

**GLASTONBURY TOWN COUNCIL AGENDA  
TUESDAY, AUGUST 4, 2020 – REGULAR MEETING  
7:00 P.M. – ZOOM VIDEO CONFERENCING**

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**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

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1. Roll Call.
  - (a) Pledge of Allegiance.
2. Public Comment.
3. Special Reports.
  - (a) Report by Education staff concerning school childcare program.
4. Old Business.
  - (a) Discussion and possible action concerning release of recreation easement – refer to Town Plan and Zoning Commission. (Tabled from July 14 and July 28, 2020 meeting).
  - (b) Continued discussion and possible action concerning Bulky Waste Closure Fund (Tabled from July 28, 2020 meeting).
  - (c) Action to extend Purchase and Sale Agreement for proposed sale of Town-owned land – Western Boulevard (Continued from July 28, 2020 meeting).
5. New Business.
  - (a) Discussion and possible action concerning discussions with the Housing Authority on rental options for the Town-owned property at 2157 Main Street.
  - (b) Action to authorize printing and distribution of explanatory text for November 3, 2020 referendum – Land Acquisition and Preservation.
  - (c) Discussion and possible action concerning amendment to Article 3 of the Code – Recreational Areas – Use Regulations and parking pass for Cotton Hollow Preserve.
6. Consent Calendar.
7. Town Manager's Report.
8. Committee Reports.
  - (a) Chairman's Report.
  - (b) MDC.
  - (c) CRCOG.
  - (d) Livable Communities.
9. Communications.
10. Minutes.
  - (a) Minutes of July 28, 2020 Regular Meeting.
11. Appointments and Resignations.
12. Executive Session.
  - (a) Potential land acquisition.
  - (b) Draft Terms and Conditions – Sale of Town-owned land – Western Boulevard.



# Town of Glastonbury

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

Richard J. Johnson  
Town Manager

ITEM #3(A)  
08-04-2020 Meeting

July 31, 2020

The Glastonbury Town Council  
2155 Main Street  
Glastonbury, CT 06033

**Re: GPS Daycare Program for Staff**

Dear Council Members:

The attached report summarizes the plan to establish an in-house daycare program for children of Glastonbury school employees. Since this will likely require a protocol to receive and disburse funds, a report is scheduled for Tuesday evening. Assistant Superintendents Matt Dunbar and Cheri Burke will attend the meeting to present and respond to questions.

Sincerely,

A handwritten signature in blue ink, appearing to be "Richard J. Johnson", is written over the typed name.

Richard J. Johnson  
Town Manager

RJJ/sal  
Attachment

EXECUTIVE SUMMARY REPORT FORM

RECEIVED  
2020 JUL 30 PM 3:36  
TOWN MANAGER

=====  
**Title of Report:** Update on GPS Daycare Program for Staff

**Town Council Meeting Date:** August 4, 2020

=====  
**Action:**                      **Report:**                      **Information: X**                      **Discussion:**

=====  
**Overview:**

Many Glastonbury Public Schools teachers and staff rely on daycare. Some have indicated that it may not be possible to return to work unless they can find a daycare placement for their young children. Due to the COVID-19 pandemic, all daycare programs throughout the state have either closed or are limiting capacity. Beth Bye, Commissioner of the Office of Early Childhood has been very vocal in meetings with school superintendents about the severe daycare shortage throughout the state and expressed her support for efforts to address this critical problem.

To meet this need, we are investigating the opening of our own daycare program for the children of school employees. In the short-term, this will help support our teachers and staff as they return to classrooms to work with Glastonbury students during the pandemic. Long-term, this program makes it easier for staff to balance a career with family and is an opportunity to attract and retain the best teachers and staff, by offering a high-quality childcare program in the district.

Pending Board of Education approval, the program would operate through the Board and therefore state licensing would not be required. It would be a safe, nurturing, and engaging center with quality staff to educate and care for the children. The center would follow all safety guidelines (including COVID-19 protocols) established by the Connecticut Office of Early Childhood. Daycare fees for employees would likely be in line or more affordable than current daycare fees. The program would be self-supporting. There would be no cost to taxpayers. While our goal in establishing a daycare center is not about turning a profit, we anticipate that this program would show some profit that we wish to carry over to the following year in a separate fund, similar to the way food services operates.

The response to a recent staff survey about a potential daycare program has been tremendous with over 50 staff members expressing interest in having their children attend. The initial plan is to offer full-time enrollment only (no partial days or partial weeks) in an infant room (up to 8 babies), a toddler room (up to 8 children) and a preschool room (up to 20 children). Advantages for our employees include a safe and educational program that follows the school calendar. It would be closed when schools are closed. However, it would be open during teacher professional development and workdays. The hours would accommodate teachers who begin work early and those who need to stay later for school or department staff meetings. Should schools need to close for in-person learning, this program could still provide child care to teachers that need the time and space to provide quality e-learning for their students. Also, if all openings for children are not filled, we can open this up to Glastonbury residents who need this support.

We will use Eastbury as the location for the program and we would work to create room by reorganizing existing space. Classrooms are already configured with necessary sinks and bathrooms as well as a wonderful playground area appropriate for young children. While the daycare program would be separate from our existing preschool program, there could be opportunities for collaboration that could help both programs and increase the amount of time our students spend with non-disabled peers. In addition, we see great potential for work-study opportunities for our early childhood education students at Glastonbury High School.

While the timeline for starting this endeavor is very tight and ambitious, we feel this is a tremendous opportunity that merits consideration. Given the number of daycare facilities that have closed, we know there are quality care providers looking for work as well as equipment available to help us get started. Startup costs would be offset by tuition.

We intend to aggressively plan and pursue information that would allow us to open a program in time to meet the child care needs of our staff. Currently, there is just one other district in the state offering this type of program. Should our work continue to suggest this would be a great opportunity for Glastonbury Schools, we will plan to start this program the last week in August.

**Submitted By:** Cheri Burke and Matt Dunbar

**Reviewed By:** Alan Bookman



# Town of Glastonbury

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Richard J. Johnson  
Town Manager

ITEM #4(A)  
08-04-2020 Meeting

July 30, 2020

The Glastonbury Town Council  
2155 Main Street  
Glastonbury, CT 06033

**Re: Release - Recreation Easement**

Dear Council Members:

This topic involves the request to release a portion of a Town recreation easement for reconfiguration of the Sparkle Car Wash facility located along Main Street. The area of the easement is shown on the attached page with the general layout of the reconfigured project. The area totaling 13,536 square feet would be released and the area of 12,282 square feet added to the Town easement.

Background information is as follows:

1. Comments by Glen Lochen Condominium Association attached.
2. Attorney Meghan Hope met with members of the Association including the owner of the residence most proximate to the reconfigured project. Attorney Hope is available to attend the August 4<sup>th</sup> meeting.
3. Final approval of reconfigured project as applicable subject to special permit with Town Plan and Zoning Commission.

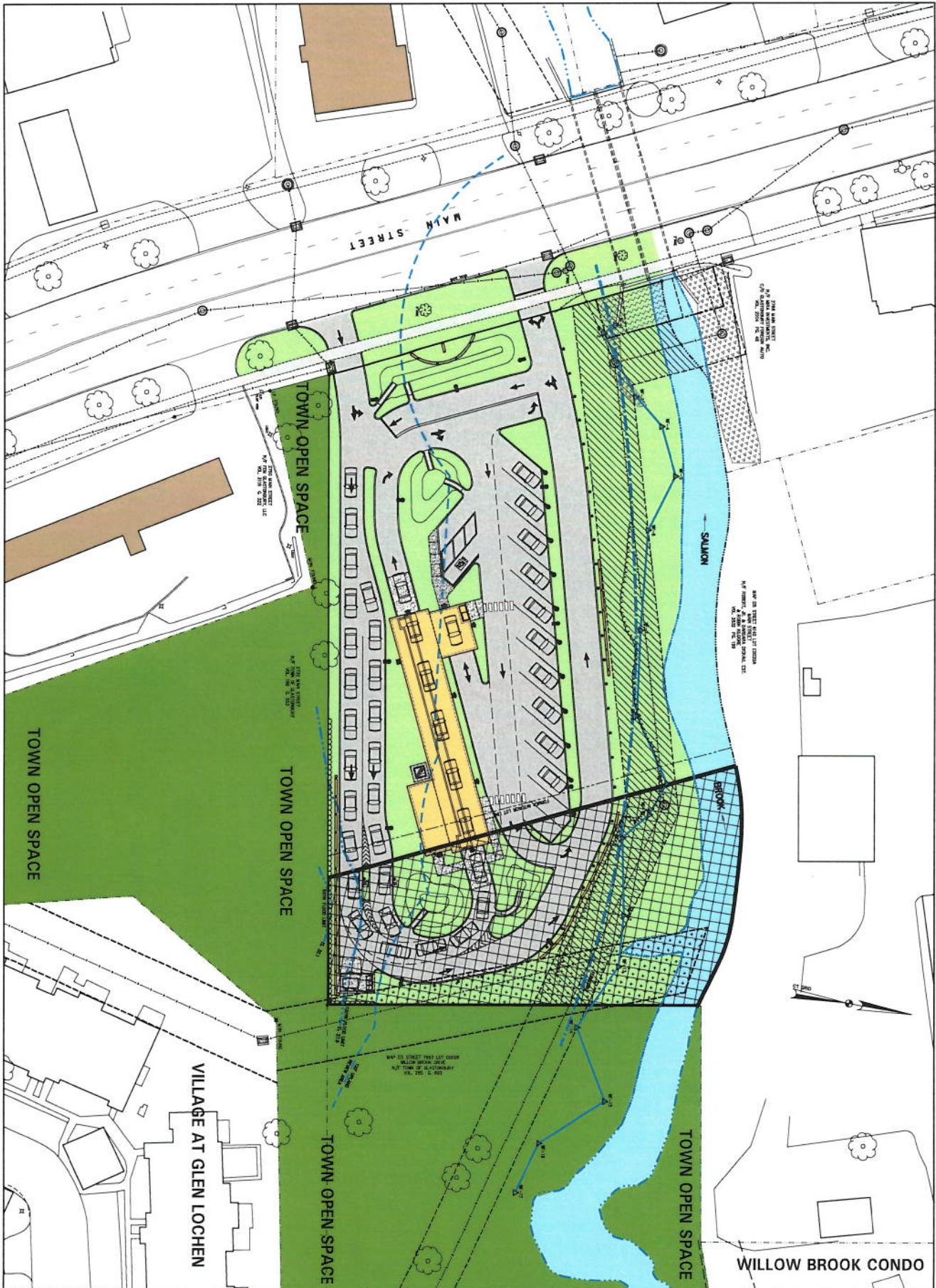
Should Council wish to consider, a first step is referral to the Town Plan and Zoning Commission per CGS Sec. 8-24. This initial action is scheduled for Tuesday evening as follows:

