt and contingent liability profile

In our view, Glastonbury's debt and contingent liability profile is very strong. Total governmental fund debt service is 5.3% of total governmental fund expenditures, and net direct debt is 27.9% of total governmental fund revenue. Overall net debt is low at 0.9% of market value, and approximately 88.0% of the direct debt is scheduled to be repaid within 10 years, which are in our view positive credit factors.

The 2020 bond proceeds will refund existing debt for debt service savings. Subsequent to this issuance, the town plans to issue approximately \$10.4 million new-money GO bonds to finance improvements to its library and acquire land. Given that a similar amount of principal will be retired within the next two years, we do not expect the new debt issuance to materially affect the town's overall debt profile.

Pension and other postemployment benefits

We do not view pension and other postemployment benefits (OPEB) liabilities as an immediate source of credit pressure for Glastonbury, given our opinion of adequate plan funding status and limited escalating cost trajectory risk. Glastonbury's combined required pension and actual OPEB contributions totaled 5.4% of total governmental fund expenditures in 2019. Of that amount, 4.5% represented required contributions to pension obligations, and 0.9% represented OPEB payments.

Glastonbury participates in the following plan as of June 30, 2019:

- Single-employer defined-benefit public employee retirement system (PERS), 72.5% funded, with a net pension liability of \$58.2 million; and
- Single-employer OPEB plan: 27.4% funded, with a net OPEB liability of \$15.4 million.

Strong institutional framework

The institutional framework score for Connecticut municipalities is strong.

Outlook

The stable outlook reflects our opinion that Glastonbury will continue to maintain strong financial performance, supported by very strong management practices and policies. Additional rating stability is provided by the town's strong local economy and participation in the broad and diverse Hartford MSA. We do not expect to change the rating within the two-year outlook period.

Downside scenario

We could lower the rating if the town experiences financial pressures that lead to structural budget imbalance and material declines in reserves.

Related Research

- S&P Public Finance Local GO Criteria: How We Adjust Data For Analytic Consistency, Sept. 12, 2013
- Criteria Guidance: Assessing U.S. Public Finance Pension And Other Postemployment Obligations For GO Debt, Local Government GO Ratings, And State Ratings, Oct. 7, 2019
- 2019 Update Of Institutional Framework For U.S. Local Governments

Certain terms used in this report, particularly certain adjectives used to express our view on rating relevant factors, have specific meanings ascribed to them in our criteria, and should therefore be read in conjunction with such criteria. Please see Ratings Criteria at www.standardandpoors.com for further information. Complete ratings information is available to subscribers of RatingsDirect at www.capitaliq.com. All ratings affected by this rating action can be found on S&P Global Ratings' public website at www.standardandpoors.com. Use the Ratings search box located in the left column.



RECEIVED
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TOWN MANAGER

February 3, 2020

Glastonbury Town Council Members and Richard Johnson, Town Manager,

We have recently learned, with disappointment and frustration, about the dismantling of the historic mill walls in Cotton Hollow. As Dr. Brian Chiffer, local historian, noted in a recent Glastonbury Citizen article, "It is an iconic part of Glastonbury history."

The dismantling of the walls without a Demolition Permit has deprived the Town and public of the 90 day delay period that would have afforded the Town and interested groups from weighing in on the proposal and, perhaps, coming up with alternatives to protect and preserve the site and it's walls, in part or in full. While the potential risks associated with the mill walls are recognized, the walls have stood through storms, floods and blizzards over the many decades (more than can be said for some newer buildings); and historic sites around the world have been safely secured for tourism.

We urge the Town to hold the property owner accountable for moving ahead without the appropriate demolition permit, require a permit to be taken out, and utilize the 90 day wait period to receive comments and ideas to meaningfully preserve the site and what remains of the mill walls. It is noted that the mill walls and site were listed in a State summary of significant historic sites, as early as the 1960s. It seems, to us, wholly disingenuous on the part of the property owner not to recognize the important historic nature of the site. While the law might require the owner to restore some, or all, of the mill walls, and restrict the removal of the stones from the site, it may also be an opportune time to reach out to the owner, and work towards a positive goal of preserving this important site for generations to come.

The Land Heritage Coalition of Glastonbury supports the Town in any actions, including allocating necessary funds, to preserve the site and walls, including acquisition, perhaps in concert with other local groups, such as the Glastonbury Historical Society. The successful methods utilized at the 'Slocum Mill' site come to mind. We also encourage seeking funding assistance to prepare studies and to preserve the site. Assistance may be available from the State Historic Preservation Office, the Hartford Foundation for Public Giving, as well as other State agencies.

Thank you for initiating appropriate Town action. The Land Heritage Coalition offers our support to the Town to restore and preserve the Cotton Hollow mill site and walls.

Sincerely,

A handwritten signature in cursive script that reads "Richard L. Sawitzke".

Richard L. Sawitzke, President
Land Heritage Coalition of Glastonbury, Inc.

**GLASTONBURY TOWN COUNCIL
REGULAR MEETING MINUTES
TUESDAY, JANUARY 14, 2020**

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
- Ms. Mary LaChance
- Mr. Jacob McChesney
- Mr. Kurt P. Cavanaugh
- Mr. Whit C. Osgood
- Ms. Lillian Tanski

a. Pledge of Allegiance Led by Chairman Gullotta

2. Public Comment None

3. Special Reports None

4. Old Business None

5. New Business.

a. Discussion and possible action concerning Stallion Ridge Subdivision – open space dedication.

