Board of Selectmen
Municipal Office Complex
Meeting Rooms 1 & 2
October 6, 2021
Via YouTube Live
Regular Meeting Minutes

Selectmen Present: R. Smith; T. Govert; C. Quinn
Also Present: D. Angersola; T. Bergman; E. Blaschik; R. Casner; R. Dill; Marilyn Gleeson; I. Haines; L. Morrow; J. Olin; R. Reed; J. Riley; L. Zemienieski, and other members of the public via virtual media.

1. First Selectman Smith called the Board of Selectmen's meeting to order at 7:00 p.m. and the attendees said the Pledge of Allegiance.

2. Approval of Agenda

   Motion made by Ms. Govert, seconded by Ms. Quinn, to approve the agenda as written. Unanimous aye.

3. Approval of Minutes: Regular Meeting of September 15, 2021.

   Motion made by Ms. Quinn, seconded by Ms. Govert, to approve the minutes of the Regular Meeting of September 15, 2021 as written. Unanimous aye.

4. Correspondence

   Mr. Smith noted that the only correspondence received for discussion would be addressed under agenda item 7A – East Haddam Village Revitalization Committee Update.

5. First Selectmen's Report

   A. Eagle Scout Project Proposal – Ted Bergman: Mr. Smith introduced Ted Bergman who is working on achieving his Eagle Scout rank. Mr. Bergman reviewed his proposed project to build some benches outside of the Food Bank for customers and responded to several questions from the Board. The Board thanked Mr. Bergman for his interest in supporting the East Haddam Food Bank and Mr. Smith signed off on the paperwork for the project.

   B. Board of Assessment Appeals – Fall 2021 Report: Mr. Smith called the Board's attention to materials in their meeting packets related to this agenda item. He reviewed the report submitted by Board of Assessment Appeals Chairman Blaschik and noted that, due to approved appeals, a total reduction of $10,820.00 was made to the grand list.

      Mr. Smith noted that Michael Gross, who has been a member of the Board of Assessment Appeals since at least 1995, does not plan to run for another term. He thanked Mr. Gross for his long tenure on the Board and for all his work.

   C. COVID-19 Reopening Report: Mr. Smith reported that positive COVID cases in Town, and the state in general, are continuing to trend downward. He stated that East Haddam is currently categorized at the state's Yellow risk level. He stated, however, that COVID related deaths in Town had, unfortunately, recently increased from 19 to 22.

D. Responses to Previous Meeting Questions: There were no responses to previous meeting questions discussed at the meeting.

6. Citizens' Concerns: The were no citizens' concerns discussed at the meeting.

7. Unfinished Business

A. East Haddam Village Revitalization Committee Update: Mr. Smith introduced Acting Committee Chairman Dill who called the Board's attention to a letter from the Committee in their meeting packets. Mr. Smith reviewed the letter which recommended the Town bring the Centerbridge proposal to a referendum vote no later than the time period between the 2021 Thanksgiving and Christmas holidays and also requested that the Town draft an ordinance to establish a Redevelopment Agency to oversee the Village Revitalization project for citizens to review and consider at a separate referendum, should the Centerbridge proposal be approved.

Mr. Dill emphasized that the Committee feels strongly that, in fairness to Mr. Riley, a referendum on his group's proposal should be held before years end. Mr. Riley added that there is some urgency in determining whether or not the project will be moving forward due to coordination work that will need to happen with the state's planned repair work on the Swingbridge. There was a general discussion regarding setting a date for the proposed referendum on the project and Mr. Smith noted that a tentative date has been set for December 21st. The participants also discussed the plans for, responsibilities of, and timing for establishing a Redevelopment Agency to oversee the anticipated project.

Ms. Haines suggested coupling the referendum on the proposed project with the November elections. She noted that the Town would save the cost of a separate referendum and also get more citizens to vote on the proposed project. Ms. Zemienieski advised that the deadline to add items to the ballot had expired in early September.

