



# TOWN OF LEDYARD

CONNECTICUT  
TOWN COUNCIL

Chairman Kevin J. Dombrowski

MINUTES  
LEDARD TOWN COUNCIL – REGULAR MEETING  
WEDNESDAY, AUGUST 23, 2023; 7:00 PM  
HYBRID FORMAT  
VIDEO CONFERENCE VIA ZOOM

- I. CALL TO ORDER – Chairman Dombrowski called the meeting to order at 7:00 p.m. at the Council Chambers, Town Hall Annex Building.

Chairman Dombrowski welcomed all to the Hybrid Meeting. He stated for the members of the Town Council and the Public who were participating via video conference that the remote meeting information was available on the Agenda that was posted on the Town’s Website – Granicus-Legistar Meeting Portal.

- II. PLEDGE OF ALLEGIANCE

- III. ROLL CALL –

Attendee Name	Title	Status	Location
Kevin Dombrowski	Town Councilor	Present	In-Person
Andra Ingalls	Town Councilor	Present	In-Person
Whit Irwin	Town Councilor	Present	In-Person
John Marshall	Town Councilor	Present	In-Person
Mary McGrattan	Town Councilor	Present	In-Person
Gary Paul	Town Councilor	Present	In-Person
S. Naomi Rodriguez	Town Councilor	Present	In-Person
Timothy Ryan	Town Councilor	Present	Remote
William Saums	Town Councilor	Present	In-Person

- IV. INFORMATIONAL ITEMS/PRESENTATIONS

Chairman Dombrowski introduced Ms. Julie Savin, Director of Eastern Connecticut Housing Opportunities (ECHO).

Ms. Julie Savin, Director of Eastern Connecticut Housing Opportunities thanked the Town Council for the opportunity to address them this evening. She noted that ECHO was located at 165 State Street, New London, and she explained that Eastern Connecticut Housing Opportunities, Inc. (ECHO) was a Connecticut private, nonprofit 501c3 corporation established in 1989 with the mission of *“Improving lives and strengthening communities in Eastern Connecticut by providing equitable housing opportunities to individuals and families in the communities in which they worked and wish to lived”*.

Ms. Savin reviewed a PowerPoint presentation noting the following:

- ECHO had four full-time employees:
  - ✓ She was the President and CEO of ECHO and she noted her extensive background in Affordable Housing Development.
  - ✓ One Director of Real-Estate Development who had an Engineering Background.
  - ✓ One Finance Director who had an Affordable Housing Certified Public Accountant (CPA) as a consultant on-call. Ms. Savin explained that some of the funding ECHO used was quite complicated and needed to be done in a particular way in order to provide reports to their funders.
  - ✓ One Project Manager who worked with the Director Real-Estate Development.
- Areas of Operation included the following:
  - ✓ First-time homeownership programs which included rehab and new construction.
  - ✓ Ownership/operation/development of their own portfolio of rental properties for mixed-income families.

- ✓ To work as a housing developer consultant for a number of small municipalities and for other non-profits with limited capacity.
- **Objective** was to build/provide housing when the Market cannot provide enough housing for people who have limited income. ECHO strived to develop housing that was compatible with its surrounding area, and was equal to the *for-profit housing development* market-rate in their design and building quality. When the Market does not correct itself ECHO looks to subsidize the building of housing units for people who have limited income.
- **Population Served:** ECHO served families in Southeastern Connecticut whose income ranged from 100% to 25% of the Area Median Income (AMI) for homeownership; and to the market rate for rental housing. The Area Medium Income was dictated by the Metropolitan Statical Area of Norwich-New London which was created by Department of Housing Urban Development (HUD). The current Area Medium Income for a family of four was \$86,400.
- **ECHO Funding** – ECHO had 33-years of experience in utilizing funding from a number of sources in its development opportunities to minimize costs for their clients, which included the following:
  - ✓ Community Development Block Grant (CDBG) Small Cities, Department of Housing (DOH), Bond Funding, Neighborhood Stabilization Program
  - ✓ HOME Investment Partnership
  - ✓ Federal Home Loan Bank of Boston AHP
  - ✓ CHFA HTCC Program, CHFA LIHTC (Low Income Housing Tax Credit) The Tax Credit Program could only be used for rental projects and it was not a good option for every rental project.
  - ✓ \$400,000 Line of Credit from Dime Bank
  - ✓ \$450,000 Line of Credit from Liberty Bank
  - ✓ Foundation Grants from M&T Bank, Dime Bank, Liberty Bank, Webster Bank, Bank of America, Chelsea Groton Bank, Frank Loomis Palmer Fund
  - ✓ State of Connecticut Surplus Property Program
- **ECHO Development History from 1989 to 2023**
  - ✓ ECHO owned 199 rental units in New London, Groton, and Norwich, CT
  - ✓ Homeownership rehabilitation: 66 units with 12 pending
  - ✓ Homeownership new construction: 25 units
  - ✓ Consultant for municipal and nonprofit developers (grant writing with project/construction management through closeout)
  - ✓ 481 units of rental development and raised by ECHO in federal and state grants.

Ms. Savin noted to-date ECHO has provided 864 affordable housing units with a total investment of State/Federal Funding in the amount of \$48,007,984.

Ms. Savin provided a couple of photographs of the types of rental housing units ECHO provided in working to meet the diverse needs ranging from:

- ✓ Multi apartment complex buildings – ECHO builds row and garden apartments. They typically do not build high rise apartments, with the exception in areas such as New London, New Haven, or Hamden, etc.
- ✓ Multi dwellings condominium style complexes.
- ✓ Group Homes for individuals with developmental disabilities or autism that were supported by ARC of Eastern Connecticut.
- ✓ Single homes (some private homes have been donated to the Organization)



Guilford



Branford



Hamden



New Haven

- Income and Rent Limits for the Norwich-New London which were based on Federal Statistical Area

NORWICH-NEW LONDON HMFA								
INCOME LIMITS	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20% of Median	16060	18360	20660	22940	24780	26620	28460	30300
25% of Median	20075	22950	25825	28675	30975	33275	35575	37875
30% of Median	24090	27540	30990	34410	37170	39930	42690	45450
40% of Median	32120	36720	41320	45880	49560	53240	56920	60600
50% of Median	40150	45900	51650	57350	61950	66550	71150	75750
60% of Median	48180	55080	61980	68820	74340	79860	85380	90900
70% of Median	56210	64260	72310	80290	86730	93170	99610	106050
80% of Median	64240	73440	82640	91760	99120	106480	113840	121200
RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom			
20% of Median	401	430	516	596	665			
25% of Median	501	537	645	745	831			
30% of Median	602	645	774	894	998			
40% of Median	803	860	1033	1193	1331			
50% of Median	1003	1075	1291	1491	1663			
60% of Median	1204	1290	1549	1789	1996			
70% of Median	1405	1505	1807	2087	2329			
80% of Median	1606	1721	2066	2386	2662			

- Connecticut Department of Housing – Section 8 Housing Choice Voucher Program Utility Allowance Schedule July 11, 2023 – June 30, 2024

**CONNECTICUT DEPARTMENT OF HOUSING**  
Section 8 Housing Choice Voucher Program  
Utility Allowance Schedule  
for the period 07/01/2023 - 06/30/2024



Services ↓ Bedroom Size →		0	1	2	3	4	5
<b>Utility Type ↓</b>							
<b>Heating: (S23)</b>							
Single	Natural Gas	48	72	84	98	120	141
Family	Oil	123	143	164	192	237	281
	Electric	146	183	244	275	320	381
	Propane/Bottle Gas	114	152	190	221	266	321
<b>Heating: (R23)</b>							
Row & Garden Apts.	Natural Gas	33	60	75	90	105	121
	Oil	90	119	147	176	205	245
	Electric	122	153	206	236	290	351
	Propane/Bottle Gas	103	118	160	198	228	271
<b>Heating: (H23)</b>							
High Rise	Natural Gas	26	53	68	83	99	111
	Oil	82	102	135	164	176	213
	Electric	92	122	168	214	259	314
	Propane/Bottle Gas	68	99	152	183	228	278
<b>Heating: (M23)</b>							
Mobile Home	Coal (Kerosene)	58	70	102	122	142	
	Oil	106	131	155	184	221	
	Propane/Bottle Gas	110	133	179	209	247	
<b>Cooking:</b>							
	Natural Gas	9	11	15	18	22	30
	Electric	21	25	32	41	47	58
	Propane/Bottle Gas	15	19	27	34	42	57
<b>Water Heating: (Hot H2O)</b>							
	Natural Gas	22	28	37	55	74	89
	Oil	29	45	61	90	119	176
	Electric	92	111	126	142	158	191
	Propane/Bottle Gas	34	49	68	95	122	148
<b>Electricity:</b>		47	63	87	102	126	173
<b>Cold Water:</b>		25	37	59	81	103	148
<b>Sewer:</b>		11	23	46	68	91	137
<b>Trash:</b>		36	36	36	36	36	36
<b>Refrigerator:</b>		3	3	3	3	4	4
<b>Range/Stove:</b>		2	2	3	3	4	4
<b>Gas Service Fee: Other</b>		18	18	18	18	18	18