Mr. Johnson explained that he has been asked what the Town’s preference is for open space, and he requests guidance from the Council. Ms. Carroll asked if they could potentially get saddled with sidewalks. Mr. Johnson said yes, one of the concerns is how the adjoining property owners could treat this as an extension of the backyard. Dr. Beckett asked if it is possible to request that individual homeowners maintain the 25 feet within the curb because he does not want that to be the Town’s responsibility. Mr. Niland said that he does not see a lot of benefit to the Town to own the landlocked piece. Mr. McChesney asked how it is landlocked if they both access MDC property.

Mr. Cavanaugh asked if MDC is offering to give this to the Town because it is unbuildable. Mr. Johnson replied that yes, it is largely unbuildable. Mr. Cavanaugh then inquired whether the developers are getting a density bonus, and he expressed that he would rather the Town not take

ownership over this land. Mr. Johnson agreed with Mr. Cavanaugh's suggestion to revisit the language.

Ms. Tanski asked if they forgo obtaining this as Town land, are there other options? Mr. Johnson explained that the Council does not have to vote on this tonight, but he did suggest that, as one option, public access could be provided from the neighborhood to the adjoining lands. Mr. McChesney stated that he would like to explore an option to offer some public access through those areas without taking them on. Mr. Niland clarified that "landlocked" was the wrong choice of words; he meant "inaccessible."

Chairman Gullotta summarized the Council's discussion with the following questions:

- Could there be a design plan that does not have Town sidewalks, but rather, sidewalks on private property?
- What is the difference between a bonus density versus no bonus density? The developer should not gain a bonus in additional housing for additional parcels of land that will not be developed.

Motion by: Dr. Beckett

Seconded by: Mr. Niland

"BE IT RESOLVED, that the Glastonbury Town Council hereby tables the motion for further discussion."

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

**b. Discussion and possible action on proposed amendment to Town Code
Article IV – Tax Abatement Regulations for Public Safety Volunteers.**

Mr. Johnson explained the recently amended tax abatement legislation for public safety volunteers. He asked if the Council wishes to consider an amendment to the ordinance to phase in an increase of the maximum from \$1,000 to \$1,500 until June 30, 2021 and \$2,000 after that period. Ms. LaChance expressed support for the increase, stating that these volunteers are a huge benefit to our community. She also asked if there are a certain number of hours that one must be a volunteer in order to be considered in good standing? Mr. Johnson said yes, each organization (e.g. EMTs, firefighters, etc.) have different standards. Mr. Niland also expressed support, saying that it is the least they can do for the volunteers who risk their lives for our community. Ms. Tanski reiterated, stating that this seems like a very small recognition of appreciation for the people who volunteer so much to our community by providing an essential service.

6. Consent Calendar

a. Action on residential lease renewal of Town-owned property at 1098 New London Turnpike (lease expired December 31, 2019).

Motion by: Ms. Carroll

Seconded by: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby authorizes a one (1) year renewal in the lease for the Town-owned residential property at 1098 New London Turnpike, effective January 1, 2020 through December 31, 2020, as described in a report by the Town Manager dated January 10, 2020.

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

7. Town Manager's Report

Motion by: Ms. Carroll

Seconded by: Mr. Niland

BE IT RESOLVED, that the Glastonbury Town Council hereby accepts the Town Manager's expense report.

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

Mr. Johnson reviewed his report to the Council dated January 10, 2020. He noted that the Council normally appoints two members to serve on the Audit Exit Committee. Mr. McChesney and Ms. Tanski volunteered to serve. Mr. Niland sent many thanks to the rotary, noting that the signs are fantastic. He also asked the Town Manager to give an update on the Uranium Committee. Mr. Johnson stated that he will speak to the designees in the next 2-3 weeks to get the consultant under contract soon.

Mr. Cavanaugh stated that the Stop & Shop on Oak Street took down a tree and the stump looks relatively healthy. He asked the Town Manager to find out why and if that tree was actually a condition of their original approval. Mr. Johnson agreed. Dr. Beckett thanked the Town Manager for walking through the Council on the MDC PFL land deal, and he is glad that it is done. Mr. Osgood stated that, in the Stallion Ridge subdivision, they are giving the Town the retention basin, which does not make sense. He asked Mr. Johnson to highlight where the houses are and the wetlands and steep slopes that are not developable. The Town Manager agreed to do so.

8. Committee Reports

a. Chairman's Report

Mr. Gullotta expressed that he has the check for Glastonbury Aquatics, but he needs the address to mail it out. He also wished Charlie Murray a happy 75th birthday on behalf of the Council.

b. MDC

Ms. LaChance apologized for not recognizing Mr. Osgood at their last meeting and thanked him for his prior service in this position. She then noted that there were many updates at MDC, including a new system upgrade that happened in the beginning of this year, and the issuance of new customer numbers, which likely need to be updated electronically. Water builders now show the water usage over time and will eventually show 13 months of water usage. There is also a

new method for paying bills, which can be done at CVS, 7-Eleven, and a couple other stores, for a nominal fee. She explained that MDC's reasoning for why the water bill has gone up substantially this year is because the amount of water usage has gone down and there have been special projects that have caused them to spend more money to get in compliance. In regard to the uranium issue, MDC expressed that they would very much like to help the Town with that.