*"BE IT RESOLVED, that the Glastonbury Town Council hereby refers proposed release of the Recreation Easement located adjacent to the Town-owned open space, Sparkle Car Wash and Salmon Brook to the Town Plan and Zoning Commission for a report and recommendation per CGS Sec. 8-24, as described in a report by the Town Manager dated July 30, 2020."*

Sincerely,

Richard J. Johnson  
Town Manager

RJJ/sal  
Attachments



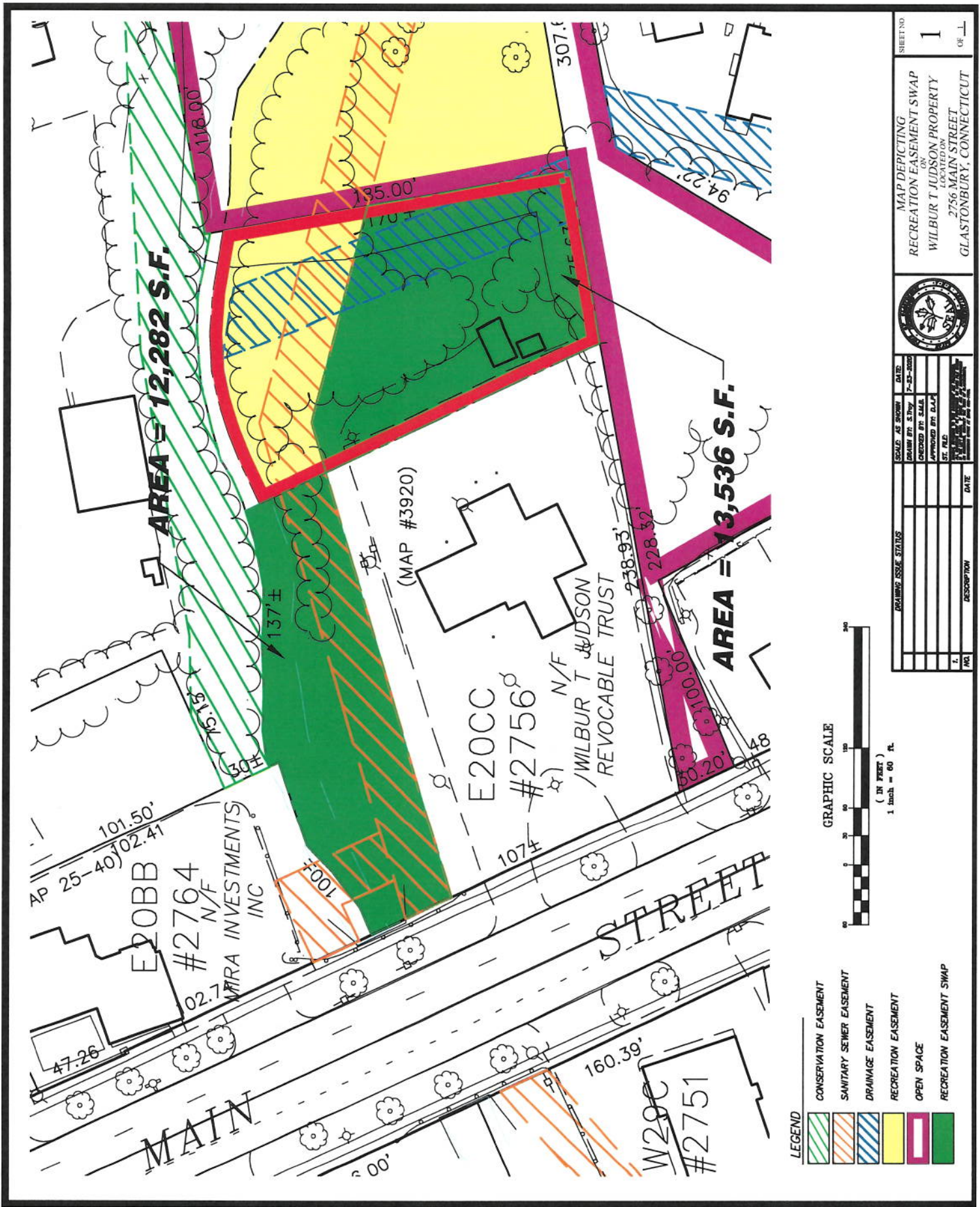
DATE	11/12/2013
DRAWN BY	J. J. C.
CHECKED BY	J. J. C.
SCALE	AS SHOWN
FILE NUMBER	A-19-024-S

**PRELIMINARY SITE PLAN  
PROPOSED CAR WASH  
2756 MAIN STREET  
PROPOSED TO  
JUDSON FAMILY, LLC  
GLASTONBURY, CONNECTICUT**

THIS PLAN IS THE PROPERTY OF DUTTON ASSOCIATES, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DUTTON ASSOCIATES, LLC. THE USER OF THIS PLAN AGREES TO HOLD DUTTON ASSOCIATES, LLC HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST DUTTON ASSOCIATES, LLC BY ANY THIRD PARTY AS A RESULT OF THE USER'S USE OF THIS PLAN.

**DUTTON ASSOCIATES, LLC**  
LAND SURVEYORS AND CIVIL ENGINEERS  
12 EASTERN BROOK AVENUE  
GLASTONBURY, CONNECTICUT 06033  
TEL: 860-475-0451 FAX: 860-475-8851  
EMAIL: DUTTON@DUTTONLANDSURVEYORS.COM





**MAP DEPICTING RECREATION EASEMENT SWAP FOR WILBUR T. JUDSON PROPERTY**  
 LOCATION: 2756 MAIN STREET, GLASTONBURY, CONNECTICUT

**LEGEND**

NO.	DESCRIPTION	DATE
1.	1.	

**DRAWING ISSUE STATUS**

SCALE AS SHOWN	DATE
DRAWN BY: S. Day	7-23-2020
CHECKED BY: S.A.L.	
APPROVED BY: S.A.L.	
EST. NO.	
PROJECT NO.	
DATE	

**PROJECT INFORMATION**

NO.	DESCRIPTION	DATE
1.	1.	

**SHEET NO. 1 OF 1**



# Town of Glastonbury

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Richard J. Johnson  
Town Manager

ITEM #4(B)  
08-04-2020 Meeting

July 30, 2020

The Glastonbury Town Council  
2155 Main Street  
Glastonbury, CT 06033

**Re: Bulky Waste Closure Fund**

Dear Council Members:

This topic involves continued discussion of the proposed Closure Fund for the Town-owned Bulky Waste Landfill (BWL). The following responds to questions asked at the July 28<sup>th</sup> meeting and presents two recommended options for Council action. Information presented previously is also provided.

**July 21, 2021** – The model is developed so that per ton rates, sale of fill and the capital appropriation fund 75% of operating costs at the BWL (75%=\$140,000) and for Scenario 4 (pro forma), a \$200,000 allocation to the Closure Fund. This schedule also assumes fees for the Transfer Station (TS) are adjusted so that TS revenues offset 75% (now 60%) of operating costs. Currently revenues at the BWL total \$180,000 yearly to offset 100% of costs and "underwrite" the TS. The \$180,000 is deposited to the General Fund. The current \$180,000 less the proposed \$140,000 at 75% is the \$40,000 revenue shortfall. The overall goal is to achieve 75% reimbursement of operating costs independently for the BWL and TS. To continue \$180,000 in operating revenue and \$200,000 to the Closure Fund (with other assumptions for capital and sale of fill), the per ton rate would increase from \$107 to \$127 ( $\$40,000 \div 2,000 \text{ ton} = \$20 \text{ per ton}$ ).

**October 1, 2020** – Per this schedule, the \$107 per ton for landfilled items (Scenario 4) would become effective on or about October 1<sup>st</sup>. Under this scenario \$35 per ton (\$107 less \$72) would be deposited to the Closure Fund and \$72 for all items to the General Fund. This would be in effect through June 30, 2021. Effective July 1, 2021, TS fees would be adjusted as noted above and the Scenario 4 model fully in place. Based on records for the past three years, approximately 1,300 tons would be landfilled from October 1 through June 30. This approach would bring \$45,000± to the Closure Fund in the current year. This is the scenario Council Member Beckett discussed.

The following is recommended for Council consideration and action:

Option 1 - Establish Closure Fund effective FY2021 (current year).

- Effective July 1, 2021 bifurcated per ton rate per Scenario 4 (\$72/\$107)
- Deposit revenue from sale of fill and \$50,000 capital appropriation in current fiscal year
- Transfer \$100,000 from sale of fill in FY 2020 to start Closure Fund

Option 2 - Establish Closure Fund effective FY2021 (current year)

- Effective October 1, 2020 bifurcated per ton rate per Scenario 4 (\$72/\$107) (assumes \$35 to Closure Fund and \$72 to General Fund)
- Deposit revenue from sale of fill and \$50,000 capital appropriation in current fiscal year
- Transfer \$100,000 from sale of fill in FY 2020 to start Closure Fund

Additional information can be provided as may be requested.

