

**GLASTONBURY TOWN COUNCIL
REGULAR MEETING MINUTES
TUESDAY, SEPTEMBER 8, 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 Mr. Osgood

2. Public Comment.

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

Mark Sheridan of 28 Cutter Lane, expressed that conditions in the Riverfront Park and Town Fountain have deteriorated noticeably this summer. If they want to extend their parks to non-town residents, then they will have to increase the costs to police them.

Tracy Worthington of 499 Bell Street, stated that she has never witnessed any glass or debris at Cotton Hollow. She asked the Council to open up the site without a parking fee for resident use only.

Mr. Niland opened the floor for attendees to comment.

Anne Bowman of 62 Morgan Drive, is pleased that a discussion on affordable housing has begun in Glastonbury. She agrees with Mark Branse that affordable housing needs to be included in the proposal to increase building heights in certain zones. However, she would prefer to extend it to all of Glastonbury and not just the Main Street area.

Pam Lucas of 145 Moseley Terrace, thanked Mr. Johnson for calling attention to the affordable housing plan. She echoed Ms. Bowman's concern that if they increase the building heights in the Town center, then at least 40% of that should include affordable housing units. She stated that it is time to reverse racial discrimination in our state. This is an opportunity for Glastonbury to step up for their black and brown neighbors and people of diverse backgrounds. She also stated that the Town should hold public informational meetings, to inform residents about the plan process.

Samantha Lombardo of 17 Lakewood Road, stated that the Town has been insufficient in carrying out the laws to preserve Cotton Hollow. She added that the subcommittee is comprised of Council members, so there is no actual accountability. When she visited the site, she saw essentially every rule of the preserve being broken. She spoke to a ranger on the north side, who informed her that they are not monitoring the south side. Ms. Lombardo remarked that the preserve should be monitored from Memorial Day to Labor Day by a ranger, and membership should be no more than \$25 and only offered to town residents.

3. Special Reports.

a. Report on fiscal year 2020 – Education.

BOE Chair Doug Foyle explained that the LINKS program has been a win-win for all parties involved. Students and parents like it because they get to stay in Glastonbury, and taxpayers like it because it saves money, and a significant net revenue is brought in from students from other districts. Mr. Foyle explained that the BOE has seen and approved of concept 2 for the locker room project. They have not seen concepts 1 or 3 yet.

Dr. Bookman, Superintendent, explained that they had major shifts in funding this year, more than they have ever seen before. They did very well in the area of special education, with the LINKS program. They spent a good deal of money on maintenance, such as resurfacing the high school track and replacing the fire alarm systems, so that would not be a CIP expense down the line. They had some additional money available through utilities and health benefits costs. This year, they have a 5% increase in health care costs but only added 1.5% to the budget. Dr. Bookman stated that the BOE envisioned the field house locker rooms having a stone finish and panels. Their only request from the Council is that they do not have brick on the outside because it is a porous material, so graffiti cannot be taken off.

Mr. Niland stated that the hybrid plan that the BOE came up with is working. He asked, in regard to the LINKS program, have they been forced to hire additional staff to cover out of town students. Dr. Bookman explained that it is a combination of a few things: hired staff would usually be paraprofessionals but the sending town would pay for it. Glastonbury is not spending extra for staff to accommodate out of town students. Mr. Foyle added that the overall town savings due to LINKS is about \$2.4 million every year.

Dr. Beckett asked to explain what the emergency orders were for COVID-19 and what that means for the education budget going forward. Dr. Bookman explained that, for example, they paid all of their bus drivers, even when they were not driving buses. Mr. Osgood asked if they have a projection for LINKS 2021 for outside students. Dr. Bookman stated that they expect there will be some increase each year, with close to 20 students at the end of the year. Dr. Beckett asked for a breakdown of the \$1.5 million cost of LINKS. Dr. Bookman noted that most of that is basically the cost of staff and their benefits. They did not include utilities because the building is used for other programs, too.

Ms. LaChance appreciated the LINKS update and thanked the BOE and Glastonbury schools for all of their hard work this summer. She noted that crew practice today was cancelled today because the coaches felt that the kids were not social distancing well enough. She really appreciates that they are keeping safety top of mind. Mr. Cavanaugh noted that there was an incident at the LINKS program in Eastbury today. Dr. Bookman stated that he knew about it right away; the issue was addressed, and everything is now resolved. Ms. Tanski asked why

funds were transferred out of athletics and school counseling. Dr. Bookman explained that the athletics money was not spent because the entire spring season was cancelled. The school counseling was a smaller amount of money, but he will check on it and get back to the Council.