Ms. LaChance also noted that MDC is very excited about tomorrow's closing of the previously discussed property. Mr. Cavanaugh stated that he hopes that after 1:00 pm tomorrow afternoon, they will stop referring to it as the MDC PFL property. He suggested that perhaps the public would like to come up with a new name for it. The Council agreed.

c. CRCOG

Dr. Beckett explained that the Hartford Metro Futures is the new comprehensive economic plan for Greater Hartford. It features three main things, including workforce development. There is a fairly large workforce that are young and not in degree programs. He hopes that the general public will think about other pathways for people to be successful in life.

d. Report and recommendation – Rules of Procedure Subcommittee

Mr. McChesney explained that he and Ms. Tanski met with the Town Manager last week to go over the rules of procedure. They proposed one change: the public comment section does not have a memorialization section, where speakers share their name and address. The public hearing comment section requires it, so they would like to require the same of the public comment section.

Motion by: Dr. Beckett

Seconded by: Ms. Carroll

BE IT RESOLVED, that the Glastonbury Town Council hereby amends Council Rules of Procedure for the 2019-2021 Council as recommended by the Rules of Procedure Subcommittee in a report dated January 10, 2020 and adopts the amended Rules of Procedure effective January 14, 2020.

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

9. Communications

a. Thank you letter from Glastonbury MLK Community Initiative

10. Minutes

a. Minutes of November 26, 2019 Regular Meeting

Motion by: Ms. Carroll

Seconded by: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby approves the minutes as submitted for the meeting held November 26, 2019.

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

b. Minutes of December 11, 2019 Special Meeting

Motion by: Ms. Carroll

Seconded by: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby approves the minutes as submitted for the meeting held December 11, 2019.

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

11. Appointments and Resignations

a. Appointments to various boards, commissions and committees as available (Democratic)

Motion by: Ms. Carroll

Seconded by: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby approves the appointments to the various boards, commissions, and committees, as listed below, and the reappointment of H. Scott Miller as Alternate to the Town Plan & Zoning Commission (R-2023), whose name was omitted from the list.

Name	Board, Commission, Committee	Term
Doug Bowman	Building Board of Appeals/Code Review Committee	New Appointment (D-2023)
Jeffrey Lane	Building Board of Appeals/Code Review Committee	New Appointment (D-2023)
Gayle Kataja	Commission on Aging	Reappointment (D-2023)
Janeen Dolan	Commission on Aging	Reappointment (D-2023)
Candice Mark	Community Beautification Committee	Reappointment (D-2023)
Matthew Saunig	Economic Development Commission	New Appointment (D-2023)
Raymond A. Dolan	Economic Development Commission	Reappointment (D-2023)
James Hagen	Ethics Commission	Reappointment (D-2023)
Wes Schlanter	Ethics Commission (Alternate)	New Appointment (D-2023)
James Campbell	Fair Rent Commission	New Appointment (D-2023)
Elizabeth Catarius	Fair Rent Commission	Reappointment (D-2023)
Manisha Srivastava	Fair Rent Commission	New Appointment (D-2023)
Kevin Graff	Glastonbury Free Academy	New Appointment (D-2025)
Robyn Guimont	Historic District Commission	Reappointment (D-2023)
John Langmaid	Historic District Commission (Alternate)	Reappointment (D-2023)
Jane Gordon Julien	Historic District Commission (Alternate)	New Appointment (D-2022)

Leslie Ohta	Human Relations Commission	Reappointment (D-2023)
David O'Connor	Human Relations Commission	New Appointment (D-2021)
Luther Weeks	Insurance Advisory Committee	Reappointment (D-2021)
Srithar Kataba	Insurance Advisory Committee	New Appointment (D-2021)
David Hoopes	Insurance Advisory Committee	Reappointment (D-2021)
Christopher Griffin	Insurance Advisory Committee	Reappointment (D-2021)
Paul DiSanto	Personnel Appeals Board	New Appointment (D-2025)
Robert J. Zanlungo, Jr.	Town Plan & Zoning Commission	Reappointment (D-2023)
Christopher Griffin	Town Plan & Zoning Commission	Reappointment (D-2023)
Alice Sexton	Town Plan & Zoning Commission (Alternate)	Reappointment (D-2023)
James Campbell	Water Pollution Control Authority	New Appointment (D-2023)
Richard Lawlor	Water Pollution Control Authority	Reappointment (D-2023)
Jennifer Hudner	Welles Turner Library Board	Reappointment (D-2025)
Jaye Winkler	Welles Turner Library Board	Reappointment (D-2025)
Tyler Booth	Youth & Family Services Committee	Reappointment (D-2023)
Ann Purcell Murray	Youth & Family Services Committee	Reappointment (D-2023)
Beth Hillson	Youth & Family Services Committee	New Appointment (D-2023)
Ellen Saunig	Youth & Family Services Committee	New Appointment (D-2023)
Sharon Purtil	Town Plan & Zoning Commission	Reappointment (R-2023)
Michael Botelho	Town Plan & Zoning Commission	Reappointment (R-2023)
Raymond Hassett	Town Plan & Zoning Commission	Reappointment (R-2023)
Nils Carlson	Water Pollution Control Authority	Reappointment (R-2023)
James Parry	Water Pollution Control Authority	Reappointment (R-2023)

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

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 7:50 pm, for the purpose of discussing a potential land acquisition, and will return at 8:00 pm to discuss the public hearings.