Sincerely,

  
Richard J. Johnson  
Town Manager

RJJ/sal  
Attachments



**Estimated Closure Cost - Phase 1**  
**Current Dollar Estimated \$2.4M**

Annual Escalation	10 Years	12 Years	15 Years
2%	2.93	3.04	3.23
3%	3.23	3.42	3.74

Estimated Closure Costs -->	\$150,000	\$175,000	\$200,000	\$275,000
<b>10 Years</b>				
1.50%	\$1.63	\$1.90	\$2.17	\$2.99
2.0%	\$1.68	\$1.95	\$2.73	\$3.07
2.50%	\$1.72	\$2.01	\$2.30	\$3.16
<b>12 Years</b>				
1.50%	\$1.99	\$2.32	\$2.65	\$3.64
2.0%	\$2.05	\$2.39	\$2.74	\$3.76
2.50%	\$2.12	\$2.47	\$2.83	\$3.89
<b>15 Years</b>				
1.50%	\$2.54	\$2.96	\$3.39	\$4.66
2.0%	\$2.65	\$3.09	\$3.53	\$4.85
2.50%	\$2.76	\$3.22	\$3.68	\$5.05

**Bulky Waste Closure Fund - Phase 1  
10 Years**

Cost Per Ton	Current	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5
Recycled/Reused	\$72	\$58	\$72	\$72	\$72	\$72
Landfilled	\$72	\$88	\$88	\$95	\$107	\$145
Annual \$ to Closure Fund	N/A	\$150,000	\$150,000	\$175,000	\$200,000	\$275,000
75% Current Operating Expenses		\$140,000	\$140,000	\$140,000	\$140,000	\$140,000
<b>Total funding needed</b>		<b>\$290,000</b>	<b>\$290,000</b>	<b>\$315,000</b>	<b>\$340,000</b>	<b>\$415,000</b>
Less Revenue Sources:						
Sale of Fill		\$40,000	\$40,000	\$40,000	\$40,000	\$40,000
Capital Program		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
<b>Net Required</b>		<b>\$200,000</b>	<b>\$200,000</b>	<b>\$225,000</b>	<b>\$250,000</b>	<b>\$325,000</b>
<b>User Fees Revenues</b>						
Recycled/Reused (rate per ton x 500 tons)		\$29,000	\$36,000	\$36,000	\$36,000	\$36,000
Landfilled (rate per ton x 2000 tons)		\$176,000	\$176,000	\$190,000	\$214,000	\$290,000
<b>Required Funding</b>		<b>\$205,000</b>	<b>\$212,000</b>	<b>\$226,000</b>	<b>\$250,000</b>	<b>\$326,000</b>
<b>Estimated Closure Costs</b>						
<i>Assumes Annual Escalation 2-3%</i>						
<b>Closure Fund - 10 Years</b> <i>Assumes ROF of 1.5% - 2.5%</i>	N/A	\$1.63M - 1.72M	\$1.63M - 1.72M	\$1.90M - \$2.01M	\$2.17M - 2.30M	\$2.99M - \$3.16M
<b>Fund as % of Estimated Cost (Average)</b>		54%	54%	64%	73%	100%

**Notes**

- Assumes annual tonnage remains constant
  - Annual tonnage = 2,500 tons
  - (2,000 tons Landfill items + 500 tons Reused/Recycled items)
- Landfill items = demolition & stumps
- Recycled/Reused items = brush, concrete, asphalt
- Annual operating costs and per ton rate will adjust upward over time - escalation
- Higher rate will prevail for mixed loads.
- 75% operating revenue to operating expenses. - TS & BWL

**Bulky Waste Closure Fund - Phase 1**  
**12 Years**

Cost Per Ton	Current	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5
Recycled/Reused	\$72	\$58	\$72	\$72	\$72	\$72
Landfilled	\$72	\$88	\$88	\$95	\$107	\$145
Annual \$ to Closure Fund	N/A	\$150,000	\$150,000	\$175,000	\$200,000	\$275,000
75% Current Operating Expenses		\$140,000	\$140,000	\$140,000	\$140,000	\$140,000
<b>Total funding needed</b>		<b>\$290,000</b>	<b>\$290,000</b>	<b>\$315,000</b>	<b>\$340,000</b>	<b>\$415,000</b>
Less Revenue Sources:						
Sale of Fill		\$40,000	\$40,000	\$40,000	\$40,000	\$40,000
Capital Program		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
<b>Net Required</b>		<b>\$200,000</b>	<b>\$200,000</b>	<b>\$225,000</b>	<b>\$250,000</b>	<b>\$325,000</b>
<b>User Fees Revenues</b>						
Recycled/Reused (rate per ton x 500 tons)		\$29,000	\$36,000	\$36,000	\$36,000	\$36,000
Landfilled (rate per ton x 2000 tons)		\$176,000	\$176,000	\$190,000	\$214,000	\$290,000
<b>Required Funding</b>		<b>\$205,000</b>	<b>\$212,000</b>	<b>\$226,000</b>	<b>\$250,000</b>	<b>\$326,000</b>
<b>Estimated Closure Costs</b>						
Assumes Annual Escalation 2-3%				\$3.04M - \$3.42M		
<b>Closure Fund - 12 Years</b>						
Assumes ROR of 1.5% - 2.5%	N/A	\$1.99M - \$2.12M	\$1.99M - \$2.12M	\$2.32M - \$2.47M	\$2.65M - \$2.83M	\$3.64M - \$3.89M
<b>Fund as % of Estimated Cost (Average)</b>		<b>64%</b>	<b>64%</b>	<b>74%</b>	<b>85%</b>	<b>117%</b>

**Notes**

- Assumes annual tonnage remains constant
  - Annual tonnage = 2,500 tons
  - (2,000 tons Landfill items + 500 tons Reused/Recycled items)
- Landfill items = demolition & stumps
- Recycled/Reused items = brush, concrete, asphalt
- Annual operating costs and per ton rate will adjust upward over time - escalation
- Higher rate will prevail for mixed loads.
- 75% operating revenue to operating expenses. - TS & BWL

**Bulky Waste Closure Fund - Phase 1  
15 Years**

Cost Per Ton	Current	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5
Recycled/Reused Landfilled	\$72	\$58	\$72	\$72	\$72	\$72
Annual \$ to Closure Fund	N/A	\$150,000	\$150,000	\$175,000	\$200,000	\$275,000
75% Current Operating Expenses		\$140,000	\$140,000	\$140,000	\$140,000	\$140,000
<b>Total funding needed</b>		<b>\$290,000</b>	<b>\$290,000</b>	<b>\$315,000</b>	<b>\$340,000</b>	<b>\$415,000</b>
Less Revenue Sources:						
Sale of Fill		\$40,000	\$40,000	\$40,000	\$40,000	\$40,000
Capital Program		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
<b>Net Required</b>		<b>\$200,000</b>	<b>\$200,000</b>	<b>\$225,000</b>	<b>\$250,000</b>	<b>\$325,000</b>
<b>User Fees Revenues</b>						
Recycled/Reused (rate per ton x 500 tons)		\$29,000	\$36,000	\$36,000	\$36,000	\$36,000
Landfilled (rate per ton x 2000 tons)		\$176,000	\$176,000	\$190,000	\$214,000	\$290,000
<b>Required Funding</b>		<b>\$205,000</b>	<b>\$212,000</b>	<b>\$226,000</b>	<b>\$250,000</b>	<b>\$326,000</b>
<b>Estimated Closure Costs</b>						
Assumes Annual Escalation 2-3%				\$3.23M - \$3.74M		
<b>Closure Fund - 15 Years</b>	N/A	<b>\$2.54M - \$2.76M</b>	<b>\$2.54M - \$2.76M</b>	<b>\$2.96M - \$3.22M</b>	<b>\$3.39M - \$3.68M</b>	<b>\$4.66M - \$5.05M</b>
Assumes ROR of 1.5% - 2.5%						
<b>Fund as % of Estimated Cost (Average)</b>		<b>76%</b>	<b>76%</b>	<b>89%</b>	<b>101%</b>	<b>139%</b>

**Notes**

- Assumes annual tonnage remains constant
  - Annual tonnage = 2,500 tons
  - (2,000 tons Landfill items + 500 tons Reused/Recycled items)
- Landfill items = demolition & stumps
- Recycled/Reused Items = brush, concrete, asphalt
- Annual operating costs and per ton rate will adjust upward over time - escalation
- Higher rate will prevail for mixed loads.
- 75% operating revenue to operating expenses. - TS & BWL

# Bulky Waste Municipal Survey

Cubic Yard - CY  
CY=3'x3'x3' or  
27Cubic Feet

Friday, July 24, 2020

TOWN	MATERIAL	COST	Column1	COMMENTS
Avon	Construction and Demolition	\$20. Per Trip		Transfer Station
	Car			
	Van/Small Pickup	\$30. PT		
	Full Size Pickup	\$40. PT		
	Dual Wheel Vehicle	\$60. PT		
	Trailer 8' or less	\$40. PT		
	Trailer 12' or less	\$60. PT		
	Brush - Carload/Van	\$15. PT		
	Small Pickup	\$20. PT		
	Full Size Pickup	\$30. PT		
	Small Dump	\$50. PT		
	Trailer 6'	\$20. PT		
	Trailer 8'	\$30. PT		
Trailer 10'	\$40. PT			
Trailer 12'	\$50. PT			
Colchester	Demolition, Asphalt Shingles, Drywall, siding	\$50. CY		Transfer Station
	Lumber, Non-Decompostable	\$20. CY		
	Brush, Tree Trunks, Limbs, Christmas Trees	\$5. CY		
	Residential Only			
East Hampton	Bulky Waste and Demolition - Car	\$5./Load		Large Loads or Roofing Shingles Not Accepted. Repair Work Only.
	Pickup Short Bed/Mini Van	\$20./Load		Tree Limbs not to exceed 4" diameter, 4' length
	Pickup Long Bed/Van	\$30./Load		Transfer Station
	Dump Truck	\$80./Load		
	Trailer	\$30./Load		
	Brush - All Above Vehicles	No Charge		
Glastonbury	Construction/Demolition/Brush/Masonry - Passenger Vehicle	\$8./Trip		Minimum Trip for Transfer Station