Mr. Gullotta asked what the costs were of replacing the fire alarms and resurfacing the track. Dr. Bookman stated \$125,000 for the fire alarms and \$56,000 for the track. Mr. Gullotta noted that these considerable expenses were not presented in their budget, so he wonders what other items they were able to find money for because of changes in the academic year. He is interested to know what the BOE's surplus is. Mr. Gullotta stated that, with the addition of the new daycare, it seems like they do not have enough space for their footprint. Dr. Bookman stated that they have considered their footprint, and their special education staff are looking into it now.

4. Old Business.

5. New Business.

a. Action on proposed land acquisition (refer to Board of Finance and Town Plan and Zoning Commission; set public hearing). *On Hold*

b. Action on Agreements between Town of Glastonbury and Glastonbury Emergency Medical Services.

- 1. Agreement for the Coordination of Ambulance Transport Services.**
- 2. Lease of Town-owned building at 2112 Main Street, Glastonbury.**

Motion by: Ms. Carroll

Seconded by: Dr. Beckett

BE IT RESOLVED, that the Town Council hereby authorizes the Town Manager to execute the Agreement for Coordination of Ambulance Transport Services and Lease of Town-owned Building at 2112 Main Street, both Agreements between the Town of Glastonbury and GEMS, as described in a report by the Town Manager dated September 4, 2020.

Disc: Mr. Johnson explained that these are very straightforward documents, confirming the relationship and understanding between the parties involved. The first is an agreement between the Town and the ambulance service in Manchester. The second document is a formal lease between the Town and GEMS for use of their building. Dr. Becket stated that this dates back at least 10 years. He thanked the Town Manager for his diligent work over so many years.

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

c. Action on adding an item to the agenda.

Motion by: Ms. Carroll

Seconded by: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby adds to the agenda Item 5d. a referral to the Board of Finance for body cameras for the Town police department.

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

d. Action on \$150,000 transfer from the General Fund-Unassigned Fund Balance for purchase of Police body cameras - refer to Board of Finance and scheduling a public hearing for 8:00 P.M. on Tuesday, September 22, 2020.

Mr. Johnson explained that he and Police Chief Marshall Porter discussed the potential for body cameras. Their thought was to move forward at the earliest time, based on funding availability. If the Town moves quickly, they could receive up to 50% funding. He recommends \$150,000 to start the process. The action tonight is to refer this to the BOF.

Police Chief Marshall Porter stated that all municipal police are required to have dash cameras by July 1, 2020. This is a reimbursement grant, so they would have to purchase the items ahead of time. Mr. Cavanaugh asked how long data from the body cameras will have to be stored and how much it will cost. Mr. Johnson explained that there is a data storage cost and a cost for retrieval for review, as well as a cost to redact certain data, if needed. Chief Porter added that the current requirement for data retention varies according to what has been recorded. The vast majority of police interactions will only need to be stored up to 90 days. They have opted for a server system instead of a cloud system. Mr. Cavanaugh asked for an estimate in the coming months. Mr. Johnson agreed to provide it.

Motion by: Ms. Carroll

Seconded by: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby refers to the Board of Finance the request for a \$150,000 appropriation and transfer for purchase of body cameras for police operations and schedules a public hearing for 8:00 P.M. on Tuesday, September 22, 2020 through Zoom video conferencing to consider the proposed transfer from the General Unassigned Fund Balance, as described in a report by the Town Manager presented on September 8, 2020.

Disc: Dr. Beckett appreciates Mr. Cavanaugh's concerns, but body cameras are a fait accompli for policing going forward, and it is best if they just do it. Mr. Gullotta agrees, adding that it is the best defense that an officer could have for defending or explaining their behavior. Mr. Cavanaugh clarified that he does not want his questions to be misinterpreted. He is in support of this motion, but he would simply like to inform the public that this action would cost more than \$150,000.

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

6. Consent Calendar.

a. General Fund Transfer – Goods and Services.

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 Tuesday, September 22, 2020 through Zoom Video Conferencing to consider a transfer from the General Fund-Unassigned Fund Balance (\$320,826) and Sewer Operating Fund (\$11,725) for goods and services ordered but not yet received as of June 30, 2020, as described in a report by the Town Manager dated September 4, 2020.

