

**GLASTONBURY TOWN COUNCIL  
REGULAR MEETING MINUTES  
TUESDAY, OCTOBER 24, 2017**

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

**1. Roll Call**

*Council Members*

Dr. Stewart Beckett III, Chairman  
Mr. Whit C. Osgood, Vice Chairman  
Mrs. Jill Barry  
Ms. Karen Boisvert  
Mr. Lawrence J. Byar  
Mr. Kurt P. Cavanaugh  
Mr. William T. Finn  
Mr. Thomas P. Gullotta *{excused}*  
Mrs. Cara T. Keefe *{excused}*

**(a) Pledge of Allegiance.**

*Led by Chairman Beckett*

**2. Public Comment**

Chairman Beckett said there was an article in the Citizen suggesting that the “public hearing” was cut off. He said that they allow “public comment” on any subject the first half hour of every meeting but that “public hearings” are scheduled for 8pm and while each are limited in time, the public can speak until there are no other speakers. He continued saying that it was the public comment that had exceeded the half hour but Mrs. Barry motioned to allow it to continue which was passed and all speakers with interest to do so, had the opportunity to speak.

*Ms. Denise Weeks of 334 Hollister Way West* said that she goes by the town hall a few times a day and has taken note of three to four cars in line waiting to exit the only open road into the complex. She expressed concern about discouraging voters and suggested the police get involved for traffic control as well as improved signage. Regarding the cell tower at Woodland Street, she said that she broke down on Hopewell Road and she and her husband really struggled with the inability to get service. She said while it ultimately worked out okay, it is a serious safety concern.

**3. Special Reports.**

**(a) Status report – Revaluation process – October 1, 2017.**

Assessor Nicole Lintereur reviewed her memo to the Town Manager on the subject dated October 20, 2017. Chairman Beckett asked when the mailers would be going out and Assessor

Lintereur replied saying by the end of the month. Vice Chairman Osgood asked if it was too late to get a sense of the results to which Assessor Lintereur said yes.

**4. Old Business.** *None*

**5. New Business.**

**(a) Action on renewal of leases – Gideon Welles House – Emmy Lou’s and EB Taylor.**

Mr. Johnson reviewed his memo to the Council on the subject dated October 20, 2017, noting the escalation of 2.25% in each of the three years. Mr. Byar asked if the rates were market. Mr. Johnson said that when they evaluated it, they were just a little below the midpoint because of the lack of modern amenities given the age of the buildings. Vice Chairman Osgood asked about extension clauses. Mr. Johnson said that this was three years with the same at the end as there is currently.

**Motion By:** Mr. Cavanaugh **Seconded By:** Mrs. Barry  
BE IT RESOLVED, that the Glastonbury Town Council hereby authorizes a new three (3) year lease term effective 2017 through 2020 with Emmy Lou’s LTD and EB Taylor Photography for the town-owned Gideon Welles House, as described in a report by the Town Manager dated October 20, 2017.

**Result:** Motion carries {7-0-0}

**(b) Action on amendment to fee structure – Riverfront Community Center rentals.**

Mr. Johnson reviewed his memo to the Council on the subject dated October 20, 2017. Ms. Kristen Michaels, banquet manager, reviewed the proposed changes in some detail in order to bring them up to market and simplify them. She noted that nonprofits get 10 free hours every year. Mr. Byar noted some are big changes and some not, asking if they weren’t covering expenses before. Mr. Johnson said that it is difficult for the revenue to cover all the costs but want to be market for the very popular venue. Mr. Byar asked about utilization rate hoping that the increases wouldn’t discourage booking. Ms. Michaels said it was booked every weekend. Mr. Byar expressed support. Mr. Cavanaugh asked how a GHS High School reunion is considered. Ms. Michaels said that it is considered associated with the Board of Education and town. Mr. Johnson said that they would once have been considered private but changed how they were viewed in 2007. Chairman Beckett said it looked great and makes sense.

**Motion By:** Mr. Cavanaugh **Seconded By:** Mrs. Barry  
BE IT RESOLVED, that the Glastonbury Town Council hereby amends the Schedule of Fees and Charges for the Riverfront Community Center, dated October 24, 2017, as described in a report by the Town Manager dated October 20, 2017.

**Disc:** Mr. Johnson said that they would be effective for reservations made after January 1, 2018. Vice Chairman Osgood suggested they review annually so as to avoid big changes such as this.

**Result:** Motion carries {7-0-0}

**6. Consent Calendar.**

*None*

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

Mr. Johnson reviewed his memo to the Council on the subject dated October 20, 2017, noting the hiring of a new Chief of Police, Marshall Porter and the new Director of Finance, Julie Twilley. He talked about their backgrounds and then also thanked Mr. Greg Simmons, Interim Finance Director, for his work and for staying on for a short time to help with transition. Chairman Beckett asked about Academy voting and construction. Mr. Johnson said that the speaker made good suggestions, he has been working with the Registrar of Voters on a plan which will include signage and would talk again with the Police Chief about traffic.

Mr. Byar congratulated Mr. Johnson for the two hires and asked about information provided on the town hall. Mr. Johnson said that he had received some questions on the town hall. He said that many are normal maintenance items that they are trying to address in the most cost effective way. He said that they don't meet the zoning requirements for parking and it hadn't been resurfaced since the 80's or even the 60's. He said that the surface and drainage structures were crumbling. He said that they are repaving and providing lighting for safety. He emphasized that aligning the drive with Douglas has been a recommendation of Public Safety for a long time and the work is being done in-house with a materials cost of \$13,000. He said that the sliders create a wind tunnel in the building leaving staff to try and keep warm on their own. He said that the information center will allow relocating some services from Probate that will bring in \$50,000 annually. He emphasized that he would like to think that the project is well thought out, there are numerous benefits and it is cost effective.