Present for the Executive Session item were council members, Mr. Tom Gullotta, Chairman, Mr. Lawrence Niland, Vice Chairman, Dr. Chip Beckett, Ms. Deb Carroll, Ms. Mary LaChance, Mr. Jake McChesney, Mr. Kurt Cavanaugh, Ms. Lillian Tanski, and Mr. Whit Osgood with Town Manager, Richard J. Johnson.

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

13. Public Hearings and Actions on Public Hearings

NO 1: ACTION ON PROPOSED AMENDMENT TO TOWN CODE SECTION 17-49 INSPECTION OF PUBLIC SIDEWALKS.

Motion by: Ms. Carroll

Seconded by: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby approves amendment to Town Code Section 17-49 Inspection of Public Sidewalks, as described in a report by the Town Manager dated January 10, 2020.

Disc: Mr. Johnson explained that the regulations state that sidewalks have to be inspected annually. He noted that, while they will continue to do their best to inspect sidewalks annually, with 110 miles of sidewalk and growing, there was a recommendation to look at changing the language to endeavor to inspect every sidewalk annually but to only require inspection every other year. He noted that they looked at two other surrounding communities in Greater Hartford who had very similar language.

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

NO 2: ACTION ON \$26,806 TRANSFER FROM THE CAPITAL RESERVE FUND – UNASSIGNED FUND BALANCE TO CAPITAL PROJECTS – HEBRON AVENUE RESURFACING.

Motion by: Ms. Carroll

Seconded by: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby approves a \$26,806 transfer from the Capital Reserve Fund – Unassigned Fund Balance to Capital Projects – Hebron Avenue Resurfacing, as described in a report by the Town Manager dated January 10, 2020 and as recommended by the Board of Finance.

Disc: None

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

14. Reenter Executive Session

Motion By: Ms. Carroll

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby (re)enters into executive session for the purpose of discussing a potential land acquisition, at 8:15 pm.

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, Ms. Mary LaChance, Mr. Jake McChesney, Mr. Kurt Cavanaugh, Ms. Lillian Tanski, and Mr. Whit Osgood with Town Manager, Richard J. Johnson.

No votes were taken during the Executive Session.

Motion By: Ms. Carroll

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby exits executive session at 8:45 pm.

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

15. Adjournment

Motion By: Ms. Carroll

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby adjourns their organizational and regular meeting of January 14, 2020, at 8:46 pm.

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

Respectfully submitted,

Lilly Torosyan

Lilly Torosyan
Recording Clerk



Thomas Gullotta
Chairman

**GLASTONBURY TOWN COUNCIL
SPECIAL MEETING MINUTES
THURSDAY, JANUARY 23, 2020**

The Glastonbury Town Council with Town Manager, Richard J. Johnson, in attendance, held a Special Meeting at 6:00 p.m. at the Activity Room A and B, Riverfront Community Center, 300 Welles Street, Glastonbury, Connecticut. Also in attendance were Members of the Boards of Education and Finance, as well as department heads of town and education staff.

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. Whit C. Osgood {excused}
Ms. Lillian Tanski

- (a) **Pledge of Allegiance.** *Led by Chairman Tom Gullotta*
2. **Public Communication and Petitions pertaining to the Call.** *None*
3. **Special Business as contained in the Call.**
- (a) **Annual Capital Improvement Program budget presentation and discussion.**

Mr. Johnson reviewed slides with an overview of the annual capital improvement program, emphasizing that maintaining infrastructure and ongoing projects represent roughly 91% of the budget with new programs representing 9%. In regard to the road overlay budget, Mr. Cavanaugh noted that the road overlay program has halved from 20 years and asked if there were options to buy different materials. Mr. Dan Pennington, Town Engineer/Manager of Physical Services, explained that the Town uses state bid contracts for the actual placement of the asphalts, which gives them economies of scale and the benefits of the state DOT resources. He explained that the material is not lasting as long as it once did because of a chemical issue affecting the elasticity, which is a disturbing development but there is no viable alternative to it at this time.

Mr. Johnson explained that this is the second year of the sidewalk maintenance allocation. Chairman Gullotta noted that as the Town continues to build sidewalks, the maintenance cost will continue to

incline. He asked if there were a way to have public versus private sidewalks because this is an escalating expense that does not need to be escalated. Mr. Johnson stated that the two are separate, but he can look into it. Mr. Niland asked what the average life expectancy is of the mower. Mr. Pennington replied about 12-15 years. Dr. Beckett suggesting trading in the tractor. Mr. Johnson replied that sometimes, the trade-in value is not as cost-efficient as selling it. Mr. Johnson continued discussing projects related to safety by reviewing the Town Center Streetscapes Improvements, explaining that the thought is to replace and reconstruct so that there are no slip and fall issues. Mr. McChesney asked if they will have to dig up the brick rework that was just done there. Mr. Johnson said no.