Ms. Savin explained the Chart above which showed the maximum rent that could be charged and the maximum income an individual or family could have, depending on the target, to qualify for Affordable Housing. She went on to note the following:

- **Affordable Housing** per the Federal Government ECHO worked to try to keep housing expenses to 30% or less of someone's income. Ms. Savin stated that she liked to work to bring rent expenses to 25% of the person's income, noting that 30% of a someone's income when they were not making very much was a lot. She stated the average housing cost (rent and utilities) was about 50% - 55% of someone's income, when their income was considered low. She stated that left very little for other expenses such as food, medication, school sports, gas, car repairs, etc.
- **Utility Allowance Program** reduced the maximum levels (rent and income). Ms. Savin stated ECHO rental units did not include utilities. Therefore, she explained that based on the utilities expenses for the apartment (heat, hot water, whether it was electricity or gas) that ECHO would reduce the rent by a certain amount. She stated ECHO does not have vouchers. She stated these housing expenses (utilities) did not include cell phones, internet, television package costs, etc. (cable, dish, etc.).
- **Next Steps** – Ms. Savin provided an overview of the process if ECHO was to be invited to build Affordable Housing in Ledyard noting that ECHO would use their own money for the predevelopment expenses noting the following:
  - ✓ Create Site Control Mechanism if there was a Purchase & Sale Agreement in-place, which was required by the ECHO funders.
  - ✓ Department of Housing (DOH) has given ECHO a \$300,000 revolving loan for predevelopment
    - Conduct an Environmental Phase I
    - Perform soil samples
    - Alta Survey for existing conditions
  - ✓ ECHO would hold informal town meetings "charrettes" to:
    - Ask the town/residents what they wanted to see — visually
    - Ask the town/residents what they felt was most needed: homeowner versus rental.

Ms. Savin noted there were a lot of recent college graduates, new teachers, first responders, people who hand you your coffee at the drive thru window, or work in the kitchen at a restaurant, who could not afford housing. She noted that she had a friend who had a master's degree and was a licensed clinical social worker, and that her friend chooses to work in a particular school system that does not pay well, noting that based on her level of education she made almost no money, but that she loved her job. She stated these were all the people they needed to have in-town for economic drivers.

Ms. Savin rhetorically questioned how does a town attract economic development if they do not have housing to offer to their workers.

- Have open and frank discussions about timing, feasibility of certain developments, etc. Ms. Savin stated sometimes what residents want was not feasible, or available, or doable for a variety of reasons; and therefore, they would have discussions about how it may or may not fit into the Plan.
- ✓ Return to the town with draft a Site Plan. Ms. Savin stated ECHO would meet with all of the town's boards and departments involved to discuss the Site Plan and to obtain the appropriate approvals (Planning & Zoning Commission, Economic Development Commission Police Department, Fire Marshall, etc.). She noted this was a community effort, so that the project would be embraced by the community.
- ✓ Once a clear and final path was settled, ECHO would hire an architect and proceed with financing.

Ms. Savin concluded her presentation stating she would be happy to answer questions.

Councilor Marshall questioned, other than financial income, were there any other qualifiers or disqualifiers for residents to be eligible for ECHO's Affordable Housing program. Ms. Savin explained that she could only speak for ECHO, noting that she did not know what other entities required. She noted the following:

**Rental Units:**

- ECHO's Management Company performs a nation-wide background check and a credit check.
- Must have an income, because ECHO does not have any renter vouchers available.

Ms. Savin stated in 2017 she built Spruce Meadows in Stonington, and she noted the first 12 or 14 people who moved into the units were the most delightful older ladies whose husbands had passed away and they had sold their homes to downsize. She stated a lot of renters were empty nesters who were trying to reduce their footprint.

**Homeownership:**

- Individual would be required to obtain a mortgage from their lender.
- 80% of Area Medium Income (AMI) or less to purchase the house.
- ECHO would need to approve the Application.
- ECHO would sell the house to the individual.

Ms. Savin stated during her presentation this evening she did not provide a lot of information regarding homeownership because the process was a straightforward Purchase & Sale Agreement. She explained that ECHO would build the house using some of the same development subsidies. She stated although they do not sell the house for less, because they did not want to affect the Comps in the area for other property owners who were looking to sell their home, that ECHO sells the home for the fair market value, and provided things such as "*seller concessions*" or "*down payment programs*" within their funding source. She noted as an example ECHO had a program that was specifically for New London which provided a *20% Forgivable Downpayment Loan*. She explained if the homeowner stayed in the house for a period of fifteen years and one day, the home was theirs. However, she stated if they sold the house before that time they would have to pay the *Forgivable 20% Downpayment Loan* back to ECHO at the time of the sale; at which time the *20% forgivable downpayment loan* would immediately be transferred to the new buyer, who would have to be qualified by both the bank and by ECHO's Program to buy the home.

Mayor Allyn, III, stated that he and Ms. Savin sit on the Southeastern Connecticut Housing Alliance (SCHA) which was how he met her. He stated Ms. Savin was extremely qualified, noting that she was well connected, and she had funding sources. He stated with the Town Council's August 23, 2023 approval of the "*Administrative Control of Town-Owned or Town-Leased Property*" that several parcels in the Town's Inventory were identified as potential saleable parcels. Therefore, he stated he invited Ms. Savin to tonight's meeting noting that there may be opportunities for the town to bring in some other forms of residential development. He thanked Ms. Savin for attending tonight's meeting.

Councilor Rodriguez stated Ms. Savin brought up some good points this evening. She noted that she heard about young people who have graduated from college and want to live in Ledyard, but because they cannot afford to live here; they leave us and move to other towns. She also noted that there were senior citizens who were on fixed incomes that would like to stay in Ledyard, but because they cannot afford it they move to another state. She stated affordable housing was needed and that she was grateful for Ms. Savin's presentation this evening, noting that it was very informative.

Chairman Dombrowski thanked Ms. Savin for her informative presentation regarding ECHO and Affordable Housing.

Ms. Savin stated her contact information was listed on the presentation should anyone have additional questions or would like to talk about opportunities for Ledyard.

## V. RESIDENTS AND PROPERTY OWNERS

Ms. Ginina Diaz, 1546 Route 12, Gales Ferry, stated over the last four years she has made an effort to become and remain not only aware but up to date on issues in our community and to also be active. She stated her interests were not topic specific, noting that her community as a whole meant something to her. She stated in recent week's that she has attended multiple meetings to both speak and to support fellow residents. She stated these meetings have created both concerns and questions for her, noting that she has spent countless hours searching for answers on-line, on the town's website, as well as speaking to other well-informed residents. However, she stated the collective observation was that some answers seemed to be buried with regard to clear up-to-date accurate, and available information to the public. She noted the following questions and concerns:

- Who owned the property that Kings Corner Senior Citizens Housing Facility sits on?
- Per Town Hall, the only relationship the Town had with the Housing Authority was to keep the records of their meeting agendas, minutes, information.
- If this was the case why grant funding for the Housing Authority was distributed through the Mayor?
- Per the Ledyard website the Mayor oversees the Department Heads; if this was true, why the Housing Authority Executive Director was not included on Town's Employees List on the website?
- Per the Ledyard website the Public Works Department was responsible for the driveway to the Housing Authority. Given the dangerous new rule that smokers must be off the property, what would it take to put streetlights and sidewalks in front of the Kings Corner Senior Citizens Housing?
- Ms. Diaz noted the following concerns:
  - Lack of transparency withing the town.
  - Lack of response from Board members to the Kings Corner Manor residents who have asked for help.
  - Conflict of Interest caused by a person being the chairman of multiple boards and/or committees.
  - Lack of minutes being recorded for the Housing Authority i.e. "*Residents Comments and Concerns*".
  - Cherry picking members for boards and committees.
  - Aggressive tone and/or behavior exhibited by multiple board chairman during meetings.