Mr. Cavanaugh noted that they try to give the crew one big project per year confirming that this is the project this year. Vice Chairman Osgood asked when the Hopewell repaving project would be done and Mr. Johnson thought it would be done within a couple of weeks. Vice Chairman Osgood asked about the amnesty days and Mr. Johnson said that they were very well received.

**8. Committee Reports.**

**(a) Chairman's Report.**

Chairman Beckett said that Mrs. Keefe couldn't be here due to an ill child at home but wanted to recognize her for her service. He also noted that Ms. Boisvert wouldn't be returning and thanked her for her service as well. Ms. Boisvert thanked her colleagues for their support saying it was also a pleasure to work with Mr. Johnson, his staff, Board of Education and their staff. She thanked the citizens most of all for their support.

**9. Communications.**

- (a) Letter from CT Siting Council in respond to Town’s request for intervenor status – communications tower at 63 Woodland Street.

**10. Minutes**

- (a) Minutes of October 10, 2017 Council Meeting.

*Motion By:* Mr. Cavanaugh

*Seconded By:* Mrs. Barry

BE IT RESOLVED, that the Glastonbury Town Council hereby approves the minutes as submitted for the regular meeting held October 10, 2017.

*Result:* Motion passes unanimously. (7-0-0)

**11. Appointments and Resignations.**

*None*

**12. Executive Session.**

- (a) Potential property acquisition.

*Motion By:* Mr. Cavanaugh

*Seconded By:* Mrs. Barry

BE IT RESOLVED, that the Glastonbury Town Council hereby enters executive session at 7:41pm for the purposes of discussing a potential property acquisition.

*Result:* Motion passes unanimously. (7-0-0)

*Present for the executive session were Dr. Stewart Beckett III, Chairman, Mr. Whit C. Osgood, Vice Chairman, Mrs. Jill Barry, Ms. Karen Boisvert. Mr. Lawrence J. Byar, Mr. Kurt P. Cavanaugh and Mr. William T. Finn with Mr. Richard J. Johnson, Town Manager.*

*Motion By:* Mr. Cavanaugh

*Seconded By:* Mrs. Barry

BE IT RESOLVED, that the Glastonbury Town Council hereby exits executive session at 7:55pm.

*Result:* Motion passes unanimously. (7-0-0)

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

**NO. 1 \$600,000 TRANSFER FROM THE CAPITAL RESERVE/UNASSIGNED FUND BALANCE TO CAPITAL PROJECTS – SCHOOL AIR-CONDITIONING**

*Ms. Denise Weeks of 334 Hollister Way West* advocated for air conditioning criticizing comments that it is too expensive when money is being spent on the town hall. She urged them to vote for the children to have a healthy learning environment.

*Ms. Deb Carroll of 17 Green Briar* hoped they would vote for the much needed project for the health and well-being of the town’s children. She said if they didn’t vote, then either they were

not acting in good faith sending it to the Board of Finance or they were not acting in the best interest of the children.

**Ms. Pam Lockard of 10 Southgate Dr** urged the Council to move on the air conditioning saying that as a retired teacher, it is very difficult for the teachers and children to function.

**Dr. Alan Bookman, Superintendent,** thanked the Council and Board of Finance for their support of the project.

**Mrs. Susan Karp of 32 Rampart Drive,** thanked the Town Council Members supporting the project to go to the Board of Finance and the Board of Finance for their support. She also thanked the parents, teachers, students and staff for allowing their voices to be heard. She hoped it would be unanimous tonight pledging to make the project the most cost effective as possible. She looked forward to putting the focus back on teaching and learning.

**Mr. Luther Weeks of 334 Hollister Way West** raised the research out of Harvard which said that for every 5 days lost to extreme temperatures, 2% of learning is lost which equates to \$6-8M per year. He said whether it is \$1.6M or \$2.7M, it will all be earned back in the spring. He emphasized that students enduring the temperatures for all elementary years are a year behind when they move on to middle school.

Mrs. Barry said it took them a long time to get there but they are here and while disappointed they didn't get approval for the whole project, she was pleased to move it forward. Mr. Finn noted not the entire Board of Finance was present for the meeting but that the project went through the cycle and he was pleased with the \$1.6M was more manageable than \$20M when it started. He expressed support to get the design done. Mr. Byar said he always supported school air conditioning and once had proper documentation, they were able to move it forward. He said that he was disheartened by political mailings to the contrary. Chairman Beckett reiterated that the Town Council voted for school air conditioning two years ago and it has taken two engineering studies to date. He said that while not all is known yet, they are closer.

**Motion By:** Mr. Cavanaugh

**Seconded By:** Mrs. Barry

BE IT RESOLVED, that the Glastonbury Town Council hereby approves a \$600,000 appropriation and transfer from the Capital Reserve-Unassigned Fund Balance to Capital Projects-School Air-Conditioning for design, specifications, cost estimating and electrical upgrades for elementary school air-conditioning, as described in a report by the Town Manager dated October 20, 2017 and as recommended by the Board of Finance.

**Disc:** Vice Chairman Osgood thanked the teachers, students and public for coming out saying that indeed, they are making progress. He added that in line with the Board of Finance, there are adequate funds in the Capital Reserve.

**Result:** Motion passes unanimously. (7-0-0)

**13. Adjournment**

*Motion By:* Mr. Cavanaugh

*Seconded By:* Mrs. Barry

BE IT RESOLVED, that the Glastonbury Town Council hereby adjourns their regular meeting of October 24, 2017, at 8:13 pm.

*Result:* Motion passes unanimously {7-0-0}.

**Respectfully submitted,**

***Kimberly Meanix Miller***

**Kimberly Meanix Miller  
Recording Clerk**

**Stewart Beckett, III  
Chairman**