

**GLASTONBURY TOWN COUNCIL
REGULAR MEETING MINUTES
TUESDAY, NOVEMBER 26, 2019**

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

1. Roll Call.

Council Members

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

a. Pledge of Allegiance

Led by Chairman Gullotta

2. Public Comment.

Mr. John Langmaid of 2200 Main Street congratulated Council members for their electoral victories and thanked them for their service. Mr. Langmaid explained that the Friends of Glastonbury Aquatics (FOGA) is a great investment for the Town to retain its older citizens, while providing a great indoor, year-round aquatics facility.

Ms. Deborah McFall of 40 Bidwell Street is the Chair of FOGA. She stated that the public-private partnership makes sense and hoped that everyone would support FOGA. She called on Chairman Gullotta to honor his promise to contribute, seeing as they passed their \$5,000 fundraising mark.

Dr. Susan Sokoloski of 9 Blueberry Lane, also part of FOGA, expressed that she is really happy with how much emphasis Glastonbury has been putting on health issues recently. She noted that there are a lot of health benefits for an indoor, year-round aquatics facility, as noted in a summary sheet that she passed around to the Council.

Mr. Sean Peoples of 375 Tall Timbers Road is the Head of Glastonbury Rowing and Head Crew Coach at Glastonbury High School (GHS). He thanked the Council for recognizing Mr. Jeff Carstens, the first club mentor and coach of GHS' Girls Crew team, and noted that, due to Mr. Carstens' insight and foresight, the program has taken off in the years since his leadership.

3. Special Reports.

a. Status Report on Slocomb Dam Project.

Mr. Johnson explained that, in January 2019, the Council received a presentation by Ms. Laura Wildman of Princeton Hydro, LLC., who identified alternatives to Slocomb Dam, which was in an unsatisfactory condition. The Council's consensus was to proceed with the removal. Mr. Osgood asked if the concept of the dam removal to get it to return to natural stream conditions. Ms. Wildman replied that the Ambursen concrete section of the dam is coming out and the older section will remain, which will give a good representation without negatively impacting the river and the ecology. She explained that leaving in a portion of the sill could potentially result in the creation of another dam. Mr. Johnson stated that there will be a sign to mark the history of the site.

Motion by: Ms. Carroll

Seconded by: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby approves the dam removal project for the Town-owned former Slocomb Mill property as generally outlined in the report by Princeton Hydro, and as described in a report by the Town Manager dated November 22, 2019.

Disc: Ms. Osgood inquired if there is the potential to create some type of stairway. Mr. Johnson explained that one of the options was the potential to put a stairway or provide other access to Roaring Brook, but it depends on the cost and how it will add to the dam removal process. He noted that the Conservation Commission stated that may fall under their purview whereas the dam will not.

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

4. Consent Calendar.

a. Action on \$26,806 transfer – Capital Reserve-Unassigned Fund Balance to Capital Projects-Hebron Avenue Resurfacing (set public hearing).

Motion by: Ms. Carroll

Seconded by: Mr. Osgood

BE IT RESOLVED, that the Glastonbury Town Council hereby schedules a public hearing for 8:00 p.m. on January 14, 2020, in Council Chambers at Town Hall, 2155 Main Street, Glastonbury to consider 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 November 22, 2019 and as recommended by the Board of Finance.

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

b. Action to recognize Jeff Carstens for many years in support of Glastonbury Crew Program and Riverfront Boathouse.

Motion by: Ms. Carroll

Seconded by: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby expresses its sincerest thanks and appreciation to Jeff Carstens for his many years of dedicated support to the Glastonbury Crew Club Program and Boathouse, and approves formal recognition of his many contributions through a plaque to be located at the Boathouse, as described in a report by the Town Manager dated November 22, 2019.

Disc: Ms. LaChance stated that, while she did not know Mr. Carstens personally, he continues to positively affect the lives of people many years later, such as her son, who is a member of the Glastonbury Crew Team. Vice Chairman Niland thanked Mr. Carstens for giving the boat house a good name. Dr. Beckett also thanked Mr. Carsten, whom he has known for many years, noting that both of his children did rowing and several of their friends received college scholarships for the sport. Ms. Tanski stated that, while she did not know Mr. Carstens, she is in great admiration of what he has built, calling it a wonderful asset to the Town. Mr. Osgood remarked that he has known Mr. Carstens for many years and his recognition is eminently deserved.

