

**GLASTONBURY TOWN COUNCIL
REGULAR MEETING MINUTES
TUESDAY, JULY 26, 2022**

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

Ms. Deborah A. Carroll {participated via Zoom video conferencing}

Mr. Kurt P. Cavanaugh

Mr. John Cavanna

Ms. Mary LaChance

Mr. Jacob McChesney

Mr. Whit Osgood

Ms. Jennifer Wang

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

2. Public Comment.

Ms. Carroll stated that she did receive a written comment, but it cannot be read into the record because it did not list a name or address.

3. Special Reports. *None*

4. Old Business. *None*

5. New Business.

a. Action to schedule referendum on November 8, 2022 – Reserve for Land Acquisition and Preservation. *(reviewed after the public hearing)*

Motion by: Mr. Niland

Seconded by: Mr. Cavanaugh

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 8, 2022, 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.

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

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

b. Action to support application for STEAP Grant – Livable Communities.

Mr. Johnson explained that this is a state grant program which Glastonbury has participated in before. The plan is to put together an application which supports the AARP Livable Communities initiative. He reviewed a list of projects that fall under that initiative and noted that they will apply for the maximum grant amount. Mr. Niland asked if all the projects are shovel ready. Mr. Johnson replied, nearly. Ms. Wang asked which projects have been funded through this grant before. Mr. Johnson reviewed a few examples throughout town, such as the Maintenance Barn and Phase One of the Riverfront Park project. Ms. LaChance thanked Town Staff for past projects and for bringing this forward, which will help save taxpayers money.

Motion by: Mr. Niland

Seconded by: Mr. Cavanaugh

BE IT RESOLVED, that the Glastonbury Town Council hereby endorses the application for STEAP monies in support of the Age-Friendly Livable Communities Program and hereby authorizes Richard J. Johnson, Town Manager, to make, execute, approve and accept on behalf of the Town of Glastonbury, any and all agreements, contracts and documents necessary to obtain said STEAP Grant with the State of Connecticut Office of Policy and Management as related to the STEAP Grant – Livable Communities, as described in a report by the Town Manager dated July 22, 2022.

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

c. Action on potential land acquisition(s) (refer to Town Plan and Zoning Commission and Board of Finance; set public hearing). *Tabled*

6. Consent Calendar. *None*

7. Town Manager’s Report.

Mr. Johnson stated that behind the Town Hall, they have placed a blue recycling container designed for cardboard. Murphy Road Recycling will pay \$20 per ton for corrugated cardboard. He asked that those who use the container break down and flatten the cardboard. This will help the Town become more efficient. Ms. Carroll commended the addition of the containers and reiterated that flattening cardboard is important to make space for larger recyclables.

Mr. Johnson noted that there was a discussion on the Building Zone regulations regarding commercial vehicles parking in residential zones. He asked if the Council would like to refer that

to the Policy Ordinance and Review Committee. There was a consensus from the Council to refer it to the committee. Mr. Cavanna asked if, in the interim, police could stop enforcement of individuals parking commercial vehicles in their driveways. Mr. Johnson stated that the regulation is in place, so that would be very difficult to do. Mr. Gullotta requested that the committee meets soon to take up this matter.

Mr. Johnson reminded the Council that the cannabis moratorium runs through March 1, 2023. Mr. Gullotta stated that the Council is ready to take up this issue at any time. Mr. Cavanaugh asked if the deadline could be extended. Mr. Johnson stated that the Town may be able to acquire a modest extension due to staffing shortages. Mr. Johnson asked if two council members would like to serve as liaisons in the discussions with the YMCA regarding an indoor aquatics facility. Mr. Gullotta stated that Ms. Carroll and Mr. Osgood have volunteered to represent the Democrats and Republicans respectively.

Mr. Johnson noted that the second allocation of ARPA funds will become available in August or September. As of June 30, the Town's collection rate compares favorably with the prior two years. Mr. McChesney asked how the small business grant program is going. Mr. Johnson stated that 18 applications have been received thus far, which are being reviewed. August 14 is the deadline for the first round of applications.

Mr. Cavanaugh asked about the status of the tree buffer which was being taken down on Naubuc Avenue. Mr. Johnson explained that there is a berm parallel to Naubuc Avenue with white pines. As part of the connection to the Putnam Bridge project, a sidewalk will be placed along Naubuc Avenue. However, that will compromise the root structure, so the Beautification Committee has developed a plan to redevelop the berm, knowing that the white pines will not survive. They hope to put the new planting plan in place next year. Mr. Osgood asked if there is a lease for the Cider Mill. Mr. Johnson stated yes, it is a several year lease. He will double check whether the facility is up for renewal or not. Mr. Osgood read an article about a workforce housing project in Berlin conducted by Metro Realty. He asked for a copy of what they did for their zoning. Mr. Johnson agreed to provide it.