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

b. Action to authorize grant application – Neglected Cemeteries.

Motion by: Ms. Carroll

Seconded by: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby authorizes Richard J. Johnson, Town Manager, to apply for and accept on behalf of the Town a grant from the Neglected Cemetery account and that the Town Manager is authorized to enter into and execute any or all agreements, contracts, and documents necessary to obtain said grant should the Town be selected for a grant award.

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

c. Municipal Certification of Resolution – STEAP Grant.

Motion by: Ms. Carroll

Seconded by: Dr. Beckett

RESOLVED, that Town Manager, Richard J. Johnson, be, and hereby is, authorized to accept on behalf of the Town of Glastonbury, a 2020 Connecticut STEAP Grant in the amount of \$128,205 for a tree management project; and

FURTHER RESOLVED, that Town Manager, Richard J. Johnson, is hereby authorized to enter into and execute any and all agreements, contracts and documents necessary to obtain said 2020 STEAP Grant with the State of Connecticut.

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

d. Action to authorize Single Use Accounts (SUA).

Motion by: Ms. Carroll

Seconded by: Dr. Beckett

BE IT RESOLVED THAT THE Glastonbury Town Council hereby authorizes the Town Manager to execute the documents required for participation in the Single Use Account (SUA) process through JP Morgan Chase, as described in a report by the Town Manager dated September 4, 2020.

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

7. Town Manager’s Report.

Mr. Johnson reviewed the COVID-19 report for last week, noting that there were three new positive cases in Town and no additional deaths reported. They provided a project outline for the realignment of the crosswalk at the intersection of 17 Main Street and Buttonball Lane. The project is in process with an expense projected at about \$60,000. The Slocomb Dam contract is awarded for work in the coming months, work is proceeding on the Fisher Hill bridge, the kitchen is substantially complete, and bids are due soon on the Main Street sidewalk project. The free household hazardous waste collection initiative was very popular, so there is another one scheduled for September 19.

The Gideon Welles House leases with both businesses continue through October. Since both businesses are struggling in this economy, Mr. Johnson suggests extending the lease out by just one year instead of three years, at somewhere between 50-75% of the current rent for the next six months. In March 2021, the Council can determine what the rent will be moving forward. Mr. Osgood stated that the lease will get complicated with language for renegotiation after six months. He instead suggested a six-month extension, with an option to renew at a rent to be determined. No councilmember raised an issue with that suggestion.

Mr. Johnson explained that he presented all three concept options for the high school locker room project at the CIP workshop back in January. The BOE expressed preference for option 2, which is a more costly design. However, the footprint and the floor plan for each option is identical. Option 1 is the cheapest plan. Dr. Bookman talked about the potential for graffiti. Mr. Johnson explained that the exterior building materials could all be tailored to be as graffiti-proof or easy to clean as possible. Mr. Niland asked what the price difference is between option 1 and 2. Mr. Johnson stated that the architect has not been able to give an answer yet, but he will provide it soon.

Ms. Tanski asked Mr. Johnson to confirm with the BOE that their concern is only on the exterior materials. She added, if the difference is one of aesthetics, then they should proceed with the most affordable option. Dr. Beckett agreed with Mr. Cavanaugh that the design of option 1 is simpler and better than options 2 or 3. They should also look at the lowest maintenance exterior as they can get. Mr. Osgood stated that this is clearly an agenda item for future Council discussion. He asked Mr. Johnson to update them on what actions have been taken to date because they need to get the cost differences added to the agenda in the future. Mr. Gullotta explained that option 1 needs to be reintroduced to the BOE, so that they have an opportunity to comment.

Mr. Johnson explained that he met with Neil Griffin of the Glastonbury Housing Authority to discuss 2157 Main Street. They would like to recommend a family from their waiting list for the potential to reside there. Some work needs to be done on the home, such as replacing the windows and doing away with the lead paint, before anyone can move in. The cost of these renovations will run somewhere in the range of \$125,000 to \$150,000, but there could be grant funding available. Mr. Cavanaugh asked if the affordable housing statute includes permit rentals or is it just home ownership. Mr. Johnson thinks that there is a rental component to it, but he will check to make certain.