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

5. **Old Business.**

None

6. **New Business.**

- a. **Action on Resolution Authorizing the issuance of not exceeding \$12,000,000 Refunding Bonds for Payment in whole or in part of the outstanding principal of and interest and any call premium on the Town of Glastonbury's General Obligation Refunding Bonds and General Obligation Bonds, issue of 2010 and 2011 and costs related thereto.**

Motion by: Ms. Carroll

Seconded by: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby approves the **RESOLUTION AUTHORIZING THE ISSUANCE OF NOT EXCEEDING \$12,000,000 REFUNDING BONDS FOR PAYMENT IN WHOLE OR IN PART OF THE OUTSTANDING PRINCIPAL OF AND INTEREST AND ANY CALL PREMIUM ON THE TOWN OF GLASTONBURY'S \$28,550,000 GENERAL OBLIGATION REFUNDING BONDS, ISSUE OF 2010, \$2,715,000 GENERAL OBLIGATION BONDS, ISSUE OF 2011, SERIES A AND \$3,680,000 GENERAL OBLIGATION BONDS, ISSUE OF 2011, SERIES B-TAXABLE; AND COSTS RELATED THERETO**, as described in a report by the Town Manager dated November 22, 2019.

Disc: Mr. Johnson explained that, over the years, they have continued to look into efforts to refinance bonds to achieve prospective savings, and this is another example. He noted that they have a forecast of up to \$350,000 and will likely go to the market after the first of the new year. Mr. Osgood asked if they change the term remaining when they refinance. Mr. Johnson replied no, the term is not extended; it is simply refinancing the balance.

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

- b. **Action to amend the meeting schedule to cancel the regular meeting for December 3, 2019 and schedule a special meeting for December 11, 2019.**

Motion by: Ms. Carroll

Seconded by: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby cancels the Regular Council Meeting of Tuesday, December 3, 2019 and schedules a Special Meeting for 6:00 p.m. on Wednesday, December 11, 2019 in the Council Chambers of Town Hall at 2155 Main Street, as described in a report by the Town Manager dated November 22, 2019.

Disc: Ms. Tanski inquired about the format of the meeting. Chairman Gullotta explained that they would hear a presentation from the Town Manager, comments from the Board of Education, and some observations from the Board of Finance, but all of them would be rather incomplete because information is sparse this early on in the budget process. Mr. Osgood disagreed with the format, stating that it was supposed to be a free exchange of ideas regarding the budget. Ms. Tanski agreed with Mr. Osgood. Ms. Carroll explained that, historically, this meeting took place but was then discontinued because it was not very productive. Vice Chairman Niland agreed, stating that they will have a similar sit down in 45 days with a lot more information. At this point, getting too deep into the weeds without having real numbers will not be incredibly helpful.

Amendment by: Ms. Tanski

Seconded by: Mr. Osgood

BE IT RESOLVED, that the Glastonbury Town Council hereby moves to hold a pre-budget workshop roundtable meeting for 7:00 p.m. on Tuesday, December 10, 2019, in a location other than the Council Chambers of Town Hall at 2155 Main Street.

Disc: Mr. Osgood expressed that this is not part of the formal budget presentation in January, and it will be an opportunity to express ideas and get a historic perspective that new members will not have. Having a budget format meeting as opposed to a Council meeting is a better approach. Vice Chairman Niland disagreed, stating that they have all been through the budget process at least once, and the cost of moving the meeting to the Riverfront Center does not serve the purpose. Ms. LaChance stated that she will not support this amendment because the Town Council is the final authority on the budget, and both sides can have an open conversation here just as easily as anywhere else. Mr. McChesney stated that he does not understand what the purpose of this meeting is, and he will not support this motion. Ms. Tanski noted that she has gone through this process as a Board of Education member four times, and stressed that if the Council wants a conversation to be mutually respected, and the budget process to be more functional, it needs to hold this discussion before the Board of Education puts together their budget. Mr. McChesney asked when was the last time the Council had this pre-budget workshop? Mr. Johnson said around 2015. Ms. Carroll stated that if the Republicans find this so important, why did a Republican-majority Council do away with the workshop in the first place. She expressed that having a meeting this early is not the best way to do this and she will not be supporting this amendment. Mr. Osgood requested that the Town Manager provide a history of the mill rate and anticipated changes with assumptions going forward.