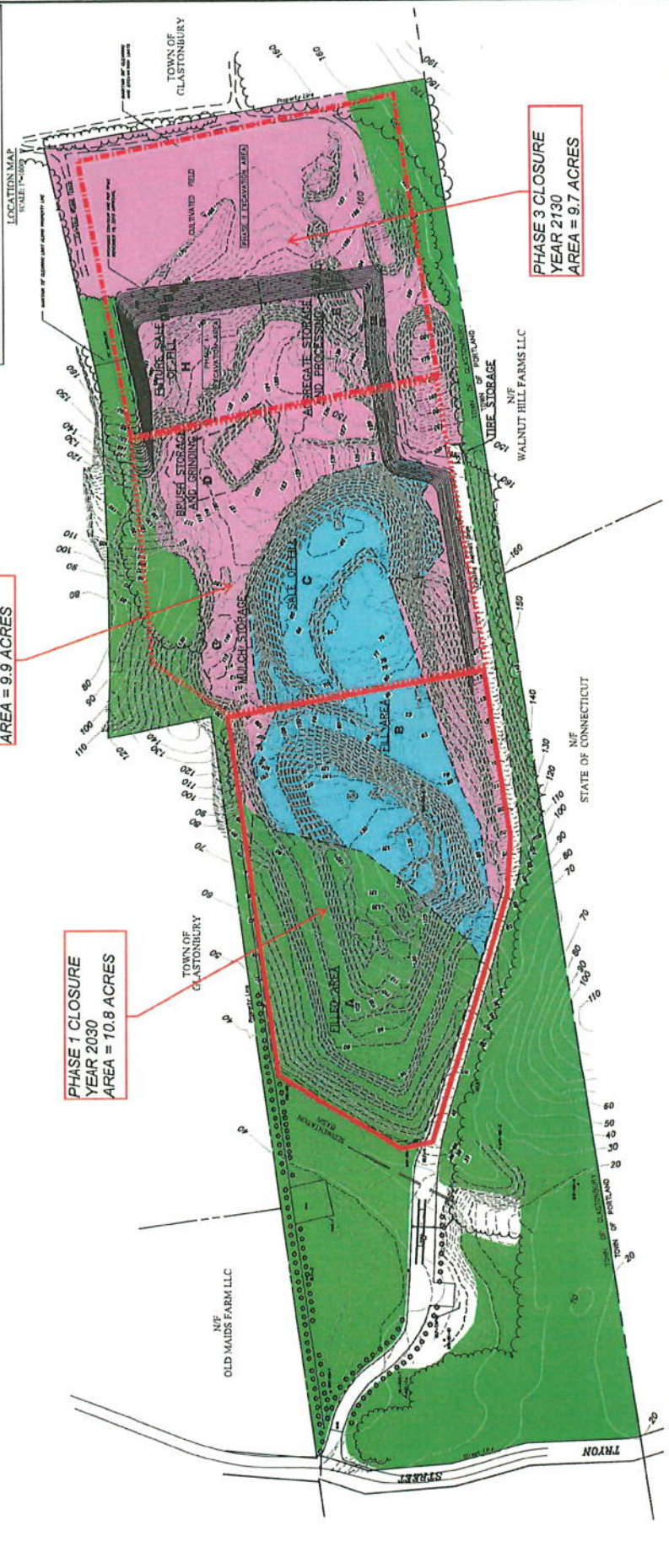
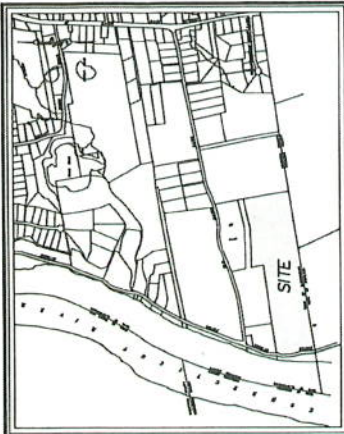
	Construction/Demolition/Brush/Masonry - PV w/Trailer	\$5./Minimum	All Other Weighed w/Minimum Fee
	All other Vehicles	\$72./Ton	
Hebron	Demolition/General Debris	\$40./CY	\$5. Min. Car Trunkload is 1/4 Load
	Brush and Leaves	\$5./CY	\$1 Per Bag Min. Transfer Station
Manchester	Construction and Demolition (C&D) Debris	\$95./Ton	\$40. Min. Commercial Pricing
	Bulky/C&D Waste-Excess Handling	\$185./Ton	\$50. Min. Scale at Landfill
	Asphalt/Brick/Concrete		Not Accepting.
	Bulky/C&D Waste - Per Trip Pricing	\$200.00	\$50. Min.
	Brush, Logs, Clean Wood and Pallets	\$60./Ton	\$20. Min.
	Wood Chips	\$30./Ton	\$10. Min.
	Stumps	\$150./Ton	\$50. Min.
	Leaves/Grass	\$40./Ton	\$20. Min.
	Sweepings/Clean Fill	\$45./Ton	\$20. Min.
	Railroad Ties/Telephone Poles		Not Accepting
Marlborough	Demolition/Bulky Waste	\$25./CY	Load Prorated by Staff
	Asphalt Shingles	\$50./CY	\$5. Min. Transfer Station
	Brush -3" Diameter Max - Residential Only	\$5. Min.	
	Pickup/Single Axle Trailer	\$5.00	
	No Stumps Accepted		
Middletown	Brush by Contractor	\$25./Load	
	Carpentry, C & D Debris	\$115./Ton	\$10. Min. All Bulky Waste Weighed on Scale
	Furniture, Landscaping Debris (over 6' diameter)		Recycling Center
	Scrap Metal, Wood		
Portland	Brush Under 4" Diameter	\$40./Ton	Weighed on Scale
	Roofing, Building Material	\$175./Ton	Transfer Station
	Flooring, Furniture		
Simsbury	Single Small Item up to 1/3 CY	\$12 ea	
	Single Large Item up to 2/3 CY	\$5. ea	(Senior 65 YO)
	Full Load Car/Passenger Van/SUV	\$18. ea	
	Full Load Pickup -6' Two Wheel Trailer	\$30./load	
	Full Load Pickup -8' Tag Along Trailer	\$40./load	
	Loose Brush	\$60./load	
		\$20./CY	

	Limbs, Logs, Max 6'x3', Stumps, Max 3" Diameter (No Commercial)	\$20./CY
	Clean Lumber (No Commercial)	\$20./CY
	Roofing Shingles (No Commercial)	\$40./CY
Wetherfield	Bulky Waste (Brush, Building Material) Yard, Garden Materials, Lumber	\$25./1/2 CY
		1/2 CY = (1) 95 Gallon Trash Container Transfer Station

**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 PURCELL ASSOCIATES DATED OCT. 1973 WITHIN PHASE 1 CLOSURE AREA AND INCLUDES FILL OF 2:1 SLOPE FROM TOP OF CAP AT PHASE LIMIT LINE TO BOTTOM OF EXCAVATED PHASE 2 AREA

PLANNED DEVELOPMENT OF LANDSCAPE, SERVICES, LAND PROJECT/PHASE/DATE  
 SPECIAL POINT: TOG ENGINEERING  
 DATE SPECIAL POINT APPO: DIRECTOR OF COMMUNITY DEVELOPMENT  
 FILE NO.



**PHASE 2 CLOSURE**  
 YEAR 2080  
 AREA = 9.9 ACRES

**PHASE 1 CLOSURE**  
 YEAR 2030  
 AREA = 10.8 ACRES

**PHASE 3 CLOSURE**  
 YEAR 2730  
 AREA = 9.7 ACRES

MAP DEPICTING  
 TOWN OF GLASTONBURY  
 BELLEVILLE FARM AND FILL  
 2014 EXCAVATION PERMIT PLAN  
 LOCATED ON  
 1145 TRYPON STREET  
 GLASTONBURY, CONNECTICUT

DATE: 12-18-2019  
 DRAWN BY: SMT  
 CHECKED BY: SMT  
 APPROVED BY: SMT  
 DATE: 12-18-2019  
 SCALE: AS SHOWN

GRAPHIC SCALE  
 1 inch = 100 ft.

Certified to be substantially correct  
 DANIEL A. PENNINGTON P.E. Reg. No. 20107

ISSUE	DATE	DESCRIPTION





# Town of Glastonbury

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

Richard J. Johnson  
Town Manager

ITEM #5(A)  
08-04-2020 Meeting

July 30, 2020

The Glastonbury Town Council  
2155 Main Street  
Glastonbury, CT 06033

**Re: 2157 Main Street**

Dear Council Members:

This is the Town-owned residential property located immediately north of Town Hall (Glastonbury Villa). The residence has been leased since the Town first acquired the property in the 1980s. This has worked well to provide a buffer to Town Hall and offered a residential opportunity for a variety of families over the past 40 years. The residence was originally constructed in 1910 and requires some updates. Most particularly, the windows are original to the structure and require update and removal of lead paint. When discussing this topic, Chairman Gullotta suggested a possible partnership with the Housing Authority for an affordable residential opportunity. Action is scheduled for Tuesday evening as follows:

*"BE IT RESOLVED, that the Glastonbury Town Council hereby requests the Town Manager to work with the Executive Director of the Glastonbury Housing Authority to evaluate the potential for affordable rental use of the Town-owned property at 2157 Main Street, as described in a report by the Town Manager dated July 30, 2020."*

Subject to the discussions proposed, I would expect a formal agreement between the Town and Housing Authority. This process could also identify grant and other funding opportunities.

Sincerely,

  
Richard J. Johnson  
Town Manager

RJJ/sal



# Town of Glastonbury

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

Richard J. Johnson  
Town Manager

ITEM #5(B)  
08-04-2020 Meeting

July 30, 2020

The Glastonbury Town Council  
2155 Main Street  
Glastonbury, CT 06033

**Re: Explanatory Text**

Dear Council Members:

Council action is scheduled for Tuesday evening to authorize the explanatory text for the November 3, 2020 referendum question. This is the document Council typically authorizes for printing and distribution prior to public referendum on town projects and proposals. The attached document is updated from the text approved and distributed prior to the November 2017 referendum on the same topic. The document will be reviewed by the Town Attorney and staff attorney with the State Elections Enforcement Committee before final publication.

The document must be available by September 15<sup>th</sup> for distribution with absentee ballots. Accordingly, to allow time for printing, action on Tuesday evening is proposed.

The explanatory text is typically mailed town-wide one week prior to referendum.

*"BE IT RESOLVED, that the Glastonbury Town Council, pursuant to Connecticut General Statutes Section 9-369(b) authorizes the Town Clerk to print for public distribution and to furnish with each absentee applicant the explanatory text dated August 4, 2020 concerning the proposal scheduled for public referendum on November 3, 2020, subject to approval of the Town Attorney."*

Sincerely,

Richard J. Johnson  
Town Manager

RJJ/sal  
Attachment

*TOWN OF GLASTONBURY, CT*

**REFERENDUM  
TUESDAY, NOVEMBER 3, 2020**

**NOTE: VOTING WILL TAKE PLACE AT ALL POLLING LOCATIONS**

**6:00 A.M. to 8:00 P.M.**

**VOTE QUESTION NO. 1**

**“SHALL THE TOWN OF GLASTONBURY APPROPRIATE \$3,000,000 FOR THE PURCHASE OF DEVELOPMENT RIGHTS AND ACQUISITION OF LAND PURSUANT TO THE ORDINANCE ESTABLISHING THE TOWN’S RESERVE FOR LAND ACQUISITION AND AUTHORIZE THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE SAID APPROPRIATION?”**

**Voters approving the proposed question shall vote “Yes” and voters opposing the proposed question shall vote “No.”**

**GLASTONBURY RESIDENTS MAY REGISTER TO VOTE IN PERSON, ONLINE OR BY MAIL. IN PERSON AND ONLINE REGISTRATIONS WILL BE RECEIVED THROUGH TUESDAY, OCTOBER 27, 2020. MAIL-IN REGISTRATIONS MUST BE POSTMARKED NO LATER THAN TUESDAY, OCTOBER 27, 2020. UNDER CERTAIN QUALIFYING CIRCUMSTANCES, RESIDENTS MAY REGISTER TO VOTE UP THROUGH MONDAY, NOVEMBER 2, 2020 AND ON THE DAY OF THE ELECTION. RESIDENTS ARE ENCOURAGED TO REFER TO THE TOWN’S WEBSITE AT [www.glastonbury-ct.gov](http://www.glastonbury-ct.gov) FOR THE SPECIFIC QUALIFYING CIRCUMSTANCES AND DEADLINES.**

**Absentee ballots are available beginning October 2, 2020, as provided by law, in the Office of the Town Clerk, 2155 Main Street, Glastonbury, CT, Monday – Friday, 8:00 A.M. to 4:30 P.M.**

This explanatory text is intended to provide a general overview of the question presented for voter approval on Tuesday, November 3, 2020. A copy of the resolution approved by the Town Council on Tuesday, August 4, 2020 is included as a part of this document and is available for public inspection at the Office of the Town Clerk, 2155 Main Street, Glastonbury, during normal business hours. Three posters of this explanatory text will be available at each polling location.