8. Committee Reports.

a. Chairman's Report.

Mr. Gullotta congratulated councilman Cavanna on his forthcoming nuptials.

b. MDC. None

c. CRCOG.

Mr. Niland stated that CRCOG had a municipal services meeting today. The Town of Coventry has approved a farm and anaerobic digester which takes food waste out of the trash stream and converts it into energy. Once it is fully operational, they will be able to take in food waste from other towns within a 20-mile radius, which could include Glastonbury.

9. Communications.

- a. Letter from CT Siting Council regarding notice of intent to modify an existing telecommunications facility located at 175 Dickinson Road.
- b. Letter from CT Siting Council regarding notice of intent to modify an existing telecommunications facility located at 375 Three Mile Road.

10. Minutes.

- a. Minutes of July 12, 2022 Regular Meeting.

Motion by: Mr. Niland

Seconded by: Mr. Cavanaugh

BE IT RESOLVED, that the Glastonbury Town Council hereby approves the minutes of the July 12, 2022 Regular Meeting.

Result: Minutes were approved unanimously {9-0-0}.

11. Appointments and Resignations. None

12. Executive Session.

- a. Potential land acquisition.
- b. Preliminary draft concerning strategies and policing concerning theft of catalytic converters. *This Executive Session item falls under CGS 1-210(b)(1) exemption, it being determined by the Town Council that the public interest in withholding such documents(s) clearly outweighs the public interest in disclosure.*

Motion by: Mr. Niland

Seconded by: Mr. Cavanaugh

BE IT RESOLVED, that the Glastonbury Town Council hereby enters into executive session to discuss a potential land acquisition and preliminary draft concerning strategies and policing concerning theft of catalytic converters at 7:25 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, Ms. Deb Carroll, Mr. Kurt Cavanaugh, Mr. John Cavanna, Ms. Mary LaChance, Mr. Jake McChesney, Mr. Whit Osgood, and Ms. Jennifer Wang, with Town Manager, Richard J. Johnson, and Fire Chief, Marshall Porter.

No votes were taken during the Executive Session, which ended at 8:00 P.M.

PUBLIC HEARING:

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.

Mr. Johnson explained that this is the formal bond resolution that would be presented to the voters on November 8. It is similar to 12 prior bond issues dating back to 1988. He noted that no borrowing takes place absent a specific purchase approved by the Council. This program has been replicated throughout the State, and it positions Glastonbury very favorably to proceed with important land acquisitions. Both the BOF and TPZ have provided favorable recommendations.

Chairman Gullotta opened the floor for public comment.

Nicholas Korn of 73 Shagbark Road, fully supports the program for land acquisition and preservation. However, he is concerned, in light of the TPZ's recently approved CGS 8-30g application, that Town land could potentially be used to build affordable housing. He requested that the Town modifies or amends the ordinance which establishes this program to prohibit housing on any land which the Town has acquired for open space. He also suggests that the Town consider entering negotiations with the Hayes development to buy that land. It would be a huge solution for the people in Glastonbury who are almost uniformly opposed to the development that the TPZ just approved.

Ms. LaChance agreed with Mr. Korn that land which was purchased for open space shall stay as open space. She noted that a discussion was held about this not too long ago. Mr. McChesney clarified that it was during the Affordable Housing plan conversation where they stated that housing will not be built on open space land. Mr. Niland fully supports the resolution. The Town has done excellent work in the past, and he is proud of the program. Ms. Carroll stated that the Council takes the responsibility of preserving open space very seriously. The program has preserved over 2200 acres in town as open space. It is a gift to the community, which improves the quality of life in town exponentially. Mr. Cavanna agreed, stating that if town residents are going to spend money on open space, that land will be kept as open space.

Mr. Cavanaugh pointed out that future council members may not feel similarly to this council, which could jeopardize the work that they have done. He asked to refer this matter, along with CGS 8-30g, to the Policy Ordinance and Review Committee. Mr. Osgood remarked that the ordinance clearly states that these funds can be used for municipal purposes, which he fully supports. This is just the authorization to go through a rigorous bonding process. Mr. Cavanaugh clarified that his intention is for open space land to not be used as housing opportunities. Mr. Gullotta explained that, in 1988, the original intention was to preserve space only for forest and farm uses, but municipal uses were added on by a few councilmembers. If the Council decides to remove municipal uses in the future, they can consider that.

Motion by: Mr. Niland

Seconded by: Mr. Cavanaugh

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

AND THE FULL TEXT OF THE BOND RESOLUTION SHALL BE ATTACHED AS AN APPENDIX TO THE MINUTES OF THE JULY 26, 2022 MEETING.

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?”

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

The meeting returned to Item 5A, then adjourned at 8:25 P.M.

Respectfully submitted,

Lilly Torosyan

Lilly Torosyan

Recording Clerk

Thomas Gullotta

Chairman