Result: Motion to amend fails {3-0-5} with Chairman Gullotta, Vice Chairman Niland, Ms. LaChance, Mr. McChesney, and Ms. Carroll opposing.

Result: Original motion passes unanimously {8-0-0}.

c. Action on amendment to Town Code Section 17-49 – Inspection of Sidewalks (set public hearing).

Motion by: Ms. Carroll

Seconded by: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby schedules a Public Hearing for 8:00 p.m. on January 14, 2020, in Council Chambers at Town Hall, 2155 Main Street, Glastonbury to consider proposed amendment to Town Code Section 17-49 Inspection of Public Sidewalks, as described in a report by the Town Manager dated November 22, 2019.

Disc: Mr. McChesney asked if, at the time of the public hearing, they will have more input on the reasons for the change and that the changed language will be legally sound. Mr. Johnson said yes.

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

d. Action to confirm open space and conservation dedication – 542 ± acres to be acquired from Pension Fund Land.

Motion by: Ms. Carroll

Seconded by: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby confirms the open space and conservation dedication for the 542± acres of land to be acquired from the Pension Fund Land (PFL) as approved by Council action on October 22, 2019, and as described in a report by the Town Manager dated November 22, 2019.

Disc: Mr. Osgood stated that Mr. Gullotta has a residence within 500 feet of this property, so he should recuse himself from this discussion. Mr. Gullotta stated that he will leave that up to his colleagues but noted that when this discussion came up during the last council, they insisted that he not step down, so he has been a part of these discussions for the past 3-4 years.

Amendment by: Mr. Osgood

Seconded by: Ms. Tanski

BE IT RESOLVED, that Councilman Gullotta hereby recuses himself from the discussion regarding the dedication of land to open space and conservation, given the fact that he lives within 500 feet of the property and being consistent with the way these issues have been addressed in the past.

Disc: Ms. Carroll explained that, if there were a concern with Chairman Gullotta being a part of these discussions, it would have been before the acquisition. Ms. Tanski stated that she was not on the Council when the decision was made, but she is concerned about offering Chairman Gullotta a position to be a decision-making authority on how to control parcels. Mr. McChesney stated that the individual who made this motion was on the prior council, as well. He does not see this as a conflict of interest. Dr. Beckett stated that state was originally going to give the Town \$10 million, then dropped it to \$1 million, which is only 12%, when they usually give 50% to open space acquisitions. He explained that the idea is that maybe instead of 12%, they would ask the Town Manager to request that DEEP apply the \$1 million to another parcel so that if something came up for debate 50 years from now, it would not be up for the state but the Council. Ms. Carroll stated that these are two different conversations. The Council should make

a decision about whether Chairman Gullotta should recuse himself or the details of the project. Mr. Osgood stated that they are proposing to do away with the municipal services, which is a change; therefore, there is a differentiation between purchasing a property versus how the property will be used.

Result: Motion to amend fails {3-4-1} with Vice Chairman Niland, Ms. LaChance, Mr. McChesney, and Ms. Carroll opposing. Chairman Gullotta abstained.

Motion by: Mr. Osgood **Seconded by:** Ms. Tanski
BE IT RESOLVED, that the Glastonbury Town Council hereby enters into Executive Session.

Disc: Dr. Beckett supports entering an executive session, but he would rather they table the discussion until after the public hearing. Chairman Gullotta agreed.

Result: The motion was tabled until after the public hearing {8-0-0}.

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

NO 1 ACTION ON APPROPRIATION AND TRANSFER FROM CAPITAL RESERVE FUND-UNASSIGNED FUND BALANCE FOR THE MULTI-USE TRAIL (\$253,000).

Motion by: Ms. Carroll **Seconded by:** Dr. Beckett
BE IT RESOLVED, that the Glastonbury Town Council hereby approves a \$253,000 appropriation and transfer from the Capital Reserve Fund – Unassigned Fund Balance for the multi-use trail project, as described in a report by the Town Manager dated November 22, 2019 and as recommended by the Board of Finance.