This explanatory text was approved for printing and town-wide distribution by the  
Glastonbury Town Council.

## QUESTION NO. 1

**“SHALL THE TOWN OF GLASTONBURY APPROPRIATE \$3,000,000 FOR THE PURCHASE OF DEVELOPMENT RIGHTS AND ACQUISITION OF LAND PURSUANT TO ORDINANCE ESTABLISHING THE TOWN’S RESERVE FOR LAND ACQUISITION AND AUTHORIZE THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE SAID APPROPRIATION?”**

### **BACKGROUND**

At a meeting held on Tuesday, July 28, 2020, the Town Council voted to present the request for a \$3,000,000 appropriation and bond authorization at a referendum to be held on Tuesday, November 3, 2020. The following will summarize the proposal.

In June 1988, the Town Council adopted the Reserve for Land Acquisition and Preservation Ordinance. Through the ordinance, a mechanism is created that enables the Town to establish a funding reserve for land acquisition and purchase of development rights.

The ordinance defines the types of land to be considered for acquisition or preservation by establishing certain criteria. Examples include, but are not limited to, land that has value for recreation, agriculture, and potential for schools or municipal facilities. Other criteria include land that has scenic, conservation, wilderness, historical, or archaeological value.

The ordinance requires at least one Town Council public hearing prior to the acquisition of land by the Town. In addition, input from Town staff, boards, commissions and committees is requested as needed. This includes the Board of Finance, Town Plan and Zoning Commission, Board of Education, Recreation Commission, Conservation Commission and others, as applicable.

Following approval of the ordinance in 1988, a public referendum was held in August of the same year. Voters approved a \$2 million appropriation and bond authorization for purchases under the ordinance. Since 1988 there have been 11 public referenda authorizing \$2 million, \$3 million or \$4 million for a combined \$31 million for land acquisition and preservation.

While voter approval is required to authorize appropriations and borrowing for land acquisition and preservation, no land is purchased or debt issued until a specific purchase is approved by the Town Council. The referendum approval authorizes the Town Council to spend funds and issue debt, as applicable, for approved purchases. In addition to the funds approved at referendum, other monies have been appropriated to fund certain land acquisitions.

### **ACQUISITION AND PRESERVATION EFFORTS TO DATE**

Since 1988, the Reserve for Land Acquisition and Preservation Ordinance has enabled the purchase of 50± parcels totaling approximately 2,200+ acres of land in Glastonbury. State and federal grants and funding assistance from non-profit organizations and private donors have supplemented Town funding for a number of land acquisitions. A summary of lands acquired through previous bond authorizations and other funding sources is available at the Town web site at [www.glastonbury-ct.gov](http://www.glastonbury-ct.gov) and the Town Manager’s Office during normal business hours.

**PROPOSAL**

The available appropriation and bond authorizations under the Town's Reserve for Land Acquisition and Preservation Ordinance now totals approximately \$800,000. Pending land acquisitions could reduce this amount over the coming months. The proposal described herein seeks voter approval for a \$3 million appropriation and bond authorization for future potential activities under the Reserve for Land Acquisition and Preservation program.

**FINANCES**

Voter authorization is requested to authorize a \$3 million appropriation and bond authorization for land acquisition. Actual appropriation of funds and borrowing will not take place until a specific purchase is approved by the Town Council after a public hearing process.

**COST TO TAXPAYER**

The estimated cost to the taxpayer is calculated with the following assumptions:

Grand List of October 1, 2019	Estimated Net Project Cost of \$3 million
Mill Equals \$4,233,000	Grand List remains constant
20 year level principal	2.5% estimated interest cost

The bond issues are estimated to result in the annual principal and interest costs shown below. Each succeeding year following year 5, annual payments will decrease as annual interest costs decrease. The estimated annual debt payment for the first five years is shown below.

An example of the estimated tax impact of the land acquisition proposal on a residential property with a current assessed value of \$100,000, \$200,000 and \$300,000 is shown below. The assessed value is 70% of estimated market value.

<u>Year</u>	<u>Annual Debt Payment</u>	<u>Cost per \$1,000 of Assessment</u>	<u>Cost per \$100,000 of Assessment</u>	<u>Cost per \$200,000 of Assessment</u>	<u>Cost per \$300,000 of Assessment</u>
1	\$225,000	\$0.053	\$5.31	\$10.62	\$15.93
2	\$221,250	\$0.052	\$5.22	\$10.44	\$15.66
3	\$217,500	\$0.051	\$5.13	\$10.26	\$15.39
4	\$213,750	\$0.050	\$5.04	\$10.08	\$15.12
5	\$210,000	\$0.050	\$4.96	\$ 9.92	\$14.88

Each succeeding year, the annual debt payment decreases as principal and interest payments are made.

**SCHEDULE**

Because of the uncertainty of opportunities for land acquisition and preservation, a specific schedule for expenditures under the ordinance is not possible.

**BOND RESOLUTION**

The full text of the bond resolution follows.

RESOLUTION APPROPRIATING \$3,000,000 FOR THE PURCHASE OF DEVELOPMENT RIGHTS AND ACQUISITION OF LAND PURSUANT TO THE ORDINANCE ESTABLISHING THE TOWN'S RESERVE FOR LAND ACQUISITION AND AUTHORIZING THE ISSUE OF \$3,000,000 BONDS AND NOTES TO FINANCE SAID APPROPRIATION

RESOLVED,

(a) That the Town of Glastonbury appropriate THREE MILLION DOLLARS (\$3,000,000) for the purchase of development rights and the acquisition of land pursuant to the Town's Ordinance establishing a Reserve for Land Acquisition, as it may hereafter be amended from time to time. Such funds shall be used for the purchase of development rights and/or the acquisition of land but only after referral of the proposed purchase or acquisition to the Town Plan and Zoning Commission and after public hearing as required by said ordinance and approval by the Town Council. The appropriation may be spent for survey fees, feasibility and planning studies related to any potential acquisition, legal fees, net interest on borrowings and other financing costs, and other expenses related to the project and its financing.

(b) That the Town issue bonds or notes in an amount not to exceed THREE MILLION DOLLARS (\$3,000,000) to finance the appropriation for the project. The amount of bonds or notes authorized to be issued shall be reduced by the amount of grants received by the Town for the project, unless the Town approves an additional appropriation to spend such grants. The bonds or notes shall be issued pursuant to Section 7-369 of the General Statutes of Connecticut, Revision of 1958, as amended, and any other enabling acts. The bonds or notes shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town.

(c) That the Town issue and renew temporary notes from time to time in anticipation of the receipt of the proceeds from the sale of the bonds or notes for the project. The amount of the notes outstanding at any time shall not exceed THREE MILLION DOLLARS (\$3,000,000). The notes shall be issued pursuant to Section 7-378 of the General Statutes of Connecticut, Revision of 1958, as amended. The notes shall be general obligations of the Town and shall be secured by the irrevocable pledge of the full faith and credit of the Town. The Town shall comply with the provisions of Section 7-378a of the General Statutes if the notes do not mature within the time permitted by said Section 7-378.

(d) That the Town Manager and the Treasurer of the Town shall sign any bonds or notes by their manual or facsimile signatures. The Town Manager and the Treasurer are authorized to determine the amounts, dates, interest rates, maturities, redemption provisions, form and other details of the bonds or notes; to designate one or more banks or trust companies to be certifying bank, registrar, transfer agent and paying agent for the bonds or notes; to provide for the keeping of a record of the bonds or notes; to designate a financial advisor to the Town in connection with the sale of the bonds or notes; to sell the bonds or notes at public or private sale; to deliver the bonds or notes; and to perform all other acts which are necessary or appropriate to issue the bonds or notes.

(e) That the Town hereby declares its official intent under Federal Income Tax Regulation Section 1.150-2 that project costs may be paid from temporary advances of available funds and that (except to the extent reimbursed from grant moneys) the Town reasonably expects to reimburse any such advances from the proceeds of borrowings in an aggregate principal amount not in excess of the amount of borrowing authorized above for the project. The Town Manager and the Treasurer are authorized to amend such declaration of official intent as they deem necessary or advisable and to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds or notes authorized by this resolution, if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years.

(f) That the Town Manager and the Treasurer are authorized to make representations and enter into written agreements for the benefit of holders of the bonds or notes to provide secondary market disclosure information, which agreements may include such terms as they deem advisable or appropriate in order to comply with applicable laws or rules pertaining to the sale or purchase of such bonds or notes.

(g) That the Town Manager, on behalf of the Town, is authorized to apply for and accept federal and state grants to help finance the appropriation for the project, and to enter into any grant agreement necessary to obtain such grants. Any grant proceeds may be used to pay project costs or principal and interest on bonds, notes or temporary notes.

(h) That the Town Manager or his designee shall administer and supervise the project. The Town Manager, the Treasurer and other proper officers of the Town are authorized to take all other action which is necessary or desirable to complete the project and to issue bonds, notes or other obligations to finance the aforesaid appropriation.

(i) That this resolution shall not become effective until approved at referendum pursuant to Section 312 of the Town Charter. The wording of the question for the referendum ballot shall be:

“SHALL THE TOWN OF GLASTONBURY APPROPRIATE \$3,000,000 FOR THE PURCHASE OF DEVELOPMENT RIGHTS AND ACQUISITION OF LAND PURSUANT TO THE ORDINANCE ESTABLISHING THE TOWN'S RESERVE FOR LAND ACQUISITION AND AUTHORIZE THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE SAID APPROPRIATION?”