Police Chief Marshall Porter spoke about the need to upgrade their equipment, such as the mobile radios on vehicles. He explained that they have been collecting parts from other agencies, but their vendor advised them to upgrade. They are comfortable with a 3 to 4-year funding period to get them where they need to be. Vice Chairman Niland stated that they are about 13 or 14 years into this project, though it is a 20-year bond. Chief Porter replied that they are at the mercy of vendors when it comes to their planned obsolescence. Mr. Johnson added that, had they known 15 years ago what they know now, they probably would have issued a 10-year bond, rather than 20 years. He explained that, should they move forward and fund this, they do not expect to bond. Mr. Beckett asked if there is an opportunity to do a bulk purchasing to save money. Chief Porter said no, because everyone is on a different timed schedule so other towns cannot synch up.

Fire Chief Michael Thurz explained that they are required to replace the SCBA cylinders, which have a 15-year life expectancy. He noted that he received a grant 15 years ago, and he has been writing a new one for FEMA, which is very competitive. 30 of the cylinders have already been replaced, and by December 2020, they will need to replace the remaining 120 of their 150 air cylinders. Mr. McChesney asked if they, potentially, have 100% funding. Chief Thurz stated that if they receive the grant, then the cost will only be 10% of that grant; if not, they will have to spend all of the \$120,000. Ms. Tanski asked if the frameworks, which were part of the original grant, would also need to be replaced. Chief Thurz said yes, at some point.

Chief Thurz reviewed the renovation work they began at stations 1 and 2 of the GHS field house to update the buildings, such as accounting for female personnel on the signage and adding handicap access. The GHS lockers will also be replaced, with construction to begin in 2021. Dr. Alan Bookman, Superintendent, stated that the timing is very important. They are looking at starting the project in the spring of 2021 because the facility is most used in the fall. He noted that the renovations will address all Title 9 issues, such as ADA accessibility. Dr. Beckett suggested bonding as a better way to finance this than cash. Chairman Gullotta stated that that is a rhetorical question. Mr. Cavanaugh stated that if they explain the option to the public, he does not think it will be an issue. Ms. Tanski remarked that they are already about halfway in (\$1 million), so extending this process with a referendum, at this point, seems unnecessary. Mr. Cavanaugh asked about the design. Mr. Johnson stated that the design is all encumbered.

Mr. Johnson reviewed the moisture mitigation issue at the SMS gymnasium floor. Mr. Doug Foyle, Education Chairman, explained that there were a variety of reasons which they suspect led to a moisture issue. There was a 15-year warranty, but it did not hold up and the company that supplied

the material is no longer in business. Chairman Gullotta stated that the town has to do a better job of contracting companies and holding them accountable. Mr. Cavanaugh stated it sounds like they want to replace the floor without knowing the cause of the problem. Dr. Bookman assured that they are not going to put down the same thing without determining the cause of the issue first. However, he explained, they also cannot just leave the floors open to lawsuits. Mr. Johnson added that this is the analysis, and these are the recommendations for how to go forward.

Mr. Johnson then discussed tree management, which is budgeted to cost about \$125,000. Mr. Cavanaugh inquired about the process for reporting a tree for removal. Ms. Lisa Zerio, Director of Parks and Recreation, explained the three different ways in which someone from the public can report on a tree. Mr. Cavanaugh asked who they work with. Ms. Zerio replied, they contract out to 3 or 4 companies, and it is by bid. Mr. Johnson reviewed the Addison Park renovations, noting that it is hard to believe that the pool will enter its 26th year of operation this summer and this is the first year of a series of improvements. He noted that the \$225,000 budgeted for the project includes \$120,000 for the turf mower and \$25,000 for the Winter Hill farm. While the town receives rental income from the farm, there are horizontal cracks in the foundation, so they need structural engineers to take a look at it. Mr. McChesney asked if this is part of the crumbling foundations. Mr. Johnson stated that their structural engineer said no, but they do not know what the solution is right now.

Mr. Pennington reviewed the Main Street sidewalks project, explaining that they have run into some delays. They looked at different types of wall designs to find a solution for the slope issues near Old Cider Mill, and the neighbors are presumably in agreement with the new design. He explained that they looked into options that would eliminate the wall by shifting the entire road to the east but found geometric design constraints. Mr. Johnson discussed the new sidewalk construction, which is projected at \$175,000. He explained that they looked at two possible areas: Eastern Boulevard, which would complete the multi-use trail, and Spring Street. If either one of those two options were selected, they would fund it.

Mr. Johnson also touched on energy efficiency and sustainability upgrades, noting that the Eversource funding is ending, so it will cost about \$50,000. He then discussed the ramp configuration on New London Turnpike; the roundabout, which they have the funds to construct, should mitigate traffic concerns and delays. Finance Member Walter Cusson asked if the Town has any financial implications. Mr. Johnson said no, not if they do their project as proposed. Finance Member James Zeller pointed out that the state has pieces of land for sale on the turnpike so, given the opportunity, the Council should consider making a purchase. Chairman Gullotta expressed interest in seeing a proposal from the Police Department and the Town Manager on how to calm traffic because those residential streets will be used more and more.

Mr. Johnson continued his presentation with a review of the various new projects and proposals of the town, including \$500,000 for a splash pad at Addison Park. Ms. Lisa Zerio, Director of Parks and Recreation, explained that a child with special needs cannot get to all of the activities offered, and having a splash pad is a safe opportunity for children and teens. The intention is to keep the aging pool but design it in such a way so that more features could be added in the future. Mr. McChesney asked about the logic behind putting the splash pad next to the pool versus in one of the parks. Ms. Zerio explained that if they were to put it in a regular park, the water would go out to waste. Since

redirecting it is costly, this option is the most sustainable. Chairman Gullotta noted that, typically, when there is a splash area, younger children do not go to the wading pool.