Disc: Mr. Johnson explained that this project is 100% approved for a grant. He noted that they have a formal notification to receive \$1.228 million to complete the project. He explained that this is simply aligning Town funds with the grant.

Chairman Gullotta asked if anyone would like to speak from the public.

Lesley Mroz of 121 Heywood Drive thanked everyone who has been working on this trail, but she is concerned about safety. She noted that the intersection of Addison Road and Eastern Boulevard is really dangerous, and a sidewalk should be put there. The existing bike trail is really narrow in some places.

Mr. Johnson concurred that, at that intersection, travel lanes are narrow and there is no sidewalk in that area. He explained that there has been a discussion about adding sidewalks, but he would have to circle back with more information on how long that sidewalk would be, if constructed, as well as an updated cost estimate. Mr. Osgood stated that Ms. Mroz makes a good point about improving access, and he cannot wait to see this project built.

With no further comments, Chairman Gullotta closed the public hearing.

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

The Council returned to Agenda Item 6d.

Motion by: Dr. Beckett

Seconded by: Ms. Tanski

BE IT RESOLVED, that the Glastonbury Town Council hereby untables the motion to enter executive session.

Disc: Mr. Osgood explained that he would like to continue discussions with DEEP about allocating the \$1 million grant to only a portion of this four-parcel property, given the significantly lower percentage of the total value of this grant versus most of the others. Ms. Carroll stated that she does not want to go into executive session, explaining that if her colleagues had serious concerns about the difference in language between the Town and the State, they should have brought that up in October. Ms. LaChance agreed. Ms. Tanski stated that she would not be able to support this without an executive session.

Result: Motion does not pass {3-5-0} with Chairman Gullotta, Vice Chairman Niland, Mr. McChesney, Ms. LaChance, and Ms. Carroll opposing.

Return to original motion:

Motion by: Ms. Carroll

Seconded by: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby confirms the open space and conservation dedication for the 542± acres of land to be acquired from the Pension Fund Land (PFL) as approved by Council action on October 22, 2019, and as described in a report by the Town Manager dated November 22, 2019.

Disc: Mr. Osgood noted that the state only contributes 12% of the cost, so the Town should have the ability to dictate what the use of those parcels will be. Should they choose to do so, they could be future municipal use sites. Mr. Osgood suggested the Town Manager negotiate with DEEP to limit the grant, so that it would only apply to one parcel.

Chairman Gullotta explained that, roughly 50 years ago, the public championed against the MDC developing another bulky waste facility, and several years ago, there were talks to build a school in that area, but the Town rejected that use. He stated that the motion tonight does not mean that the land would be open space forever, but that this particular council wants it to remain as open space. Ms. LaChance stated that, back in October 2019, they knew all of this information and it was a unanimous vote. She is not interested in renegotiating what the Council already approved.

Dr. Beckett disputed the assertion that the Council unanimously voted for this deal. He stated that, though they voted to buy the property, they had a discussion about it and did not come to a

conclusion. He agreed with Mr. Osgood and Ms. Tanski that they could go back to DEEP and say that this is not a fair deal. Ms. Carroll disagreed with Dr. Beckett's characterization that they did not know what the difference in language was because they discussed that before their final vote. She stated that if the Council has the ability to maintain that MDC space as open space, that is what they need to do.

Ms. Tanski stated that she is new to the process and had she been present at the October meeting, she would have raised these concerns. Open space is important and well valued, but since Glastonbury is footing most of the bill, it should be able to control its use. She elaborated that building land for municipal purposes is becoming rarer in this town, and therefore, more expensive to acquire other land to meet that need at a future time.

Mr. McChesney stated that the vote tonight just makes it a little harder in the future to develop on this land, not to prevent future councils to use this land in a different use. He does not understand why DEEP would accept a renegotiation at this point, and it is in the interest of Glastonbury to maintain that some of those parcels are not developed.

Amendment by: Mr. Osgood

Seconded by: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby requests that the Town Manager discuss with the Department of Energy and Environmental Protection the possibility of applying their grant to one of the four parcels, or some other aspect of the property, so that their grant does not apply to the entire 542 acres.