Town of Glastonbury  
PO Box 6523  
Glastonbury, CT 06033-6523

PRST-STD  
U.S. Postage PAID  
Glastonbury, CT  
Permit #5161

**\*\*\*\*\*ECRWSS  
RESIDENTIAL CUSTOMER**



# Town of Glastonbury

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

Richard J. Johnson  
Town Manager

ITEM #5(C)  
08-04-2020 Meeting

July 30, 2020

The Glastonbury Town Council  
2155 Main Street  
Glastonbury, CT 06033

**Re: Cotton Hollow Preserve**

Dear Council Members:

As discussed at the July 28<sup>th</sup> meeting, a variety of actions are under way to update operating protocols for the Cotton Hollow Preserve. This popular location was overwhelmed by visitors over recent weeks prompting action to close the Preserve effective Monday, July 20<sup>th</sup>. Work in progress includes improvements for user safety, new signage, internal location markers for public safety, staffing at entrances, restrictions on carry in items and other steps to manage use of the Preserve consistent with the character of the land. Two near-term actions are recommended as follows:

**Parking Pass** – This involves a seasonal pass for the gravel parking area serving the Preserve (located next to the Grange Pool facility). A parking pass system was in place many years ago and the thought is to re-establish. Restricting parking to this space will help manage overall use levels so that the property is not overwhelmed as in past weeks. Walk-ins, bicyclists, etc. would not be subject to the parking pass. This is similar to passes for Eastbury Pond (\$30R/\$60NR), Riverfront boat launch (\$60R/\$120 NR) and seasonal pass for swimming facilities (\$104R/\$208NR). For facilities receiving state or federal grant monies, grant requirements typically indicate a non-resident fee cannot exceed twice the applicable cost to residents. When a fee is not charged to residents, the non-resident fee must be reasonable to the market. For the Preserve, a yearly pass in the \$50R range is generally consistent with the comparisons noted above. Given the need to manage the various protocols for the Preserve including staffing at the entrance(s), such a charge seems reasonable to offset costs.

Note: R=Resident/NR=Non-Resident

**Town Code** – The section of the Town Code devoted to Cotton Hollow is attached. As noted, this was originally enacted in the 1960s with an amendment in 1992 (1997 is a typo) to allow fishing in Roaring Brook during certain months. The suggestion is to review this Code language for updates as applicable and particularly the section concerning use by residents and guests.

Note: The potential for a non-resident parking pass anticipates a change to the current ordinance.

Other changes to Article 3 of the Code – Recreational Areas – Use Regulations could also be recommended.

Potential action is scheduled for Tuesday evening as follows:

*“BE IT RESOLVED, that the Glastonbury Town Council hereby approves the following:*

1. *Establishes a parking pass system for the Cotton Hollow Preserve;*
2. *Refers proposed amendment(s) to Town Code Article 3 Recreational Areas – Use Regulations to the Policy and Ordinance and Review Committee for a report and recommendation;*
3. *Schedules a public hearing for 8:00 p.m. on Tuesday, September 8, 2020 through Zoom Video Conferencing to consider proposed changes to Town Code Article 3 Recreational Areas – Use Regulations;*

*all as described in a report by the Town Manager dated July 30, 2020.”*

Sincerely,

Richard J. Johnson  
Town Manager

RJJ/sal  
Attachment

**Secs. 14-46—14-53. Reserved.**

**DIVISION 2. COTTON HOLLOW PRESERVE.**

**Sec. 14-54. Operating policies.**

(a) The Cotton Hollow Preserve is for the use of town residents only, and no person other than a resident of the town shall enter or be in the preserve except as guests of residents in accordance with regulations established by the commission or as part of a program permitted, approved, or sponsored by the commission. Notwithstanding the above, the preserve may also be used by nonresidents during the period between and including the third Saturday of April and June 15 of each year for fishing purposes only, subject to all applicable state and local regulations.

(b) The Cotton Hollow Preserve is intended to be used and enjoyed by guests for the purpose of observing natural features and wildlife with an overall goal of maintaining the preserve in a natural and undisturbed state. Uses other than walking and related nature activities shall be considered prohibited unless approved by the commission.

(c) Any person swimming, bathing, or wading in any stream in the Cotton Hollow Preserve shall do so at their own risk, and the town shall neither sponsor any swimming activity nor assume any responsibility whatsoever for any such activity which may be carried on.

(Code 1960, § 1773.0; Ord. of 7-26-65; Ord. of 5-27-97; Ord. No. 318, 4-13-10)

67.

**GLASTONBURY TOWN COUNCIL  
REGULAR MEETING MINUTES  
TUESDAY, JULY 28, 2020**

The Glastonbury Town Council with Town Manager, Richard J. Johnson, in attendance, held a Regular Meeting at 7:00 p.m. via Zoom video conferencing. The video was broadcast in real time and via a live video stream.

**1. Roll Call.**

*Council Members*

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

**a. Pledge of Allegiance** *Led by Mary LaChance*

**2. Public Comment.**

Ms. Carroll read the written comments received, as listed on the Town website:

*Kelly Hogan of 45 Lindsay Lane*, explained that she is disappointed in the level of crime in town, which she attributes to the Town's expansion into a "city." She fears that the desirability of Glastonbury is being lost and hopes that we can preserve what makes this town unique. She asked if Cotton Hollow is a state-funded park or town-funded.

*Daniela Pratt of 11 Sand Hill Lane*, is disgusted by the lack of support in Glastonbury's police department. She asked the Council to fight to maintain the police department as is and to not support defunding.

Mr. Niland opened the floor for attendees to comment. With no comments, he closed the public comment session.

**3. Special Reports.**

**a. Status report update on August 2020 Primary.**

Mr. Johnson explained that this is a report by the registrars, as requested by the Council. Registrar Mark Dobbins explained that things are going very well. Their report succinctly puts forth their efforts regarding the primary, which he believes they are well-positioned for. Mr. Gullotta stated that they have a large number of absentee ballots. He asked if the registrars have identified the individuals who will be processing those absentee ballots. Mr. Dobbins replied yes,

they have. Mr. Niland asked what their plans are, for counting. Mr. Dobbins explained that they are requested by statute to count by a very specific time, and they will have enough workers at tables to safely do that, as well.

Mr. Osgood asked for confirmation that polls will also be open. Mr. Dobbins stated that they will be open, though there will be just one flow of traffic, with social distancing indicators, as well as PPE for poll workers, hand sanitizers, plexiglass shielding, and face masks. Mr. Gullotta asked when absentee ballots will be received. Mr. Dobbins explained that the state did not issue them in time, so they should be received within the next few days. If not, individuals can contact his office or the Town Clerk's office, and they will follow up. Mr. McChesney asked if there is a collection box at Town Hall for absentee ballots. Mr. Dobbins stated yes, there are two.

**4. Old Business.**

**a. Discussion and possible action on Council Resolution – Racism as Public Health Crisis.**

Ms. Carroll explained that she and Ms. Tanski spent a lot of time working on a draft that speaks to our community and is focused on actionable items. The resolution is an acknowledgement that health is more than just physical. Prior to their next Council meeting, she and Ms. Tanski will sit with the Town Manager to see who is best suited to sit on the commission, whose purpose will be to conduct a wide-ranging public survey on racism.

Ms. Tanski reiterated that what Glastonbury needs is not a band aid. This resolution is the first step of microsurgery. The commission the resolution calls for and describes is essential. She is very hopeful that this is a step beyond just a symbolic resolution, but one that involves great leadership and a greater policy for Glastonbury to welcome a more equitable future and bring us to where we should be.

Ms. LaChance thanked councilmembers Tanski and Carroll for their hard work on this. She really likes the resolution because it is actionable. Dr. Beckett stated that the only part of this resolution that really counts is the second half because it is tailored to Glastonbury. Mr. McChesney expressed that, in total, it reads very well. He thinks that it weaves in Glastonbury-specific elements and is a real path forward to try to address this issue. Mr. Niland echoed thank yous to councilmembers Tanski and Carroll, and also believes that the commission is a great first step.

Mr. Niland then asked what is meant by the phrase: "right to belong," as it pertains to public and open spaces. Ms. Carroll explained that that is the heart of this resolution. It speaks to our most basic expectations of our community to belong. Signs will be posted on public spaces, stating that all are welcome. Ms. Tanski referenced the 2001 Supreme Court ruling that found Greenwich's policy of residents-only beaches unconstitutional, remarking that Glastonbury does not want to be a town that spends money to keep people out. She noted that the number of times that people have contacted the police department to report on people who just look like they do not belong puts officers in a dangerous and awful position. Therefore, she sees the right to belong as a recognition of support to our police department for how they already operate.

*Motion by:* Ms. Carroll

*Seconded by:* Dr. Beckett

Resolution on the Town of Glastonbury's response to the public health crisis of racism

WHEREAS, racism is a social construct with no biological basis that unfairly advantages specific individuals and groups while unfairly disadvantaging other individuals and groups, and racism creates poverty, restricts opportunity and saps the strength of communities through the waste of human resources,

WHEREAS, racism has been a problem throughout American history, is cyclical, and can worsen without efforts to eliminate it,

WHEREAS, America's history of racism created persistent discrimination in American systems, leading to continued disparate outcomes in many areas of life, including housing, education, employment, transportation, public safety, socioeconomic status, criminal justice and public health,

WHEREAS, the public health divide between America's white majority and many racial minorities has been highlighted and exacerbated in Connecticut and the United States by the COVID -19 pandemic, leading to higher risk and mortality for Black and Hispanic communities throughout the United States,

WHEREAS, segregation is a driving force of systemic racism, and economic segregation in Connecticut correlates highly with racial segregation,

WHEREAS, the future prosperity, sustainability and wellbeing of the Town of Glastonbury depends upon Glastonbury creating and maintaining an equitable and welcoming community for all residents and visitors regardless of race,

WHEREAS, the Town of Glastonbury has shown an interest in anti-racism and equitable access to opportunity through long term support of community programs such as the Glastonbury ABC House and the MLK initiative, and through support of the Glastonbury Public Schools' participation in Connecticut's Open Choice program for public school students,

WHEREAS, The Glastonbury Town Council recognizes the opportunity at this time to reiterate and continue Glastonbury's efforts to be as welcoming and equitable a town as possible for all Glastonbury residents and visitors,

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF GLASTONBURY THAT

1. The Glastonbury Town Council shall appoint a Commission on Racial Justice and Equity, composed of nine members. This commission shall include members of the Town Council from each political party and members appointed by the Town Council from the Glastonbury public. The Town Manager shall provide support and report information to the Commission as needed. The purpose of this commission will be to conduct a wide-ranging public survey on racism and the experiences of Glastonbury residents, hold public hearings to hear from the community on issues of racism and equity, and make recommendations to the Town Council for possible action to promote racial equity in all aspects of public and community life in Glastonbury. The Glastonbury Commission on Racial Justice and Equity shall hold hearings and collect data on minority residents'

*Glastonbury Town Council  
Regular Meeting of July 28, 2020  
Recording Clerk - LT  
Minutes Page 3 of 12*

experiences of Policing, Education, Recreation, and Housing in Glastonbury, as well as other concerns brought forward by Glastonbury residents or Commission members. The Commission shall then provide written reports of their findings to the Glastonbury Town Council, as well as recommendations for action as necessary. The Commission shall submit initial findings and recommendations to the Town Council after no less than three months and no more than one year after the Commission is formed.