Ms. Diaz stated upon their request that she would be happy to provide the Town Council examples or additional information via email.

Chairman Dombrowski thanked Ms. Diaz for her comments, and he noted the following facts pertaining to the Kings Corner Manor Senior Housing Facility and the Housing Authority:

- On February 28, 1978 the Town Council approved a Resolution for the activation of a Housing Authority, in accordance with Connecticut General Statutes 8-40.
- In 1983 the land acquisition took place, with the construction of the Kings Corner Senior Citizens & Disabled Housing Facility commencing the following year.
- On October 21, 1983 per the "*Cooperation Agreement between Housing Authority and Town of Ledyard*" the Housing Authority received the State allocation of funds to support the construction Project Q72-H-E-169 (Kings Corner Manor).
- In 1986 the Kings Corner Senior Citizens and Disabled Housing Project was completed which was comprised of 30 units in 5 buildings.
- In accordance with CGS 8-58 the Kings Corner Manor would make Payment In Lieu of Taxes (PILOT) to the Town.

- On October 22, 2014 the Town Council approved “*An Ordinance Establishing a Housing Authority for the Town of Ledyard*” to codify, update and facilitate the “*Resolution Re: Activation of a Housing Authority*” that was adopted by the Town Council on February 22, 1978.
- On May 26, 2021 the Town Council amended Ordinance #001-010 “*An Ordinance Establishing a Housing Authority and the Payment In Lieu of Taxes Lieu of Taxes Agreement for the Town of Ledyard*” to include an Appendix to clearly state the terms of the “*Payment In Lieu of Taxes Agreement*”.
- In accordance with State Statute and Ordinance #100-010 “*An Ordinance Establishing a Housing Authority And the Payment In Lieu of Taxes Agreement for the Town of Ledyard*”:
  - The Town Council appoints five members to the Housing Authority, which included one member who was a Kings Corner Manor resident.
  - The Housing Authority makes a Payment In Lieu of Taxes (PILOT) per CGS 8-58. Per the Agreement. The PILOT Payment was seven percent (7%) of the Kings Corner Senior Citizens Housing Facility’s net rents. In addition, the Housing Authority allocated three percent (3%) of their net rent to their Short-Term Investment Fund (STIF), which was an account that was not held by the Town, to be used for capital improvement/purchases. If the Kings Corner Manor Housing Facility were to pay property taxes to the town the cost would be \$29,448 annually.
- On March 11, 2021 the Housing Authority applied for a critical need grant through the Department of Housing/Connecticut Housing Finance Agency (DOH/CHFA).
- In June, 2021 the Housing Authority received notification that their Grant Application had been approved/awarded. For auditing purposes, the grant funding was required to flow through the Town.
- The Town does not manage, hire, fire, provide payroll, maintain, perform grounds maintenance, provide the use of the Town Attorney, advertise rentals, draft, edit, update or approve or deny leases, hold security deposits, hire legal counsel for evictions, establish, modify or update policies, etc., for the Housing Authority.

In addition, the Housing Authority was not part of the required Municipal Annual Audit. The Housing Authority issues a Request for Proposals (RFP) to obtain independent audit services.

- The Town does act as a central repository for minutes and agendas, to fill vacant Board Member seats as needed, and acts as the Grant Recipient for the Housing Authority when large grants are received.

Chairman Dombrowski concluded his remarks by noting as he has previously stated, the Town Council had no authority or jurisdictional control over the Housing Authority. He stated the Housing Authority falls under the State of Connecticut. He stated the Town Council understands the comments, concerns, and issues that have been brought to their attention. He stated when residents brought their concerns regarding the Kings Corner Manor Housing Facility to the Town Council’s August 23, 2023 meeting that he forwarded their concerns to the Community Relations Committee to see if they could help foster a better relationship. However, he stated that this exceeded what the Town Council was authorized to do. He stated although he feels for what was going on at the Housing Authority, that all the Town Council could do was appoint the members to the Board. He went on to note that other than being the depository for the Housing Authority’s agendas and minutes, that the Town’s involvement with the Housing Authority was to help them administer grant funding they received. He stated the Town had zero authority over the actions of the Housing Authority, noting that fell solely under the State of Connecticut.

Mr. Edward Murray, 16 Chapman Lane, Gales Ferry, stated he understood that the Kings Corner Manor Senior Citizens Housing Facility was a frustrating topic for the Town Council because it has come up before. He stated that because he was new to Ledyard that he believed he read somewhere that the Mayor had some interaction with the Housing Authority; and that the Town Council appointed the members to the Housing Authority. Therefore, he questioned if the Town Council did not have the authority, who in the State had the authority to help the residents with their concerns and questions regarding the Kings Corner Senior Citizens Housing Facility. Mayor Allyn, III, stated the two State Agency that

oversees the Housing Authority were: (1) Department of Housing (DOH); and (2) Connecticut Housing Financial Agency (CHFA). Mr. Murray asked when he contacted these State Agencies what he should say he was calling about. Mayor Allyn stated that Mr. Murray should say that he was calling about the Kings Corner Manor which was housing for *senior citizens and disabled residents with income limitations*. He also referred Mr. Murray to Connecticut State Statute 8-40 which outlined the parameters of State permitted housing authorities in all of the 169 municipalities. Mr. Murray stated that he read most of the State Statute Mayor Allyn referenced and he commented that some of the state statutes did not jive with what he was seeing. He stated he understood the Housing Authority was a unique, separate organization, however, he stated whatever we do it needed to be people first.

Chairman Dombrowski stated he understood Mr. Murray's comments, however, the Town Council had no authority.

Mrs. Eleanor Murray, 16 Chapman Lane, Gales Ferry, stated there were two issues that she wanted to bring to the Town Council's attention, which were in addition to six other issues that she would not address tonight. She noted the following:

- Health Insurance Portability and Accountability Act (HIPAA) Law – Mrs. Murray stated the HIPAA Law was being violated. She stated HIPAA was no joke and that they do not fool around.
- Non- Smoking Policy – Mrs. Murray stated the Senior Citizens who were asked to smoke in the street were approached by a Police Officer and was told that they could not smoke in the street. The Police Officer told the Senior Citizens that they could go to the Stonington Institute property to smoke. She stated in response to the Senior Citizens' concern that they did not think they could smoke on Stonington Institute property the Police Officer made a telephone call, and came back to the Senior Citizens and said it was okay. Mrs. Murray stated the Senior Citizens may be old and disabled, but that they were not stupid. She stated a couple days later the Senior Citizens called the Stonington Institute to clarify whether they said that the Kings Corner Manor tenants could smoke on their property; and the Stonington Institute said “No” they did not want the Senior Citizens smoking on their property. Mrs. Murray rhetorically questioned where the Senior Citizens could smoke, should they smoke on the street, where the Police Officer told them they could not smoke, noting that they could not smoke on the Kings Corner Manor Housing property, or should they smoke on the Stonington Institute property, where the Police Officer told them to smoke, but that the Stonington Institute did not want the Senior Citizens to smoke on their property. Mrs. Murray stated every Housing Authority property in the State allowed tenants to smoke 25 feet away from the building. She stated that she wanted to bring these issues to the Town Council's attention because they involved Ledyard people.

Mrs. Murray concluded her comments by stating the Housing Authority minutes do not reflect what happens at their meetings. She stated the minutes did not say anything about her attending the meeting or about what she said or what she did at the meeting; and they did not include any of the tenants comments. She stated this was a Freedom of Information violation.

Chairman Dombrowski thanked Mrs. Murray for her comments.

Ms. Nicole Cruz-Glacken, 5 Allyn Lane, Gales Ferry, attending remotely, suggested the Town Council have a sign-in sheet, noting that although they all knew where she lived, that it would be nice for people to come forward with their comments and not have their addresses broadcast throughout the town. She stated she was present this evening to express her disappointment, noting that she was dismayed and discouraged. She stated that she has dealt with many things in this town, and if she was not raising children and she had not planted roots in this town that she would leave. She stated she had been dealing with her own issues regarding Ledyard Youth Football, and that she was not sure if the Town Council was the appropriate place to come. However, she stated in reviewing the communications list for tonight's meeting that she saw an email communication regarding Ledyard Youth Football between a Town Councilor, the Superintendent of Schools, and the Director of Parks & Recreation.