Mr. Cavanaugh stated that they always receive comments about inappropriate activity at the boathouse. Will there be cameras for monitoring? Mr. Johnson explained that cameras will be installed shortly. They are also actively recruiting rangers and expect to have a ranger there during the height of the season. Mr. Cavanaugh asked what the legalities of protesting are. In other words, how many people have to be present for a permit to be required? Mr. Johnson replied, 25 or more. In this particular case, protestors were on a public sidewalk, so they did not need a permit for that. Chief Porter stated that is correct. The protestors were never on town property that would require any sort of permitting. Mr. Cavanaugh added that the support for the police department in Glastonbury is overwhelming.

Mr. Gullotta stated that Route 17 was not as pedestrian traveled as it is today. Putting in a crosswalk would encourage even more pedestrian travel. Mr. Johnson explained that they had a preliminary discussion with the DOT on this, but no conclusions were reached. Their primary

focus at that time was improvement near Glastonbury Funeral Home. They have to circle back with them. Mr. Gullotta asked if the Town is doing any wastewater sewage testing for COVID-19. Mr. Johnson replied no. Mr. Gullotta requested the Town Manager look into the feasibility of that because drive-by testing for COVID-19 is only as good as the people who actually get tested. Ms. LaChance stated that she always appreciates seeing the thank you notes for Town staff. She asked how the bike path connecting House Street and Western Boulevard is progressing. Mr. Johnson stated that it is going well. They expect the project to be completed this fall.

8. Committee Reports.

a. Chairman's Report.

Mr. Gullotta reported that he will give the moon tree that he has been growing to Ms. LaChance, and she will gift it to the Town, to have it planted in an appropriate location.

b. MDC. *None*

c. CRCOG. *None*

d. Policy & Ordinance Review Committee status report.

Ms. Carroll addressed a comment that was made during the public comment session: all subcommittee meetings are public and published on the Town website for viewing. Ms. Carroll stated that the Policy and Ordinance Review Committee met last week. They discussed the language of ordinances, as well as opening both Cotton Hollow and Great Pond to the general public, not just residents. The Great Pond Stewardship Committee will take a look at their piece of it. After their review, it will come to the Council for review. Mr. Johnson added that the fee for non-residents cannot be more than twice as much as the fee for residents. When there is no resident fee, the non-resident fee has to be generally on par with the market.

Ms. Tanski stated that, in addition to the issue of fees, there are direct changes to address/implement increased safety in the use of these areas and to place additional expectations for how people would treat the space. Mr. Niland asked if attendance has fallen off, now that everyone is back to school. Mr. Johnson explained that there has been good attendance over the past weekend, but it generally falls off after Labor Day. Mr. Gullotta remarked that 50 years ago, activity at Cotton Hollow was an issue. He suggested this proposal also go to the Parks and Recreation Commission. Mr. Niland agreed. Mr. McChesney would like to see regular updates on usage, so that they can discern if a season pass is the way to go. He also inquired as to what the going market rate would be for non-residents, should they choose to proceed with that option. He also agreed with the recommendation that this go to the Recreation Commission, too. Ms. LaChance agreed.

Ms. Tanski does not believe that this matter needs to be dragged out and referred to by the Recreation Commission because they operate entirely within Town operations. She does not think that the Council needs an opinion from them, in order to proceed. Mr. McChesney countered that this is not 'dragging out' the process but is a recommendation from a relevant commission to provide some input. Mr. Niland agreed with Mr. McChesney.

9. **Communications.**
a. **Letter from Bob Mincarelli – GHS mascot.**

Mr. Gullotta stated that the Council has no jurisdiction over what the high school mascot will be. If any member of the public has an issue, they should bring it up with the BOE.

- b. **Letter from Mark Branse – PBD Overlay Zone and Building Height Amendments.**

10. **Minutes.**
a. **Minutes of August 11, 2020 Special Meeting.**

Motion by: Ms. Carroll

Seconded by: Dr. Beckett

Result: The minutes were accepted as presented {9-0-0}.

11. **Appointments and Resignations.** *None*

12. **Executive Session.** *None*

- a. Potential Property Acquisition.
b. Draft Terms and Conditions – Sale of Town-owned land – Western Boulevard.

13. **Adjournment.**

Motion by: Ms. Carroll

Seconded by: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council move to adjourn their meeting of September 8, 2020 at 9:15 P.M.

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

Respectfully submitted,

Lilly Torosyan

Lilly Torosyan
Recording Clerk

Thomas Gullotta
Chairman