Mr. Smith called the Board's attention to several pieces of correspondence related to the Village Revitalization topic.

In response to questions in the first communication, Mr. Smith advised that, (1) citizens interested in serving on the proposed Redevelopment Agency should fill out a Volunteer Application which is available in the Selectman's office, and (2) that he has not received an official statement from the Goodspeed Opera House board and, therefore, cannot comment on their position regarding the proposed Swing Bridge Landing plans.

In response to questions in the second communication, Mr. Smith advised that (1) the water needs for the proposed Swing Bridge Landing site will depend upon the extent of the development and noted that the Department of Health is responsible for ensuring there is an adequate water and will also have to approve the development plans, (2) the project, as proposed, will not require the Town to purchase an additional fire engine, (3) the historic marker that was located in front of the old Town Offices building is being relocated to the old Town Hall, and (4) clarified the condition of the garage on the old Town Office site.

Regarding a recently received correspondence from Laurie Turner, Mr. Smith responded to several questions she submitted regarding the development and oversight of a master development plan for the Village as well as who would be responsible for tracking aspects of the project that would be the Town's responsibility and ensuring that they are carried out accurately.

B. Ordinance Amendment Request – Lake Hayward Speed Limit: Mr. Smith reported that this item is going to Town Meeting on October 28th.

Motion made by Mr. Smith, seconded by Ms. Govert, that the ordinance entitled "Chapter 171 Boating, Article 1 Lake Hayward", approved by the East Haddam Town Meeting on August 20, 1964, and amended on March 28, 2018, be further amended and restated in its entirety and said amendments and restated ordinance be sent to Town Meeting for approval. Unanimous aye.

C. State of Connecticut – Proposed Property Acquisition – Bridge No. 01138 Replacement Project: Mr. Smith reported that the final proposal for the proposed property acquisition has not been received from CTDOT yet. This item should be held until said proposal is received.

D. Cemetery Committee Ordinance Discussion: Mr. Smith noted that the recommendation after the Public Hearing was to increase the proposed board to 5-7 members and the Board agreed to increase the Committee to five members.

Motion made by Ms. Govert, seconded by Ms. Quinn, to amend the proposed ordinance entitled "Cemetery Committee Ordinance" to consist of five (5) members and that said ordinance be sent to the next Town Meeting for approval. Unanimous aye.

E. New Library Study Committee Charge Discussion: There was no new update on this agenda item. Mr. Smith reviewed several individuals who have expressed interest in serving on this Committee

F. Tax and Business Incentive Program Application (Scully Land Development LLC): Mr. Smith reviewed the history of the Scully Land Development Tax and Business Incentive Program application and advised that the Assessor had reviewed the application and the calculations for the tax abatement. He recognized Mr. Casner, Chairman of the Economic Development Commission who noted that EDC had worked with Mr. Scully on his application who was very appreciative of the program. Mr. Casner noted that Mr. Scully had provided feedback that the application process for the tax abatement was not overly complicated.

Motion made by Mr. Smith, seconded by Ms. Govert, to approve the written agreement with Scully Land Development LLC for abatement of property taxes under the Town of East Haddam ordinance entitled "Tax and Business Incentive Program" adopted June 30, 2010 and amended June 30, 2015, and forward it to the Board of Finance and Town Meeting for approval. Unanimous aye.

8. New Business

A. Town-Wide Radio System Improvements Appropriation Resolution: Mr. Smith provided background on this agenda item noting that this project was not awarded the grant the Town had applied for and, therefore, would require bonding. Ms. Quinn expressed her concern about how long over the estimated timeframe it has taken to complete the project and how much over the estimated budget it has cost. Mr. Smith noted that this request is the only appropriation above the projected budget that has been required.