**From:** Scott Johnson <Scott@ledyardrec.org>  
**Sent:** Monday, August 28, 2023 10:54 AM  
**To:** Jay Hartling <jhartling@ledyard.net>; Andra Ingalls <aingalls@ledyardct.org>  
**Cc:** Fred Allyn, III <mayor@ledyardct.org>; Roxanne Maher <council@ledyardct.org>; josh@joshuasworldwide.com; ledyardyouthleaguefootball@gmail.com  
**Subject:** RE: Ledyard Youth Football League - Rain cancellations

Good morning Andra,

Unfortunately, we don't have the facilities to hold practice in the rain. Our fields are natural turf fields and using them in certain conditions is a safety concern. In addition to safety using the field when wet causes significant damage. Our field closures are not meant to take practice time away from the kids, but rather ensure the kids continue to have a field to use. The only football games played in the heavy rain are on synthetic turf fields, games held on natural turf fields would be canceled/ rescheduled in the event we receive significant rain.

Unfortunately, the solution would be to install a synthetic turf field and that would cost over a million dollars.

Sincerely,

**Scott Johnson, Jr, CPSI**

**Director**

Ledyard Parks and Recreation Department  
Ledyard Senior Center  
12 Van Tassell Drive  
Gales Ferry, CT 06335  
860-464-9112

[www.ledyardrec.org](http://www.ledyardrec.org)



**From:** Jay Hartling <jhartling@ledyard.net>  
**Sent:** Friday, August 25, 2023 5:51 PM  
**To:** Andra Ingalls <aingalls@ledyardct.org>  
**Cc:** Fred Allyn, III <mayor@ledyardct.org>; Roxanne Maher <council@ledyardct.org>; Scott Johnson <Scott@ledyardrec.org>; josh@joshuasworldwide.com; ledyardyouthleaguefootball@gmail.com  
**Subject:** Re: Ledyard Youth Football League - Rain cancellations

LPS is always willing to collaborate to figure out solutions. Unfortunately the rain poses a challenge for all of the teams in Ledyard, including our HS programs.

If there is something we can do, please have LYF reach out to us, the President has my number.

Jay

On Fri, Aug 25, 2023 at 4:07 PM Andra Ingalls <aingalls@ledyardct.org> wrote:  
All,

Where can the Ledyard Youth Football League practice when it rains?

I just had a conversation with Joshua McKeon (of Joshua's Worldwide.) He emphasized that he was not calling me as a rep for the Ledyard Youth Football League, but rather a coach and a local business owner that supports the League. His interest is providing a healthy community opportunity for the kids.

*When it rains, football practice is canceled. For the past several years, Josh, because of his business resource, has been able to bring his team to a field at Mashantucket to practice in the rain. The tribe is happy to host them and does not charge for the use of the field. Recently, the League has stipulated that if one team goes, they all go. Fair enough, but the field on the Reservation is not large enough for the entire league at once. So, an opportunity is lost.*

*Football is a sport that plays games even in rain. How can we make a way to let the League practice in the rain, too? It is totally understandable that the fields need to be maintained for all the sports that use them. Still, there must be a solution here. Is it Depta? The High School? I think we all agree that sports provide a whole lot of good for our kids. Let's find a way to make sure that this opportunity isn't lost to wet weather.*

*I suspect this issue can be solved. Again, the question is where can the Ledyard Youth Football League practice when it rains?*

*Thank you!*

*Andra Ingalls  
Town Councilor  
Administration Committee Chair  
Finance Committee Member  
(860) 961-2414*

Ms. Cruz-Glacken continued by stating they have been told in the past that when people choose to run for certain positions, and that some make money, that if they did things that they did not agree with, that they could not make it personal. However, she stated that she was confused about how it was okay or it was appropriate for Town Councilors to advocate for certain things on behalf of people and name drop those people, along with the company where they worked; as if it had any validity in this situation, if it had nothing to do with that person coming forward as a Coach of Ledyard Youth Football. She stated that she saw in the email communication that the Superintendent of Schools was saying the President of the Ledyard Youth Football League could contact him to discuss something or other, because he had his telephone number. Ms. Cruz-Glacken stated that she was sure that the President of the Ledyard Youth Football League did have the Superintendent of Schools telephone number because the President of the Ledyard Youth Football League was also the Chairman of the Board of Education. She stated although it would be nice for our children, including two of her children, to be able to have a place to practice when it rained, that what was more important to her was safety. She stated this was the same Coach who tried to throw her kid back into a game after she had taken him to a specialist to find out that he had a hairline fracture in his hand and in his growth plate. She stated as she approached the field when half-time was about to start, it was the Coach, her husband, her son, and herself, and that the Coach was yelling in her son's face "I told him it was okay, its time to rock-n-roll". She stated this was what was more important to her. She went on to note prior to this incident her daughter nearly passed out on the field during a soccer game because she had been playing during the entire game, both offense and defense up and down the field, up until there was 1 minute and 47 seconds left on the clock. She stated her daughter was suffering from heat exhaustion. She stated the lack of transparency and the intersections of the same people showing up over and over again, gives the appearance that you could get things done in this town if you know somebody who knows somebody, who knows a Republican. She stated this makes her question how much money this particular business may donate to a particular group in this town. She asked the Town Council to do the work for the people in this town and that they work with us and for us, instead of forming alliances and making backroom deals and under the table handshakes. She stated many of us who have been paying attention for years, can see the writing on the walls, and she stated it was disappointing and it was embarrassing. She stated although it might make some people happy to know how upset this has made her, it was not a good look for the town. She stated as part of the minority in town that if she could relocate her family to a more inclusive place, a more productive place, to a place that makes the "W" for "Wellbeing" instead of the "Win" that she would.

Chairman Dombrowski thanked Ms. Cruz-Glacken for her comments.

Ms. Sheri Fernandez, 60 Kings Highway, Gales Ferry, stated that she was going to talk again this evening about the issue of smoking at the Kings Corner Senior Citizens Housing Facility. She stated the Housing Authority Board Members who voted for the Non-Smoking Policy were all non-smokers. She questioned whether the outcome may have been different if there were three, four, or five smokers on the Housing Authority Board. She questioned the equality of five non-smokers voting on a Non-Smoking Policy. She stated that she called this prejudice; plain and simple. She asked if 25-feet away from the buildings was good enough for the State, why was it not good enough for the Housing Authority Board. She stated it was not because of the Housing Authority Board’s concern for the residents’ welfare and well-being, as they would have them all believe. She stated if this was true they would be willing to compromise with the residents and not put them in an unsafe environment. She stated the residents were willing to compromise, they were willing to go farther than 25-feet away from the building, just not 300-feet away to a street or sidewalk that was not lit. She stated as Mrs. Murray stated earlier this evening, it was becoming increasingly unsafe. Ms. Fernandez stated she was the person who was approached by the Police Officer, noting that she had his name, who told her that she could not park in the street. She stated there were no “*No Parking*” signs, or no “*Fire Zones*” marked. She stated the street only had speed limit signs and stop signs. She stated that she was having to go farther and farther away from her home onto someone else’s private property, which was off a public street to smoke. She stated when she told the Police Officer that she did not want to get in trouble for being on someone else’s private property the Police Officer said that he called his Sargent, and that the Sergeant said it was okay. She stated she was now in a position where she runs the risk and the fear of being on someone else’s private property parking lot and having another Police Officer come by and giving her a ticket because she was on private property. She stated the five-member Housing Authority Board’s unwillingness to compromise has put them in this dangerous situation. She stated as adults that we should all respect each other’s personal choices and compromise when warranted. She noted the background pertaining to the Kings Corner Manor Senior Housing Facility and the Housing Authority that Chairman Dombrowski reviewed earlier this evening. She went on to note in response to the question of “*Who owned the Kings Corner Manor Senior Citizens Housing Facility*” that was asked at the Housing Authority’s September 6, 2023 meeting; the Board responded that they did not know. She questioned if the Housing Authority does not own the Facility what gives them the authority?

Chairman Dombrowski thanked Ms. Fernandez for her comments.