Mr. Johnson discussed the Bulky Waste Closure Fund, noting that while closure funds are relatively common, the \$50,000 price tag he listed is a placeholder. Mike Bisi, Superintendent of Sanitation, explained that the facility opened in 1977, and the volume depends on the economy. They looked at two options: either a complete closure at one time (which they do not recommend), or dividing it up into 3 sections, with the first area closing in about 10 years.

Mr. Johnson stated that they allocated \$40,000 to put the oldest part of the Williams Memorial academy building back into meaningful public use. Chairman Gullotta remarked that there was a great article on the history of the building in last week's Glastonbury Citizen. He suggested that, through a public-private partnership, they turn the space into a lyceum, which would also ease the issue of public hearing space in the Town Hall. Mr. Johnson stated that, over the years, they have upgraded some of their facilities with Wi-Fi connection, so that they could operate some of their systems remotely, accept credit cards, etc. The \$50,000 allocation in the budget would allow the town to link a few more facilities.

Ms. Tanski asked to speak to the different types of roofing materials that have been used at the school and their life expectancies. Dr. Bookman explained that there are districts that replace their roofs after 20 years and get reimbursed, and in Glastonbury, they are hoping to extend theirs for up to 40 years by extending and maintaining, not replacing, them. Mr. Johnson went through a breakdown of the numbers discussed during his presentation, noting that he is not recommending a change in the Capital Reserve Fund Transfer this year. Mr. Johnson completed and summarized the presentation.

4. Adjournment.

With no further comments, Chairman Gullotta closed the meeting at 8:33 P.M.

Respectfully submitted,

Lilly Torosyan

**Lilly Torosyan
Recording Clerk**

**Thomas Gullotta
Chairman**

GLASTONBURY TOWN COUNCIL
SPECIAL MEETING MINUTES
TUESDAY, JANUARY 28, 2020

The Glastonbury Town Council with Town Manager, Richard J. Johnson, in attendance, held a Special Meeting at 6:00 p.m. at the Council Chambers of Town Hall, 2155 Main Street, Glastonbury, Connecticut.

1. Roll Call.

Council Members

Mr. Thomas P. Gullotta, Chairman {excused}
Mr. Lawrence Niland, Vice Chairman (Acting Chairman)
Dr. Stewart Beckett III
Ms. Deborah A. Carroll
Ms. Mary LaChance
Mr. Jacob McChesney
Mr. Kurt P. Cavanaugh
Mr. Whit C. Osgood
Ms. Lillian Tanski

a. Pledge of Allegiance Led by Ms. Tanski

2. Public Comment

Allen Friedrich of 47 Prospect Street Apt D, Vice President of Bike Walk Glastonbury Group, asked the Council to support projects that enhance driver awareness and safety for bicyclists in the CIP budget.

Shawnee Baldwin of 57 Nuthatch Knob explained that she would love to see more walkways and safe places to walk in town.

Mark McCall of 63 Wadsworth Street also expressed support for cycling in town and agreed with the comments made by the previous public speakers.

3. Special Reports. None

4. Old Business. None

5. New Business.

a. Action on Capital Improvement Program Criteria FY 2020-2021.

Mr. Johnson presented the annual review of the CIP criteria, noting that the document was drafted years ago and has been significantly updated in recent years. He explained that no changes were recommended by the BOF. Mr. Osgood asked if there is a clause regarding how much they could spend on the capital versus how much they could bond. Mr. Johnson replied that, generally, it is 2% of the applicable year's adopted budget, with caveats for the net cost.

- b. Action on 2021-2025 Capital Improvement Program – preliminary priorities for July 2020 funding (refer to Board of Finance).

Mr. Johnson explained that the action tonight is to refer the matter to the BOF, and there is no commitment on behalf of the Council to support or not support the project.

Motion by: Ms. Carroll

Seconded by: Mr. Cavanaugh

BE IT RESOLVED, that the Glastonbury Town Council hereby refers the 2021-2025 Capital Improvement Program to the Board of Finance for a funding report and recommendation, including the following preliminary project recommendations for fiscal year 2020-2021.

Disc: Mr. Osgood asked about the locker facility's preliminary estimates. Mr. Johnson explained his process for how he arrived at those numbers. Mr. Niland asked if there is any possibility that the project could go forward this summer. Mr. Johnson said no, the engineers need a contract in place by July/August of the prior year, so under both design scenarios, the completion date would be in 2021. Mr. Osgood stated that he will support the motion, but the Council should take a closer look at the line item issues. Mr. McChesney also expressed support in sending this forward to the BOF, but he recalls that the discussion of the locker facility was already conducted.

Result: Motion passed unanimously {7-0-0}.

6. Consent Calendar.
 - a. Action on Effective date for Amendment to Town Code 17-49 – Inspection of Public Sidewalks.

Motion by: Ms. Carroll

Seconded by: Mr. Cavanaugh

BE IT RESOLVED, that the Glastonbury Town Council hereby approves an effective date of March 1, 2020 for amendment to Town Code Section 17-49 entitled "Inspection" as formally approved by the Town Council by action at its meeting of Tuesday, January 14, 2020, as described in a report by the Town Manager dated January 24, 2020.