Motion made by Mr. Smith seconded by Ms. Quinn, to adopt the following resolution:

RESOLUTION AUTHORIZING AN APPROPRIATION OF $287,500 FOR TOWN-WIDE RADIO SYSTEM IMPROVEMENTS AND THE FINANCING OF SAID APPROPRIATION BY THE ISSUANCE OF BONDS AND NOTES IN AN AMOUNT NOT TO EXCEED $287,500

RESOLVED, that the Board of Selectmen (the "Board") of the Town of East Haddam (the "Town") hereby adopts, and recommends to the Board of Finance, the following:

(1) That the Town appropriate the sum of $287,500 for costs related to certain town-wide radio system improvements for use by first responders, emergency personnel and municipal officials, including the construction of communications towers and the purchase and installation of antennas, cable and other equipment at various tower sites to be determined (the "Project"). The appropriation may be spent for design and construction costs, equipment, materials, architects' fees, engineering fees, permit fees, legal fees, capitalized interest, temporary and permanent financing costs, costs of issuance, printing and any other costs and expenses related thereto, all of the above with such changes as the Board may approve. The Board is authorized to determine the scope and particulars of the Project. The Board may reduce or modify the scope of the Project, and the entire appropriation authorized hereby may be spent on the Project as so reduced or modified.

(2) That to finance said appropriation for the Project, general obligation bonds and notes of the Town may be issued pursuant to Chapter 109 of the Connecticut General Statutes, Revision of 1958, as amended (the "Connecticut General Statutes"), or any other applicable provision of law thereto enabling, in an amount not to exceed $287,500 (or so much thereof as may be necessary after the deduction of grants or other sources of funds received by the Town for the Project).

(3) That the Town issue and renew notes from time to time in anticipation of the receipt of the proceeds from the sale of the bonds or notes for the Project or the receipt of grants for the Project. The amount of the notes outstanding at any time shall not exceed $287,500. The notes shall be issued pursuant to Section 7-378 of the Connecticut General Statutes. The Town shall comply with the provisions of Section 7-378a of the Connecticut General Statutes with respect to any notes that do not mature within the time permitted by said Section 7-378.

(4) That the First Selectman, or a majority of the Board, and the Treasurer (the "Officials") be authorized to issue and sell bonds and notes secured by the full faith and credit of the Town pursuant to the Connecticut General Statutes or any other applicable provision of law thereto enabling, to finance the appropriation for the Project; that the Officials are hereby authorized to appoint a bank or trust company to be the certifying agent, registrar, transfer agent and paying agent for such bonds and notes; that Updike, Kelly & Spellacy, P.C., Hartford, Connecticut is designated as the attorneys at law to render an opinion approving the legality of such issue of bonds and notes; that the Officials are hereby authorized to designate a municipal advisor to the Town in connection with the sale of the bonds and notes; that the Officials are hereby authorized to sign any bonds and notes by their manual or facsimile signatures; and that the Officials are hereby authorized to determine the amounts, rates of interest, dates, maturities, dates of principal and interest payments on such bonds and notes, the form of such bonds and notes, the provisions for protecting and enforcing the rights and remedies of the holders of such bonds and notes and all other terms, conditions and particular matters regarding the issuance and securing of such bonds and notes and to execute, sell and deliver the same, and provide all supporting

documentation as may be necessary or desirable to accomplish such purposes and to comply with the requirements of the Internal Revenue Code of 1986, as amended, Securities and Exchange Commission Rule 15c2-12, and in accordance with the Connecticut General Statutes and any other applicable provision of law thereto enabling.

(5) That the Officials are authorized 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. If the bonds or notes authorized by this resolution are issued on a tax-exempt basis, the Officials are authorized 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, including covenants to pay rebates of investment earnings to the United States in future years.

(6) 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 Officials are authorized to amend such declaration or 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.

(7) That the Officials 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, including, but not limited to, entering into a continuing disclosure agreement pursuant to Securities and Exchange Commission Rule 15c2-12, which agreements may include such terms as they deem advisable or appropriate in order to comply with applicable laws of rules pertaining to the sale or purchase of such bonds or notes.