IV. COMMITTEE COMMISSION AND BOARD REPORTS – None.

VI. COMMENTS OF TOWN COUNCILORS – None.

VII. REVIEW AND APPROVAL OF PRIOR MEETING MINUTES

MOTION to approve the Regular Meeting Minutes August 23, 2023

Moved by Councilor Ingalls, seconded by Councilor Rodriguez

VOTE: 9 – 0 Approved and so declared

IX. COMMUNICATIONS

Chairman Dombrowski stated a Communications List has been provided on the meeting portal for tonight’s meeting.

### COMMUNICATIONS LISTING FOR SEPTEMBER 13, 2023

#### INCOMING CORRESPONDENCE

1. Councilor Ingalls/Superintendent Hartling-P&R Director Johnson email thread 8/28/2023 re: Practice for Youth Football when it rains
2. Mr. R. Davis/Chairman Dombrowski email thread dated 8/29/2023 re: Tractor Trailer parking at Job Lot
3. Mr. Hosey-Councilor Marshall email thread dated 8/31/2023- 9/ re: Middle School Gymnasium Floor – O&G Industries
4. IWWC-DTC-RTC ltr received 9/7/2023 re: Reappointment Endorsements – Inland Wetland & Water Courses Commission

5. Agricultural Commission -RTC ltr received 9/7/2023 re: Reappointment Endorsements – Agricultural Commission
6. Planning & Zoning - DTC-RTC ltr received 9/7/2023 re: Reappointment Endorsements – Planning & Zoning Commission
7. RTC Appointment Application 9/7/2023 re: S. Martic – Beautification Cmt

#### OUT GOING CORRESPONDENCE

1. Admin Asst ltr to Mayor dated 08/24/2023 re: Action ltr. Town Council Regular Meeting of August 23, 2023.
2. LTC ltr to K. Lamb dated 8/24/2-23 re: Appointment to Historic District Commission
3. LTC ltr to Board of Education dated 8/24/2023 re: Juliet W. Long School HVAC Redesign – Prepare Achematic Drawings– Assign Project to Permanent Municipal Building Cmt
4. LTC ltr to SCCOG dated 8/24/2023 re: Adoption of Hazardous Mitigation Plan 2023-2028

#### NOTICE OF AGENDAS

1. Housing Authority Agenda 9/5/2023
2. Permanent Municipal Building Cmt 9/5/2023 - Cancelled
3. Committee to Review Budget Process Agenda 9/6/2023
4. Economic Development Commission Agenda 9/5/2023
5. Inland Wetland & Water Courses Commission Agenda 9/5/2023
6. Ledyard Beautification Cmt Agenda 9/5/2023
7. Farmers Market Committee Agenda 9/7/2023
8. Public Safety Committee Agenda 9/11/2023
9. Conservation Commission Agenda 9/12/2023
10. Planning & Zoning Agenda 9/14/2023
11. LUPPW Cmt Agenda 9/5/2023- Cancelled
12. Finance Cmt Agenda 9/6/2023- Cancelled
13. Finance Cmt Sp. Agenda 9/13/2023
14. Admin Cmt Agenda 9/13/2023
15. Public Hearing Agenda 9/13/023
16. Special Town Meeting 9/13/2023
17. Town Council Agenda 9/13/2023

#### MINUTES

1. Housing Authority Minutes 8/7/2023
2. Committee to Review Budget Process Minutes 8/21/2023
3. Economic Development Commission Minutes 8/1/2023
4. Inland Wetland & Water Courses Commission Minutes 8/1/2023
5. Ledyard Beautification Cmt Minutes 8/1/2023
6. Farmers Market Committee Minutes 5/31/2023
7. Public Safety Committee Minutes 3/13/2023
8. Conservation Commission Minutes 8/8/2023
9. Planning & Zoning Minutes 8/10/2023
10. Finance Cmt Minutes 8/16/2023
11. Admin Cmt Sp. Minutes 8/23/2023
12. Town Council Minutes 8/23/2023

#### REFERRALS

##### Administration Committee

1. IWWC-DTC-RTC ltr received 9/7/2023 re: Reappointment Endorsements – Inland Wetland & Water Courses Commission
2. Agricultural Commission -RTC ltr received 9/7/2023 re: Reappointment Endorsements – Agricultural Commission
3. Planning & Zoning - DTC-RTC ltr received 9/7/2023 re: Reappointment Endorsements – Planning & Zoning Commission
4. RTC Appointment Application 9/7/2023 re: S. Martic – Beautification Cmt

X. COUNCIL SUB COMMITTEE, LIAISON REPORTS

Administration Committee

Councilor Ingalls stated the Administration Committee met earlier this evening and addressed the several reappointments and one new appointment. She noted the Committee had a few items on tonight's Agenda.

Community Relations Committee

Councilor Paul stated the Community Relations Committee has not met since the last Town Council meeting and he noted the Committee's meeting was scheduled for Wednesday, September 20, 2023 at 6:30 p.m. in the Council Chambers.

Finance Committee

Councilor Saums stated the Finance Committee held a Special Meeting earlier this evening and he noted they have a number of items on tonight's agenda.

Land Use/Planning/Public Works Committee

Councilor Paul stated the LUPPW Committee has not met since the last Town Council meeting. He stated the next LUPPW Committee meeting was scheduled for Wednesday, October 2, 2023 at 6:00 p.m. in the Annex Meeting Room.

Ledyard Beautification Committee

Councilor Ingalls stated the Beautification Committee met on September 5, 2023 and addressed the following: (1) Purchased a new Event Banner to identify themselves when working around town or participating in events such as the Farmers Market; (2) New Members – Applications have been received to fill the two vacancies on the Committee. Councilor Ingalls noted that the Town Council would be appointing one member later this evening; (3) Committee Officers – The Committee still needed to choose their Recording Secretary; and Treasurer; (4) Upcoming Projects included: (a) Attending the September 20, 2023 Farmers' Market; (b) Public Spaces Plantings – Councilor Ingalls stated the Beautification Committee previously worked with some landscaping business who have adopted public spaces and donated time and materials to plant and maintain those areas around town. She noted because a couple of areas needed some attention that the Committee would be contacting the landscape businesses.

XI. MAYOR'S REPORT

Mayor Allyn, III reported on the following: (1) Tri-Town Trail Parking Lots -Eversource – Mayor Allyn noted as he has reported at previous Town Council meetings (November 9, 2022, August 23, 2023) that in exchange for closing two of the Tri-Town Trailheads until last Spring, 2023 for safety reasons, while Eversource was operating large excavators and other equipment on-site to work on the High-Tension Transmission Line, that Eversource offered put in two gravel parking lots for residents to access the Tri-Town Trail. He stated he along with Land Use Director Juliet Hodge and Parks, Recreation, & Senior Citizens Director Scott Johnson, Jr., met with Eversource earlier this week on location. He stated the work was in-process and the Parking Lots should be completed in a couple of days; (2) 2023-2024 School Year – Mayor Allyn stated he attended the first day of school with Superintendent Hartling on August 31, 2023. He stated they visited all of the schools noting that a lot of work was done over the summer vacation and that all the school facilities looked great; (3) Reopening of the Bill Weigh Station – Mayor Allyn stated he attended the event which was held at the corner of Spicer Hill and Church Hill Road. He stated this was a very old 1820 era General Store, which was a stopover in its day, noting that Spicer Hill and Church Hill Road were considered two major crossroads at that time. He stated the Town assisted the Ledyard Ecclesial Society, and the Ledyard Congregational Church with obtaining the State Historic Preservation Office Grant (SHIPPO) to do some renovation work to reopen the Weigh Station. He stated the Organizations did a great job noting that it was impressive; (3) Solid Waste Committees – Mayor Allyn stated the Connecticut Conference of Municipalities (CCM) Solid Waste Committee and the Southeastern Connecticut Council of Governments Solid Waste Committee (SCCOG) had two meetings since the August 23, 2023 Town Council Meeting. He noted they have developed an outline in preparation for writing a White Paper to submit to the State of Connecticut on how the State should proceed in terms of going forward with recycling and solid waste. Mayor Allyn also noted that Southeastern Connecticut