2. The Glastonbury Town Council affirms a Right to Belong for residents and visitors in our public, open, and recreational spaces and facilities regardless of race or socioeconomic status. The Town Manager shall prepare a report to the Council on Town ordinances and protocols governing the use of town-owned public, open and recreational spaces and facilities, and identify for the Council any ordinances or protocols that the Town Council should review in light of the affirmation of a Right to Belong. Following the Town Manager's report, the Glastonbury Town Council will conduct a review of signage and policies governing use of town-owned public, open and recreational spaces to ensure equitable access while maintaining necessary safety protocol. The Town of Glastonbury will install new signage at public open and recreational spaces to reinforce that all are welcome to share in these community resources regardless of race or socioeconomic status. Additionally, the Town of Glastonbury will use public communications channels to communicate this to the town and the broader community within Hartford County.
3. The Town Manager, with the support of the Glastonbury Chief of Police, shall report to the Town Council regarding what measures the Glastonbury Police Department takes to ensure fair and equitable treatment of all residents and visitors by the Glastonbury Police Department. This will include information on hiring, training, community policing and local partnerships, and data currently available on crime rates and traffic stops. This report will provide necessary information for the Town Council and the Commission on Racial Justice and Equity as they begin their charge.
4. The Town of Glastonbury shall continue to identify opportunities to enhance diversity and ensure open and equitable principles across our leadership, staffing and contracting.

**Disc:** Mr. Osgood commended councilmembers for this resolution, which has several items that are actionable specific to Glastonbury. However, he proposes an amendment to change the title to "Glastonbury Against Racism."

**Motion by:** Mr. Osgood

**Seconded by:** Dr. Beckett

**Disc:** Mr. Cavanaugh asked if there is any science or data to back up the original title. Ms. Carroll replied yes, access to healthcare and the quality of healthcare available to people of color is significantly reduced and less than what is available to majority whites. Mr. Cavanaugh asked how they are responding to a health crisis in Glastonbury. Ms. Carroll explained that health is not simply about physical health, but also emotional and mental health and the ability to remain safe and happy. She feels very strongly that the original title cannot be changed without changing the spirit of the resolution. Ms. Tanski added that they wanted to tailor this resolution to Glastonbury, and the actionable items contained within it are true to her experience in the U.S. as

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a mixed-race person. She explained that she knows white residents in town who do not see the urgency of those things as she does, so it is important to contextualize why the actions are important. Glastonbury should address how racism impacts people's lives on even the most minute levels.

Mr. McChesney is not in favor of changing the name. "Public health" has a wider connotation just simply medical health, as Ms. Carroll mentioned. They are talking about a holistic approach to health, and he would also add economic health to the bucket. Keeping the name as it is gives it the public health crisis the weight that it needs and deserves. Mr. Osgood explained that his reasoning for the title change was because he believes it would be more attention-grabbing in the Glastonbury Citizen.

**Result:** Amendment failed {3-6-0}, with Ms. Carroll, Ms. LaChance, Mr. McChesney, Mr. Niland, Ms. Tanski, and Mr. Gullotta voting against.

**Disc (on original motion):** Mr. Cavanaugh asked if the sixth "whereas" is not a slap at the Town? Ms. Tanski explained that it was not written to suggest that the Town of Glastonbury needs to correct its behavior, but rather, that the Town has the opportunity to lead. They have received public comment feedback pushes from the community that are marginalizing and othering to minority residents and painful to hear. Those residents feel excluded because the Town has not made public what they do in practice. Ms. Carroll agreed, stating that this is a chance to lead publicly, by example, and hopefully, set a precedent that others will want to follow. Scrutiny is not criticism, and it would be a mistake to view this as an indictment on Town governance.

Mr. Cavanaugh asked about the appointment process of the commission. He believes that the commission should be comprised of ordinary citizens with no governance obligations. Mr. Gullotta agreed. Mr. Cavanaugh then asked what they hope to conclude from the information they are gathering from the police department. Ms. Tanski stated that any conversation around policing in Glastonbury needs to start with them hearing from the Town Manager, the Police Chief, and town residents. They do not have all of this data on hand. There is no agenda of fault finding, but the Council has a duty to learn more in this moment when so many questions are asked.

Ms. LaChance stated that this problem goes way back. She shared a story of a black woman who, years ago, was denied a mortgage in town and only received it when her white friend put in the bid. Ms. LaChance explained that she is a data person, so she would like to look at the data, too. Mr. Osgood supports the motion. He suggested people check out an Instagram account which highlights instances of racism in Glastonbury. Dr. Beckett also supports this motion. He thanked Ms. Carroll and Ms. Tanski for their thoughtful insight and everyone on the Council for addressing this very difficult issue.

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

**b. Continued discussion and possible action concerning Bulky Waste Closure Fund.**

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Mr. Johnson explained that, right now, the per ton rate stands at \$72. In addition to the 75% revenue to offset operating expenditures, they would have a fund that would grow to offset the closure cost. He noted that they looked at a bifurcated rate, and considered other options, looking out at 12 years and 15 years. Some reasonable options to consider include scenarios 3 and 4. Mr. Osgood explained that he would support scenario 4, starting on September 1. Mr. Niland disagreed, stating that there is no reason to rush this. Come July 2021, they can ease into scenario 3, which poses a 36% increase, as opposed to the 50% increase off the gate in scenario 4. Dr. Beckett disagreed with Mr. Niland. He thinks that the bifurcated rate is very important to help reduce and reuse, but the \$107 in scenario 4 just means that the taxpayers a decade out from now would be helped a little.

Ms. Carroll is in favor of a bifurcated rate but would like to wait until July 2021. Ms. LaChance echoed Ms. Carroll. Mr. Osgood stated that he understands the concern of increasing the rate, but it is still lower than other towns. Rather than having the taxpayer cover the burden of the closure, it should be funded by those who are using it. Dr. Beckett added that a September 1 start date is plenty of notice for what is largely a commercial enterprise. Mr. Johnson remarked that this has no bearing on the transfer station. Mr. Gullotta agreed with Mr. Niland. He stated that, given the state of this economy, he is not comfortable with even a small shortfall in the budget. Dr. Beckett asked for more clarity on the numbers before voting. He proposed tabling the motion.

*Motion by:* Dr. Beckett

*Seconded by:* Mr. Cavanaugh

BE IT RESOLVED, that the Glastonbury Town Council hereby tables action concerning the Bulky Waste Closure Fund until their August 4, 2020 meeting.

*Result:* Motion passed {6-3-0}, with Mr. Gullotta, Dr. Beckett, Mr. Cavanaugh, Ms. Tanski, Ms. Carroll, and Ms. LaChance voting in favor.

**5. New Business.**

- a. **Action to schedule referendum on November 3, 2020 – Reserve for Land Acquisition and Preservation.**

*Motion by:* Ms. Carroll

*Seconded by:* Dr. Beckett

*RESOLVED, that a referendum be held pursuant to the provisions of Section 312 of the Town Charter, at the election to be held on Tuesday, November 3, 2020, to approve or disapprove the resolution appropriating \$3,000,000 for purchase of development rights and acquisition of land pursuant to ordinance establishing the town's reserve for land acquisition and authorizing the issue of \$3,000,000 bonds and notes to finance said appropriation. The wording of the question shall be as stated in the resolution.*

*Voters approving said resolution shall vote "Yes" and voters opposing said resolution shall vote "No".*

*Voting shall take place between the hours of 6:00 A.M. and 8:00 P.M. at the six polling places in the Town.*

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*Absentee ballots will be available from the Town Clerk's office.*

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

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

NO 1: ACTION ON RESOLUTION APPROPRIATING \$3,000,000 FOR THE PURCHASE OF DEVELOPMENT RIGHTS AND ACQUISITION OF LAND PURSUANT TO THE ORDINANCE ESTABLISHING THE TOWN'S RESERVE FOR LAND ACQUISITION AND AUTHORIZING THE ISSUE OF \$3,000,000 BONDS AND NOTES TO FINANCE SAID APPROPRIATION.

**Motion by:** Ms. Carroll

**Seconded by:** Dr. Beckett

*BE IT RESOLVED, that the Glastonbury Town Council hereby approves the attached resolution entitled:*

*RESOLUTION APPROPRIATING \$3,000,000 FOR THE PURCHASE OF DEVELOPMENT RIGHTS AND ACQUISITION OF LAND PURSUANT TO THE ORDINANCE ESTABLISHING THE TOWN'S RESERVE FOR LAND ACQUISITION AND AUTHORIZING THE ISSUE OF \$3,000,000 BONDS AND NOTES TO FINANCE SAID APPROPRIATION*

RESOLVED,

- a. That the Town of Glastonbury appropriate THREE MILLION DOLLARS (\$3,000,000) for the purchase of development rights and the acquisition of land pursuant to the Town's Ordinance establishing a Reserve for Land Acquisition, as it may hereafter be amended from time to time. Such funds shall be used for the purchase of development rights and/or the acquisition of land but only after referral of the proposed purchase or acquisition to the Town Plan and Zoning Commission and after public hearing as required by said ordinance and approval by the Town Council. The appropriation may be spent for survey fees, feasibility and planning studies related to any potential acquisition, legal fees, net interest on borrowings and other financing costs, and other expenses related to the project and its financing.
- b. That the Town issue bonds or notes in an amount not to exceed THREE MILLION DOLLARS (\$3,000,000) to finance the appropriation for the project. The amount of bonds or notes authorized to be issued shall be reduced by the amount of grants received by the Town for the project, unless the Town approves an additional appropriation to spend such grants. The bonds or notes shall be issued pursuant to Section 7-369 of the General Statutes of Connecticut, Revision of 1958, as amended, and any other enabling acts. The bonds or notes shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town.
- c. That the Town issue and renew temporary notes from time to time in anticipation of the receipt of the proceeds from the sale of the bonds or notes for the project. The amount of

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the notes outstanding at any time shall not exceed THREE MILLION DOLLARS (\$3,000,000). The notes shall be issued pursuant to Section 7-378 of the General Statutes of Connecticut, Revision of 1958, as amended. The notes shall be general obligations of the Town and shall be secured by the irrevocable pledge of the full faith and credit of the Town. The Town shall comply with the provisions of Section 7-378a of the General Statutes if the notes do not mature within the time permitted by said Section 7-378.