Disc: None

Result: Motion passed unanimously (7-0-0).

7. Town Manager's Report.

Mr. Johnson reviewed the report, noting that Glastonbury was among six towns selected to receive a statewide recognition for the roundabouts, and they received a \$50k grant from the Hartford Foundation to relamp Ross Field. He also stated that the Police Officer of the Year award program will be held next Thursday evening to honor Officer Michael Magrey. Mr. Cavanaugh reiterated a congratulations to all who worked on the roundabouts and expressed hope that this award will encourage people in town to show more support for them.

Mr. Cavanaugh asked why stop signs were installed on the intersection of Woodland Street, Matson Hill, and Clark Hill. Mr. Johnson stated that they reconstructed that intersection and the feedback has been very positive. Mr. Cavanaugh asked if they are legal stop signs. Mr. Johnson replied yes, both of

the stop signs were put in place to regulate traffic, not to control speeding, though he agreed to come back with more information. Ms. LaChance asked if there are any updates on the Douglas Road and Hurlburt Street areas. Mr. Johnson stated that they have all of the data, and they will report back to the Council next month. Mr. McChesney asked about the stop sign that was placed on a very steep incline on Mott Hill Road. Mr. Johnson stated that he does not know whether it being on a hill would preclude it from the ability to have a stop sign.

8. Committee Reports.

- a. Chairman's Report. None
- b. MDC. None
- c. CRCOG. None
- d. Status Report – Policy & Ordinance Review Committee.

Ms. Carroll stated that the Committee met last Friday to discuss two issues, which Mr. Johnson will draft and present to the Council.

- The Council's policy and protocol regarding (non-cash) gifts and donations to the town.
 - These concern gifts that require long-term maintenance, for which the Council needs to discern what their threshold is for long-term upkeep and eventual replacement.
- A concern in a difference of language between land acquisition and development rights

Mr. McChesney asked if that would exclude the \$500k they will be receiving from the Rotary Club. Ms. Carroll explained that that would not exclude that project, and it potentially could be \$250k from the Rotary Club and \$250k from the town. The cost of that facility will be a part of their discussion. Ms. Tanski added that the goal of this is to implement a process that is transparent for the community, not to put a chilling effect on donations.

9. Communications.

Ms. Carroll stated that they received a letter from Dale and Jeff Carstens regarding the dedication of the plaque at the boat house.

10. Minutes.

- (a) Minutes of January 14, 2020 Regular Meeting.

Motion by: Ms. Carroll

Seconded by: Mr. Cavanaugh

BE IT RESOLVED, that the Glastonbury Town Council hereby approves the minutes as submitted for the meeting held January 14, 2020.

Result: Motion passed unanimously {7-0-0}.

11. Appointments and Resignations.

(a) Appointment of Christopher Griffin to the Capitol Region Council of Governments-Regional Planning Commission (Regular Member to RPC).

Motion by: Ms. Carroll

Seconded by: Mr. Cavanaugh

BE IT RESOLVED, that the Glastonbury Town Council hereby appoints Town Plan and Zoning Commission Member, Christopher Griffin, to serve as a regular member on the Capitol Region Council of Governments-Regional Planning Commission.

Result: Motion passed unanimously {7-0-0}.

(b) Appointment of Alice Sexton to the Capitol Region Council of Governments-Regional Planning Commission (Alternate Member to RPC).

Motion by: Ms. Carroll

Seconded by: Mr. Cavanaugh

BE IT RESOLVED, that the Glastonbury Town Council hereby appoints Town Plan and Zoning Commission Member, Alice Sexton, to serve as an alternate member on the Capitol Region Council of Governments-Regional Planning Commission.

Result: Motion passed unanimously {7-0-0}.

12. Executive Session. *None*
(a) Potential land acquisition.

13. Adjournment

Motion by: Ms. Carroll

Seconded by: Mr. Cavanaugh


BE IT RESOLVED, that the Glastonbury Town Council hereby adjourns their special meeting of January 28, 2020, at 6:41 pm and will return at 7:00 pm for the Annual Town Meeting.

Result: Motion passed unanimously {7-0-0}.

Respectfully submitted,

Lilly Torosyan

Lilly Torosyan
Recording Clerk



Lawrence Miland
~~Thomas Gullotta~~
Vice Chairman

**TOWN OF GLASTONBURY
ANNUAL TOWN MEETING
TUESDAY, JANUARY 28, 2020**

The Glastonbury Town Council with Town Manager, Richard J. Johnson, in attendance, held the Annual Town Meeting at 7:00 p.m. in Council Chambers of Town Hall, 2155 Main Street, Glastonbury, Connecticut. Also present was Dr. Alan Bookman, Superintendent of Schools, Doug Foyle, Board of Education Chairman, and Members of the Boards of Education and Finance.