Regional Resource Recovery Authority (SCRRA) was working on a PILOT Program with Parrel Impact to recycle textiles that were not in good enough condition to donate to Good Will, such as clothing, bedding, undergarments, leather goods (belts and worn-out shoes), etc. He stated Parrel Impact would provide an enclosed Textile Dumpster at the Transfer Station for residents to bring their items to. He stated to provide 24/7 access to a Textile Dumpster that he asked the Gales Ferry Fire Department if they would be willing to have Textile Dumpster at their location; (4) Police Department Staffing – Mayor Allyn stated new Police Officer Joshua Montpelier was sworn-in on September 6, 2023 and he noted that Officer Montpelier was currently attending the Police Academy. He stated as Police Officers were planning to retire the Department had some replacements coming on staff; (5) Schools Various Projects Bond Authorization – Mayor Allyn stated he and Finance Director Matthew Bonin had a conference call with Bond Council Glen Rybacki of Pullman & Comley on September 7, 2023 to review the logistics to increase the \$6,720,000 Bond Authorization that was approved by the townspeople at the February 22, 2022 Referendum by an additional \$1,825,000 for the redesigned Heating Ventilation Air Condition (HVAC) System at the Juliet W. Long School. He stated the new total appropriation would be \$8,550,000 and that the process was in-place subject to the townspeople approval; (6) Road Work and Road Surface Rating (RSR) – Mayor Allyn stated Jessica Lane would be the last road paved for this year. He stated the Mashantucket Pequot Tribal Nation (MPTN) has agreed to share 50% of the cost to pave the road; and he thanked the MPTN for their financial assistance. He went on to explain that every three-years the Beta Group, Inc. performs a road surface evaluation on every mile of roadway in town, using infra-red technology, to provide a Road Surface Rating (RSR). He stated they were due for a road surface evaluation this year and he stated that they expected to see a very good Road Surface Rating, noting that it would probably be our best ever; (7) Upcoming Projects - Solicitation of Bids – Mayor Allyn noted the following projects would all be going out to bid in the next month: (a) Multi-Model Pathway Project using Local Transportation Capital Improvement Plan (LOTICIP) Grant Funding. Mayor Allyn noted the Town applied for this Grant Funding in June 2019; (b) Ledyard Center Sewer Extension Project using some of the town’s American Rescue Plan Act Funding (ARPA); and (3) Lantern Hill Road Bridge over Whitford Brook Project using the funding from the State’s Local Bridge Program. Mayor Allyn noted the bridge project was being done in conjunction with the Town of Stonington; (8) Wastewater Treatment Plant Upgrade Project – Mayor Allyn stated one of the new Smith and Loveless Skid Mounted Sewer Pumps that was installed had an issue with the starter. He noted the starter has been replaced and that Wastewater Supervisor Steve Banks reported that both pumps were running well. He explained the plan was for the two pumps to alternate instead of one pump constantly running. He stated the project came in slightly over budget because the electric to the Pump Station had to be corrected. He stated the Water Pollution Control Authority (WPCA) would be submitting a Legislative File to request authorization to overspend the budget line; (9) Parks & Recreation Summer Camp Programs – Mayor Allyn stated the Program saw a 30% increase in the number of kids that sign-up and participated in the Program this summer; (10) Dog Licensing – Mayor Allyn stated June was Dog Licensing Month. He stated the Town Clerk’s Office reported that they provided licenses for an additional 200 dogs this year. He stated the Town Clerk’s Office believed the increase in dog licenses was because the State approved Legislation that required dogs to be licensed in order to go to a dog care facility (doggie day care, kennel, grooming, etc.); (11) Telephone Landline Contract – Mayor Allyn stated MIS Director Justin Dube negotiated a new telephone landline contract for the town to support multiple facilities. He stated the new contract would provide a savings of \$4,000 annually; (12) Building Department – Mayor Allyn stated the Building Department was extremely busy this summer, noting that since May the Department averaged \$2 million per month in new development value.

### Questions to the Mayor

Councilor Rodriguez asked Mayor Allyn to repeat his comment regarding the Building Department. Mayor Allyn stated since May the Department averaged \$2 million per month in new development value.

XII. OLD BUSINESS – None.

XI. NEW BUSINESS

Administration Committee

1. MOTION to adopt a “Town of Ledyard Policy Regarding Access and Key Control, and Key Distribution Form” as presented in the draft dated August 8, 2023.

DRAFT: 8/8/2023

**Policy #2023-09-13**

TOWN OF LEDYARD  
POLICY REGARDING  
ACCESS AND KEY CONTROL

1. PURPOSE

To ensure the safety and security of all employees, visitors, buildings, and equipment of the Town of Ledyard.

2. ACCESS AUTHORIZATION AND KEY ASSIGNMENT

Each Administrator shall determine which doors their employees have access to and authorize the issuance of keys accordingly.

Upon termination, employees will be required to return all issued keys to the Human Resources Department as well as any other Town issued equipment.

Only the Director of Public Works, or designee, may issue and duplicate keys. A Key Distribution Form will be generated for each key, and all employees must personally sign for each key they are issued.

3. TEMPORARY STAFF & VOLUNTEERS

Temporary staff with assignments lasting 20 or fewer weeks will be issued a key only at the discretion of the Director of Public Works, or designee. Volunteers, student teachers, interns, contractors, and other similar guests will not be issued keys. Access to secured areas may be provided by an Administrator only. Special circumstances only will be addressed on a case-by-case basis.

4. KEY CONTROL

Employees shall keep keys in their possession and ensure that they are appropriately secured when not in their possession. Employees shall only use their keys to access authorized areas for the purpose of conducting Town business, performing their duties, or as otherwise authorized by their Administrator.

Employees shall not loan their keys to others or unlock doors for unauthorized persons. Any person who attempts to duplicate a Town-issued key by means outside of the DPW, or uses a key to access an area for purposes not authorized by the Administrator, may be disciplined up to and including termination and/or reported to the appropriate law enforcement authorities.

All employees must turn in their keys to the Human Resources Department upon separation.

5. LOST/STOLEN/MISSING/NON-RELINQUISHED/ EXTRA KEY EXPENSE RESPONSIBILITY

Keys that are lost, stolen, missing, not relinquished from exiting employees, or otherwise unaccounted for shall be reported to the Director of Public Works immediately. Employees are responsible for the expense of replacing missing keys at the then current cost of the key. The replacement fee is non-refundable, even if the old key is located.

Adopted by the Ledyard Town Council on: \_\_\_\_\_

\_\_\_\_\_  
Kevin J. Dombrowski, Chairman

Moved by Councilor Ingalls, seconded by Councilor Irwin  
Discussion: Councilor Ingalls explained Administrator of Human Resources Marisa Rodriguez drafted and submitted the proposed “Town of Ledyard Policy Regarding Access and Key

*Control, and Key Distribution Form*” to become part of town’s procedures for the on-boarding of new employees and exiting employees who were leaving the town’s employment. She stated the proposed Policy would also provide a method to account for keys that have been provided to employees for the safety and security of all employees, visitors, buildings, and equipment of the Town of Ledyard. She stated the Policy would have one person issue the keys, which would be the Public Works Department; and only one person to collect the keys, which would be the Human Resources Department during the employee’s exit interview.

VOTE: 9 - 0 Approved and so declared

RESULT: APPROVED 9 - 0
MOVER: Andra Ingalls, Town Councilor
SECONDER Whit Irwin, Town Councilor
AYES: Dombrowski, Ingalls, Irwin, Marshall, McGrattan, Paul, Rodriguez, Ryan, Saums

2. MOTION to adopt the following amendment to the Employee Handbook approved April 26, 2023:

- Page 17: Special Storm & Emergency Procedures (Paragraph 5):

*“When the Town is closed, all employees designated as essential personnel are to report to work as scheduled, or in the case of an early closing, the Department Head or Supervisor may require essential personnel to stay. Essential personnel are defined as:*

- **Dispatch**
- Highway/Public Works/Maintenance
- Police
- Fire”

Moved by Councilor Ingalls, seconded by Councilor McGrattan

Discussion: Councilor Ingalls explained that the Town Council approved an updated Employee Handbook at their April 26, 2023 meeting. She stated recently it was noticed that “**Dispatch**” was not specifically included in the list of “*Essential Personnel*” on page 17 of the Employee Handbook. Therefore, she stated this was an administrative action to simply add “**Dispatch**” as noted above.

Mayor Allyn, III, explained when the Employee Handbook was updated that they essentially considered Dispatch as being under the preview of the Police Department. However, he explained that staff has requested **Dispatch** to be listed separately.