(8) That the First Selectman is hereby authorized, on behalf of the Town, to execute any contracts with engineers, contractors, architects and other persons for the Project, to apply for and accept state, federal or other grants to finance the appropriations for the Project, and to execute and file any application or enter into any grant agreement or other obligations prescribed by the State of Connecticut or the federal government, as applicable.

(9) That the Officials are authorized to take all other actions which are necessary or desirable to complete the Project consistent with the foregoing and to issue bonds or notes to finance the aforesaid appropriation.

(10) That this resolution shall become effective after approval at a vote of the special town meeting.

Unanimous aye.

B. Bid Award – Reappraisal & Revaluation of Real Property for 2022 Grand List: Mr. Smith called the board's attention to materials in their meeting packets regarding this agenda item. He noted that the Revaluation Committee had met and reviewed all bids submitted for the upcoming reappraisal and revaluation of real property and had submitted a comparative analysis for the Board's review.

Motion made by Mr. Smith, seconded by Ms. Govert, to award the bid for the Reappraisal & Revaluation of Real Property to Vision Government Solutions, Inc. in the amount of $94,900.00 including upgraded CAMA database. Unanimous aye.

C. Gift Acceptance – Funding Toward Outdoor Pickleball Nets: Mr. Smith called the Board's attention to a copy of an email noting the donation of $400.00 for one outside Pickleball net as a gift to East Haddam Parks & Recreation.

Motion made by Mr. Smith, seconded by Ms. Quinn, to accept a gift from Glenn and Michele Gustine for the Town of East Haddam Parks & Recreation in the amount of $400.00 for one Outdoor Pickleball Net and send acceptance of said donation to the Board of Finance and then to Town Meeting for approval. Unanimous aye.

D. CIRMA Commitment Letter: Mr. Smith called the Board's attention to the CIRMA Letter of Commitment for its Budget Stabilization Program, dated September 30, 2021, in their meeting packets. He advised that the Town has participated in the program since 2004 and that the premium payment is shared by the Board of Education (51%) and the Town (49%). There was a general discussion regarding the benefits of participating in CIRMA's insurance program.

Motion made by Mr. Smith, seconded by Ms. Govert, to authorize the Town to contract with CIRMA for a three-year budget stabilization program for our liability, auto and property (LAP) insurances for the period of 7/1/2022 to 7/01/2025. Unanimous aye.

E. Appointment of Tourism Representative: Mr. Smith called the Board's attention to a copy of an email in their meeting packets from the Central Regional Tourism District, dated August 4, 2021, requesting an appointment of East Haddam's representative. He noted the term for this position is three years.

Motion made by Mr. Smith, seconded by Ms. Quinn, to reappoint Debra Mathiasen as East Haddam's representative to the Central Regional Tourism District, term to expire December 31, 2024. Unanimous aye.

F. Board/Commission/Committee Changes: There were no Board/Commission/Committee changes considered at the meeting.

G. Tax Refunds: Mr. Smith called the Board's attention to six tax refunds.

Motion made by Mr. Smith, seconded by Ms. Govert, to award tax refunds in the amounts as presented.

- $ 68.15 to Toyota Lease Trust,
- $ 95.89 to Megan Fitzmaurice,
- $ 37.56 to Julie Hamberg,
- $808.24 to Toyota Lease Trust,
- $ 60.27 to Robert Osnoe, and
- $158.59 to Joseph Arel.

Unanimous aye.

9. Public Comment: There were no public comments discussed at the meeting.

10. Selectmen's Discussion

    A. Liaison Reports: Ms. Govert noted that the chairman of the Conservation Commission will be changing in November.

    B. Other: There were no other topics discussed by the Board.

11. Adjournment: There being no additional business to discuss, a motion was made Mr. Smith by seconded by Ms. Govert, to adjourn the meeting at 8:35 p.m. Unanimous aye.

Recorded

Respectfully submitted,
Theresa Govert, Secretary