1. Roll Call

Council Members

Mr. Thomas P. Gullotta, Chairman {excused}
Mr. Lawrence Niland, Vice Chairman (Acting Chairman)
Dr. Stewart Beckett III {excused}
Ms. Deborah A. Carroll
Mr. Kurt P. Cavanaugh
Ms. Mary LaChance
Mr. Jacob McChesney
Ms. Lillian Tanski
Mr. Whit C. Osgood

1. **Town Clerk to call Town Meeting to order.** *Mrs. Joyce Mascena*
2. **Pledge of Allegiance.** *Led by Mrs. Joyce Mascena*

Mrs. Mascena welcomed everyone to the annual meeting and briefly reviewed the history of previous town clerks of Glastonbury.

3. Election of Acting Clerk.

Nomination By: Mr. Niland
Lilly Torosyan for Acting Clerk

Seconded By: Ms. Carroll

Mrs. Mascena called for other nominations but hearing none, she closed the nominations and called for a vote.

Result: Lilly Torosyan was elected acting clerk by a unanimous vote with no nay votes voiced.

4. Election of Moderator of Town Meeting.

Nomination By: Mr. Niland
Jake McChesney as Moderator.

Seconded By: Ms. Carroll

Mrs. Mascena called for other nominations but hearing none, she closed the nominations and called for a vote.

Result: Jake McChesney was elected moderator by a unanimous vote with no nay votes voiced.

5. Opening remarks by Town Council Vice Chair, Lawrence Niland.

Vice Chairman Niland asked for a moment of silence for the passing of resident Helen Stern, who once served on the BOE and Conservation Commission. He thanked Mr. Johnson, fellow members of the Council, all town staff and service members, and members of the various boards and commissions in town, for their hard work and dedication, as well as a special thank you to teachers, who tell amazing stories to our children. He noted that many people come to Glastonbury for the schools and stay because it becomes their home.

6. Presentation on Budgets:

(a) Town Operating and Debt & Transfer Budget and Capital Improvement Program Budget. (Town Manager)

Mr. Johnson recognized Joyce Mascena, who will be retiring in April. He explained that the Connecticut Town Clerks Association nominated and recognized Ms. Mascena as the Town Clerk of the Year. Ms. Mascena stated that she has enjoyed working in Glastonbury and will make the transition to the new clerk as easy as possible.

Mr. Johnson explained that this budget has been a bit of a challenge and different from previous years. He reviewed slides, saying that they propose a 2.25% increase in operations, which is the second-lowest increase over the past five years. He spoke to the 8 primary budget components that influenced the proposed budgets, such as labor and health insurance, explaining that they are in the process of looking at consolidating coverages. He noted that most of the 2.25% increase is due to wages and insurance. He reviewed debt and transfers, which has remained generally flat, noting that Moody's always praises the town for paying as they go. In revenues and transfers, Mr. Johnson pointed out the phased decrease in the ECS funding, an estimated \$662k decrease in the investment income, and the use of fund balance increasing to \$975,000, as a one-time allocation to help offset the pension costs. He spoke to the grand list, mil rate and state aid, explaining that this proposal will raise taxes by 2.5%. He noted that they used a tax collection rate of 99.1%, but the town averages about 99.5%, so the excess funds would go to the fund balance to help support the transfer in subsequent years. He reviewed the CIP, saying that this is the

heart of the infrastructure of the community, with 34 projects this year. He thanked his staff Julie Twilley, Director of Finance, and Kathryn Paquette, Marketing Communications Coordinator, and all the directors for their work in putting together the budget.

(b) Education Operating Budget. (Superintendent of Schools, Board of Education Chairman, and Board of Education Vice Chairman)

Superintendent Dr. Alan Bookman explained that the proposed education budget represents a fiscally responsible way to meet the needs of the students, faculty, and staff. He reviewed past budget increases, which had a large increase last year, and noted that the high school has two fewer teachers this year. Board of Education Chairman Doug Foyle explained that the contracted 1.94% increase in the salaries of present staff does not account for new staff. He explained that the LINKS program has allowed for a less costly solution, when it comes to special education. Mr. Foyle noted that their budget, which proposes a 3.32% increase, already reduced the superintendent's proposal by \$300k, and there is already a deficit of over \$260k in their budget that has to be addressed by the Council. Dr. Bookman explained that they are doing excellent in terms of per pupil expenditures in DRG B, and a national organization recently rated the town's school system as the best in the Hartford area and #3 in the state, with a #1 athletic program and an A+ rating as a school system. He explained that they are proud to be able to achieve all of that at the lowest possible cost.

7. (a) **Public Comments.**

No one spoke

(b) Public vote to express an opinion on the proposed budget for the guidance of the Town Council. (Section 703 of the Town Charter).

Mr. McChesney asked all residents present to express their opinion on the proposed budget, which provides guidance to the Town Council in their deliberations. All votes expressed were aye, in favor of the budget, and there were no nay votes.

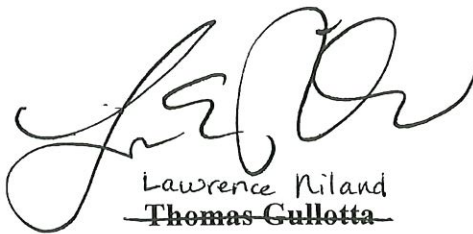
8. **Adjournment.**

Mr. McChesney adjourned the meeting at 8:00 pm.

Respectfully submitted,

Lilly Torosyan

Lilly Torosyan
Recording Clerk


Lawrence Niland
~~Thomas Gullotta~~
Vice Chairman

Glastonbury Annual Town Meeting
January 28, 2020
Recording Clerk - LT
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