VOTE: 9 - 0 Approved and so declared

RESULT: APPROVED 9 - 0
MOVER: Andra Ingalls, Town Councilor
SECONDER Mary McGrattan, Town Councilor
AYES: Dombrowski, Ingalls, Irwin, Marshall, McGrattan, Paul, Rodriguez, Ryan, Saums

3. MOTION to appoint Ms. Jennifer Bingham (D) 26 West Drive, Gales Ferry, to the Ledyard Beautification Committee to complete a three (3) year term ending October 26, 2026 filling a vacancy left by Ms. Maugle.

Moved by Councilor Ingalls, seconded by Councilor McGrattan

Discussion: Councilor Ingalls stated Ms. Bingham expressed an interest in serving on the Beautification Committee; and that her appointment has been endorsed by the Democratic Town Committee. She noted Ms. Bingham has been an active member in the community serving as a Girl Scout Leader and that she was on the Parent Teacher Organization (PTO).

Councilor Ingalls went on to state that she was always interested in reading Applicant’s background and their reason for volunteering to serve the town. She stated Ms. Bingham noted “*As a fourteen-year resident that she has seen so many people work together to make Ledyard such a welcoming place to live*”. She stated that Ms. Bingham went on to note that “*She had been searching for the perfect opportunity to be involved as a volunteer and the vacancy on the Beautification Committee was brought to her attention*”.

Councilor Ingalls continued to note that residents could now apply on-line using the Granicus Meeting portal and she stated that the Appointment Applications were much more accessible and were clean and nicely presented. She noted that there would be one more appointment to the Beautification Committee coming forward for consideration at the Town Council's September 27, 2023 meeting.

Councilor Rodriguez thanked Ms. Bingham for volunteering to serve the town.

VOTE: 9 - 0 Approved and so declared

RESULT: APPROVED 9 - 0
MOVER: Andra Ingalls, Town Councilor
SECONDER Mary McGrattan, Town Councilor
AYES: Dombrowski, Ingalls, Irwin, Marshall, McGrattan, Paul, Rodriguez, Ryan, Saums

4. MOTION to set a Hybrid (In-Person & Video Conference) Public Hearing date on September 27, 2023 at 6:00 p.m. to be held in the Council Chambers, 741 Colonel Ledyard Highway, to receive comments and recommendations regarding the following:

(1) *An Ordinance Concerning Liability Pertaining To First Responders Providing Emergency Assistance* as contained in the draft dated July 31, 2023.

(2) *An Ordinance Establishing Tax Relief for Certain Modified Handicap Accessible Vehicles in the Town of Ledyard* as contained in the draft dated August 23, 2023.

(3) Ordinance #500-005 (rev. 1) *An Ordinance Rescinding "An Ordinance Establishing a Nursing Service Board"* as contained in the draft dated July 31, 2023.

(4) Proposed amendments to Ordinance #300-012 (rev. 2) *"An Ordinance Concerning Blight and Public Nuisance for the Town of Ledyard"* as presented in the draft dated August 14, 2023.

Moved by Councilor Ingalls, seconded by Councilor Irwin

Discussion: Councilor Ingalls stated in accordance with Chapter II; Section 5 of the Town Charter a Public Hearing was required before the adoption of an Ordinance.

VOTE: 9 - 0 Approved and so declared

RESULT: APPROVED 9 - 0
MOVER: Andra Ingalls, Town Councilor
SECONDER Whit Irwin, Town Councilor
AYES: Dombrowski, Ingalls, Irwin, Marshall, McGrattan, Paul, Rodriguez, Ryan, Saums

#### Finance Committee

5. MOTION to waive the reading in its entirety the *"Resolution Amending The Resolution Entitled "Resolution Appropriating \$6,725,000 For Various School Improvement Projects; And Authorizing The Issue Of Bonds And Notes In The Same Amount To Finance Said Appropriation" To Increase The Appropriation And Borrowing Authorization To \$8,550,000"*.

Moved by Councilor Saums, seconded by Councilor Ryan

Discussion: Councilor Saums explained that this motion was to only waive the reading of the *"Resolution Amending the Resolution Entitled "Resolution Appropriating \$6,725,000 For Various School Improvement Projects; And Authorizing the Issue of Bonds and Notes In The Same Amount To Finance Said Appropriation" To Increase the Appropriation And Borrowing Authorization To \$8,550,000"*. He stated the Resolution was quite long and that it was available on the meeting portal as part of tonight's meeting packet. He noted that he would provide background regarding the need to adopt the Resolution during the Town Council's discussion of Item #6 below.

VOTE: 9 - 0 Approved and so declared

RESULT: APPROVED 9 - 0
MOVER: Bill Saums, Town Councilor
SECONDER Tim Ryan, Town Councilor
AYES: Dombrowski, Ingalls, Irwin, Marshall, McGrattan, Paul, Rodriguez, Ryan, Saums

6. MOTION to approve the *“Resolution Amending The Resolution Entitled “Resolution Appropriating \$6,725,000 For Various School Improvement Projects; And Authorizing the Issue of Bonds And Notes In The Same Amount To Finance Said Appropriation” To Increase the Appropriation And Borrowing Authorization To \$8,550,000”*.

**Res: 003-2023/SEP 13 (a)**

RESOLUTION  
AMENDING THE RESOLUTION ENTITLED  
*“RESOLUTION APPROPRIATING \$6,725,000 FOR VARIOUS SCHOOL IMPROVEMENT  
PROJECTS; AND AUTHORIZING THE ISSUE OF BONDS AND NOTES  
IN THE SAME AMOUNT TO FINANCE SAID APPROPRIATION”*  
TO INCREASE THE APPROPRIATION AND BORROWING AUTHORIZATION TO \$8,550,000

WHEREAS, on February 22, 2022, the voters of the Town approved a resolution entitled *“RESOLUTION APPROPRIATING \$6,725,000 FOR VARIOUS SCHOOL IMPROVEMENT PROJECTS; AND AUTHORIZING THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE SAID APPROPRIATION”* (the *“Original Resolution”*) for various school improvement projects, including in part HVAC upgrades at Juliet W. Long School (the *“Project”*); and

WHEREAS, the Town anticipates the State’s approval of the HVAC upgrades at Juliet W. Long School in the amount \$2,225,000, resulting in an increase of \$1,825,000 to the \$400,000 originally approved as part of the Project; and

WHEREAS, the Town anticipates receiving reimbursements in State grant funds in an amount equal to approximately 62% of the total costs of the HVAC upgrades a Juliet W. Long School; and

WHEREAS, contingent upon the State’s approval of the HVAC upgrades at Juliet W. Long School and related grant reimbursements to the Town, the Town wishes to proceed with the increased HVAC upgrades at Juliet W. Long School; and

WHEREAS, in order to proceed with the increased HVAC upgrades at Juliet W. Long School upon receipt of the State’s approvals, the Original Resolution will need to be amended to increase the appropriation and borrowing authorization.

RESOLVED,

(a) The Original Resolution adopted February 22, 2022 by the voters of the Town, entitled *“RESOLUTION APPROPRIATING \$6,725,000 FOR VARIOUS SCHOOL IMPROVEMENT PROJECTS; AND AUTHORIZING THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE SAID APPROPRIATION”* (the *“Original Resolution”*), which is hereby ratified, confirmed and adopted, is amended by increasing the appropriation and bond authorization by \$1,825,000 to a total of \$8,550,000.

(b) The title of the Original Resolution is hereby replaced in its entirety by the following:  
*“RESOLUTION APPROPRIATING \$8,550,000 FOR VARIOUS SCHOOL IMPROVEMENT PROJECTS; AND AUTHORIZING THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE SAID APPROPRIATION”*

(c) In each of Sections 1, 2 and 3 of the Original Resolution, the amount of SIX MILLION SEVEN HUNDRED TWENTY-FIVE THOUSAND DOLLARS (\$6,725,000) is hereby deleted and the amount of EIGHT MILLION FIVE HUNDRED FIFTY THOUSAND DOLLARS (\$8,550,000) is hereby inserted in its place.

(d) Sections 4 through 8 of the Original Resolution are hereby ratified, confirmed, adopted and incorporated into this resolution.

(e) This resolution shall become effective after approval at referendum vote.

(f) If the above Sections (a) through (e) are enacted, the Amended Resolution will read in its entirety as follows:

“RESOLUTION APPROPRIATING \$8,550,000 FOR VARIOUS SCHOOL IMPROVEMENT PROJECTS; AND AUTHORIZING THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE SAID APPROPRIATION”

RESOLVED.