Disc: Mr. Osgood explained that the reason for his proposed amendment is because it would give the Town greater flexibility and reduce potential future cost. Vice Chairman Niland stated that he is not interested in anything but open space on that property and noted that the Town could potentially lose the \$1 million if this happens. Dr. Beckett stated that he does not comprehend what could be built there, but his concern is for the future councils 10-15 years from now. He also stated that the discrepancy they heard about in October was not a finished deal. Ms. Tanski echoed Dr. Beckett, stating that this limitation is in the best interest for future generations. She noted that while there is almost zero chance of anything being built there during this Council's tenure, that is not what this is about. She also does not see a loss in asking DEEP to apply the \$1 million to one parcel.

Result: Motion to amend fails {3-5-0} with Chairman Gullotta, Vice Chairman Niland, Ms. Carroll, Mr. McChesney, and Ms. LaChance opposing.

Result: Original motion passes {5-3-0} with Chairman Gullotta, Vice Chairman Niland, Ms. Carroll, Mr. McChesney, and Ms. LaChance voting in favor.

7. Town Manager's Report.

Mr. Johnson reviewed his report to the Council dated November 22, 2019. Ms. Carroll noted that the reductions of the accidents of the roundabouts is great news, and thanked Dr. Beckett for

asking about it. Dr. Beckett replied that he asked the question because several people approached him about it within a few days and he was glad to see that it worked.

8. Committee Reports.

a. Chairman's Report.

Chairman Gullotta explained that, in addition to the Town opening the boathouse in early December, a variety of churches will have their bazaars.

- Appointments to Council Subcommittees

Moved by: Ms. Carroll

Seconded by: Dr. Beckett

Disc: Mr. Osgood noted that he was appointed to the MDC subcommittee in 2016 and though his term expires in December, he suggested that the Chairman allow him a few more years on the subcommittee, instead of appointing Ms. LaChance. He stated that the Town is best served by continuity and it would be a mistake to change membership at this time. Ms. Carroll thanked Mr. Osgood for his time on the commission but felt that Ms. LaChance would be just as successful in developing the Town's relationship with MDC. Mr. McChesney also thanked Mr. Osgood but added that the Town could only be served better by having more members of the Council have a good relationship with MDC. Ms. Tanski stated that she is seeking to keep someone who has served and built relationships in what is an advocacy role, and Glastonbury is best served by keeping people who have experience in these relationships. Vice Chairman Niland remarked that he supports Ms. LaChance, adding that this is an orderly transition of power.

Result: Motion passes {6-2-0}. Mr. Osgood and Ms. Tanski opposed.

b. MDC.

Mr. Osgood stated that the MDC has a draft budget, so if it passes by the Commission, it will mean a 7% increase in non-member Town water rates. Mr. Gullotta noted that there was discussion about this in the Hartford Courant, and some of the MDC commissioners stated that there needed to be greater state oversight, which he concurs with.

c. CRCOG.

Dr. Beckett stated that they have a new computer tool called "scenario planning," which can do large developments and see what the impacts would be for traffic, taxes, etc. He explained that big data allows us to process enough to figure out what would likely happen. It is not a perfect guarantee of what will be there in 20 years, but it narrows the shot glass from the whole range of probabilities to what is most likely.

9. Communications.

None

10. Minutes

a. Minutes of November 12, 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 12, 2019.

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

11. Appointments and Resignations.

a. Resignation of Ray McFall from the Recreation Commission (R-2019).

Motion By: Ms. Carroll

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby approves the resignation of Ray McFall from the Recreation Commission (R-2019).

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

12. Executive Session.

a. Potential land acquisition

Motion By: Ms. Carroll

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby enters into Executive Session at 7:48 pm, for the purpose of discussing a potential land acquisition.

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

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, 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 8:50 pm.

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

13. Adjournment.

Motion By: Ms. Carroll

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby adjourns their organizational and regular meeting of November 26, 2019, at 9:20 pm.

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

Respectfully submitted,

Lilly Torosyan

**Lilly Torosyan
Recording Clerk**

**Thomas Gullotta
Chairman**