- d. That the Town Manager and the Treasurer of the Town shall sign any bonds or notes by their manual or facsimile signatures. The Town Manager and the Treasurer are authorized to determine the amounts, dates, interest rates, maturities, redemption provisions, form and other details of the bonds or notes; to designate one or more banks or trust companies to be certifying bank, registrar, transfer agent and paying agent for the bonds or notes; to provide for the keeping of a record of the bonds or notes; to designate a financial advisor to the Town in connection with the sale of the bonds or notes; to sell the bonds or notes at public or private sale; to deliver the bonds or notes; and to perform all other acts which are necessary or appropriate to issue the bonds or notes.
- e. That the Town hereby declares its official intent under Federal Income Tax Regulation Section 1.150-2 that project costs may be paid from temporary advances of available funds and that (except to the extent reimbursed from grant moneys) the Town reasonably expects to reimburse any such advances from the proceeds of borrowings in an aggregate principal amount not in excess of the amount of borrowing authorized above for the project. The Town Manager and the Treasurer are authorized to amend such declaration of official intent as they deem necessary or advisable and to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds or notes authorized by this resolution, if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years.
- f. That the Town Manager and the Treasurer are authorized to make representations and enter into written agreements for the benefit of holders of the bonds or notes to provide secondary market disclosure information, which agreements may include such terms as they deem advisable or appropriate in order to comply with applicable laws or rules pertaining to the sale or purchase of such bonds or notes.
- g. That the Town Manager, on behalf of the Town, is authorized to apply for and accept federal and state grants to help finance the appropriation for the project, and to enter into any grant agreement necessary to obtain such grants. Any grant proceeds may be used to pay project costs or principal and interest on bonds, notes or temporary notes.
- h. That the Town Manager or his designee shall administer and supervise the project. The Town Manager, the Treasurer and other proper officers of the Town are authorized to take all other action which is necessary or desirable to complete the project and to issue bonds, notes or other obligations to finance the aforesaid appropriation.

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- i. That this resolution shall not become effective until approved at referendum pursuant to Section 312 of the Town Charter. The wording of the question for the referendum ballot shall be:

“SHALL THE TOWN OF GLASTONBURY APPROPRIATE \$3,000,000 FOR THE PURCHASE OF DEVELOPMENT RIGHTS AND ACQUISITION OF LAND PURSUANT TO THE ORDINANCE ESTABLISHING THE TOWN'S RESERVE FOR LAND ACQUISITION AND AUTHORIZE THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE SAID APPROPRIATION?”

*Disc:* Mr. Johnson explained that this is a proposal for the 12th bond issue and appropriation presented at referendum. The Council could take action tonight or continue to their August 4 meeting. Mr. Niland opened the floor for public comment.

*Jared Soper at 39 Fawn Run*, asked if the Town's focus is on purchasing land and developing rights or on maintaining open space and land preservation? He noted that there appears to be an issue in terms of how land in Glastonbury is taxed. Mr. Gullotta was surprised to hear that, between the assessor and the appeals process, this issue could not be resolved, so there may be something structural that needs to occur. He asked Mr. Johnson to look into it.

With no further comments, Mr. Niland closed the public comment session.

Mr. Osgood supports the motion but suggested extending the public hearing so that they have a second opportunity for the public to comment. Ms. Carroll disagreed, preferring to vote on it this evening. She explained that the public had a chance to speak tonight and to vote on the referendum in November. Mr. Cavanaugh also felt comfortable moving forward on this tonight. However, he wished that the amount was for \$5 million instead of \$3 million. Mr. Niland also supports this going forward, remarking that the program has been fantastically successful. Ms. LaChance echoed Mr. Niland and added that an article in today's Washington Post stated that access to green space plays a positive role in people's perception of their community. Mr. Gullotta explained that he was a part of the council that created this fund decades ago, and it has been a bipartisan success.

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

- b. Discussion and possible action concerning release of recreation easement – refer to Town Plan and Zoning Commission. (Tabled from July 14, 2020 meeting).**

Mr. Johnson explained that the Council asked him to advise the homeowners association, and as of today, they are still seeking comments from homeowners. The Council agreed to table the discussion to August 4, 2020.

- c. Action to extend Purchase and Sale Agreement for proposed sale of Town-owned land – Western Boulevard.**

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Mr. Johnson explained that Dave Sessions is proceeding through the approval process for two buildings. However, he has asked to extend the site approval process through December 2020 and have a marketing and tenant period for 6 months thereafter. Mr. Osgood is in favor of extending the permit for 6 months, but an August closing is too far out. Instead, he suggested an April close. Mr. Johnson explained that if the Council agreed to move ahead with that decision, he anticipates that Mr. Sessions would like some ability to be able to further extend the process, come April. Mr. Gullotta suggested tabling the discussion. Mr. Osgood stated that something along the lines of an extension of April 1 to August 31 would be reasonable. He asked Mr. Johnson to speak to Mr. Sessions. Mr. Johnson agreed to do so.

*Motion by:* Mr. Osgood

*Seconded by:* Mr. Cavanaugh

BE IT RESOLVED, that the Glastonbury Town Council hereby tables action concerning the Purchase and Sale Agreement for proposed sale of Town-owned land - Western Boulevard until their August 4, 2020 meeting.

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

6. **Consent Calendar.** *None*

7. **Town Manager's Report.**

Mr. Johnson explained that Fire Chief Thurz will send notices to all of the property owners, letting them know of the upcoming fire department training and scheduling that will take place. Just over a week ago, they closed the overwhelmed facility at Cotton Hollow. Additional signage will be put in place and there is a recommendation for a parking pass system, which used to exist decades ago. There will also be staffing at the entrances, and a transition to a park ranger position. Additional safety improvements will include tree removal and markers for public safety. The State Bond Commission approved the Town's \$1 million library grant project. They have 1.5 approvals yet to go before going out to bid. Mr. Johnson also shared that he grouped together some thank you notes from Town staff of all departments.

Mr. Cavanaugh asked if the houses for the fire training are currently vacant. Mr. Johnson stated that he will double check. Mr. Cavanaugh then asked about Cotton Hollow and whether the deed excludes use by non-residents. Mr. Johnson explained that it was deeded to the Town in 1964 by a group called Cotton Hollow, Inc. There is no restriction on Glastonbury residents use only in the deed. The code of ordinances states that it is for Town of Glastonbury residents and their guests. Mr. Cavanaugh stated that he likes the park ranger idea. He asked if the ranger has to be POST certified, and would they need to defend themselves? Mr. Johnson does not believe so, but he will double check with Chief Thurz. As for the means of defense, they are looking at pepper sprays and batons, but the intention is that the ranger would call for assistance rather than enforce disciplinary action. Mr. Cavanaugh asked if the hotel ceased construction because of the pandemic. Mr. Johnson said yes, but he would prefer to clarify before responding. If the hotel resumes construction, would they have to dig up the road that would be serviced by

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water/utilities or could that be accessed by their site? Mr. Johnson agreed to look into that question posed by Mr. Cavanaugh.

Ms. LaChance thanked the Town Manager for all of the thank you notes and asked the general population to continue keeping COVID-19 cases down in Connecticut. She then inquired about the water situation. Mr. Johnson explained that the process is moving forward. The Metropolitan District has serviced most of the area in that Chestnut Hill corridor. The Town has not yet contacted Manchester because, in order to keep the project eligible for clean water funding, they have to go through a few steps with the state, and that was slowed down. The intention was to ensure that no actions would disqualify them from funding. Ms. Tanski thanked the Town Manager and Lisa Zerio, Director of Parks and Recreation, for walking them through Cotton Hollow this weekend. It was helpful to see the plan of action.

Mr. Osgood noted that, during the public hearing, Mr. Soper mentioned the concept of looking at how the Town's tax structure relates to undeveloped land. Mr. Osgood asked if they could consider how to move forward on that. Mr. Johnson explained that Mr. Soper was referencing the fact that when there is excess land that is part of a property, generally speaking, it is assessed 100% at \$800,000, and the tax is greater than the purchase rate per acre. Mr. Osgood then asked about the pension contribution, noting that it looks a little light. Mr. Johnson explained that they budgeted what their actuaries told them. However, their original assumptions for the mortality and new entrance were off. Next year's line item for the pension will not increase by \$500,000 again because they have already put that money in place.

**8. Committee Reports.**  
**a. Chairman's Report.**

Mr. Gullotta explained that he has received a letter from Mr. C. J. Mozzochi, requesting a meeting with the entire Council regarding the issue of racism. Mr. Gullotta volunteered himself and Dr. Beckett to meet with Mr. Mozzochi. Ms. Carroll stated that if Mr. Mozzochi would like to meet with the entire Council, that would fall under the public comment session. Mr. Cavanaugh asked to look at the Town Charter because he does not think that it is appropriate to have an entire council meeting with just one individual. Mr. Osgood requested that Mr. Mozzochi put his comments in writing. Mr. Gullotta asked the Town Manager to send communication to Mr. Mozzochi that the three of them (Mr. Gullotta, Dr. Beckett, and the Mr. Johnson) would be willing to meet with him.

**b. MDC.       None**

**c. CRCOG.**

Dr. Beckett explained that CRCOG is conducting interviews and trying to decide what they need for a new Executive Director.

**9. Communications.**

- a. Letter from Letter from CT Siting Council regarding request for extension of construction time for a telecommunications facility located at 63 Woodland Street.

10. Minutes.
  - a. Minutes of July 14, 2020 Regular Meeting.

*Motion by:* Ms. Carroll

*Seconded by:* Dr. Beckett

*Result:* The minutes were accepted as presented {8-0-1}. Ms. LaChance abstained, since she did not attend the meeting.

11. Appointments and Resignations. *None*
12. Executive Session.
  - a. Potential land acquisition.
  - b. Draft Terms and Conditions – Lease of Town-owned Property.

*Motion by:* Ms. Carroll

*Seconded by:* Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby enters into executive session to discuss a potential land acquisition and draft terms and conditions on the lease of Town-owned property at 9:15 P.M.

*Result:* Motion passed 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, Ms. Lillian Tanski, Mr. Kurt Cavanaugh, and Mr. Whit Osgood with Town Manager, Richard J. Johnson.*

No votes were taken during the Executive Session, which ended at 9:40 P.M.

Meeting adjourned at 9:41 P.M.

Respectfully submitted,

**Lilly Torosyan**

Lilly Torosyan  
Recording Clerk

Thomas Gullotta  
Chairman