1. That the Town of Ledyard appropriate EIGHT MILLION FIVE HUNDRED FIFTY THOUSAND DOLLARS (\$8,550,000) for various school improvement projects, including: replacement of the roofs at the Central Office, Gales Ferry School, and Juliet W. Long School; installation of solar equipment at Gales Ferry School and Juliet W. Long School; upgrades to the building management systems at Gales Ferry School; and electrical and HVAC upgrades at Juliet W. Long School. The appropriation may be spent for design, engineering and construction costs, equipment, materials, legal fees, net interest on borrowings and other financing costs, and other expenses related to the project or its financing. The Permanent Municipal Building Committee shall be the School Building Committee for the project and is authorized to determine the scope and particulars of the project. The Permanent Municipal Building Committee may reduce or modify the scope of the project, and the entire appropriation may be spent on the project as so reduced or modified.

2. That the Town issue bonds or notes or obligations in an amount not to EIGHT MILLION FIVE HUNDRED FIFTY THOUSAND DOLLARS (\$8,550,000) to finance the appropriation for the project. The amount of bonds or notes or obligations authorized to be issued shall be reduced by the amount of grants received by the Town for the project. The bonds or notes or obligations shall be issued pursuant to Sections 7-369 and 10-289 of the General Statutes of Connecticut, Revision of 1958, as amended, and any other enabling acts. The bonds or notes or obligations shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town.

3. That the Town issue and renew temporary notes or interim funding obligations from time to time in anticipation of the receipt of the proceeds from the sale of the bonds or notes or obligations for the project or the receipt of grants for the project. The amount of the notes or obligations outstanding at any time shall not exceed EIGHT MILLION FIVE HUNDRED FIFTY THOUSAND DOLLARS (\$8,550,000). The notes or obligations shall be issued pursuant to Sections 7-378 and 10-289a of the General Statutes of Connecticut, Revision of 1958, as amended. The notes or obligations 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 with respect to any notes or obligations that do not mature within the time permitted by said Section 7-378.

4. That the Mayor, the Director of Finance and the Treasurer, or any two of them, of the Town shall sign any bonds or notes or obligations by their manual or facsimile signatures. The Treasurer shall keep a record of the bonds or notes. The law firm of Pullman & Comley, LLC is designated as bond counsel to approve the legality of the bonds or notes or obligations. The Mayor, the Director of Finance and the Treasurer, or any two of them, are authorized to determine the amounts, dates, interest rates, maturities, redemption provisions, form and other details of the bonds or notes or obligations; to designate one or more banks or trust companies to be certifying bank, registrar, transfer agent and paying agent for the bonds or notes or obligations; to provide for the keeping of a record of the bonds or notes or obligations; to designate a financial advisor to the Town in connection with the sale of the bonds or notes; to sell the bonds or notes or obligations at public or private sale; to deliver the bonds or notes or obligations; and to perform all other acts which are necessary or appropriate to issue the bonds or notes or obligations.

5. That the Town hereby declares its official intent under Federal Income Tax Regulation Section 1.150-2 and, if applicable, pursuant to Section 54A(d) of the Internal Revenue Code of 1986, as amended, 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, including qualified tax credit bonds, in an aggregate principal amount not in excess of the amount of borrowing authorized above for the project. The Mayor, the Director of Finance and the Treasurer, or any two of them, 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 or obligations 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.

6. That the Mayor, the Director of Finance and the Treasurer, or any two of them, are authorized to make representations and enter into written agreements for the benefit of holders of the bonds or notes or obligations 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 or obligations.

7. That Building Committee for the project is vested with the following powers and duties: (i) to approve design and construction expenditures for the project; (ii) to recommend to the Mayor the execution of any contract with architects, engineers, contractors and others in the name and on behalf of the Town to complete the project; and (iii) to exercise such other powers as are necessary or appropriate to complete the project. Committee members shall not receive any compensation for their services. Necessary expenses of the Committee shall be included in the cost of the project. The records of the Committee shall be filed with the Town Clerk and open to public inspection during normal business hours. Upon completion of the project, the Committee shall make a complete report and accounting to the Mayor, the Director of Finance, the Treasurer, the Town Council, the Board of Education and the Town.

8. That the Board of Education is authorized to apply for and accept state grants for the project. The Board of Education is authorized to file applications with the State Board of Education, to execute grant agreements for the project, and to file such documents as may be required by the State Board of Education to obtain grants for the costs of financing the project. Any grant proceeds may be used to pay project costs or principal and interest on bonds, notes or temporary notes.

9. That the Mayor, the Director of Finance, the Treasurer, the Board of Education, the Building Committee for the project, 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.

Approved by the Ledyard Town Council on: \_\_\_\_\_

\_\_\_\_\_  
Kevin J. Dombrowski, Chairman

Moved by Councilor Saums, seconded by Councilor Ingalls

Discussion: Councilor Saums provided some background explaining at the February 22, 2022 Referendum the townspeople approved a “*Resolution Appropriating and Authorizing the Issuance of Bonds in the amount of \$6,725,000 for Various School Improvement Projects*”, that included the following: the replacement of the roofs at the Central Office, Gales Ferry School, and Juliet W. Long School; the installation of solar equipment at Gales Ferry School and Juliet W. Long School; upgrades to the Building Management Systems (BMS) at Gales Ferry School; and electrical and ***HVAC upgrades at Juliet W. Long School***, which was designed as a split system.

Councilor Saums went on to explain to meet the State’s requirements to receive Grant Funding for the Juliet W. Long School HVAC upgrades that the system had to be redesigned as a full air conditioning system with outdoor CO2 monitoring, outdoor intake, and a Building Maintenance System (BMS) which was the same type of system that was installed at the Gallup Hill School and Middle School, opposed to the original proposed HVAC system for the Juliet W. Long School that was initially submitted in 2022, which was split system that recirculated the existing air inside the building. He stated installing an air condition system that used outside air would help to prevent to the spread of illness such as the recent Covid 19 Pandemic, opposed to the former split system that recirculated the air within a building and caused CO2 levels to rise causing the kids in school get sleepy, which was not good for learning.

Councilor Saums continued to state because the new HVAC design for the Juliet W. Long School would cost \$1,825,000 more than the amount that was included in the original \$6,725,000 authorization (previously approved in 2022); that the *Resolution Appropriating and Authorizing the Issuance of Bonds* needed to be updated to include an additional/supplemental authorization in the amount of \$1,825,000 bringing the total funding authorization to \$8,550,000 for these Various School Improvement Projects. He stated that this process would also require the town to go back to a Referendum to obtain the townspeople approval to proceed with increasing the dollar amount.

Councilor Saums explained although the town would receive Grant Reimbursement from the State in the amount of 62% of the \$8,550,000 total project(s) cost that the Town was required to obtain authorization to bond the full amount of the project(s) cost. He stated the town’s share of the additional 1,825,000 for the redesigned HVAC system for the Juliet W. Long School would be about \$400,000.

Councilor Saums concluded by explaining the reason this request to increase the Bond Authorization has come forward quickly was because the State notified Municipalities that they would reopen the Grant Application Process for the redesigned HVAC Systems. He noted the Grant Application Process was typically open for a 30–60-day period and there was a significant amount of work that needed to be completed to submit the Grant Application. He stated there was no guarantee that the State would approve Ledyard’s Grant Application for the redesigned HVAC system for the Juliet W. Long School.

VOTE: 9 - 0 Approved and so declared

RESULT: APPROVED 9 - 0  
MOVER: Bill Saums, Town Councilor  
SECONDER Andra Ingalls, Town Councilor  
AYES: Dombrowski, Ingalls, Irwin, Marshall, McGrattan, Paul, Rodriguez, Ryan, Saums

7. MOTION to approve “*Council Resolutions Approving Bond Resolutions And Calling Town Meeting*” to be held in a Hybrid Format (In-Person and Video Conference) on Tuesday, October 10, 2023 at 6:30 p.m. in the Council Chambers, 741 Colonel Ledyard Highway, in the Town of Ledyard, to consider said Resolution; and to Adjourn to Referendum on the voting machines at the Town Hall Annex Building, 741 Colonel Ledyard Highway, on **Tuesday, October 17, 2023** between the hours of 12:00 p.m. and 8:00 p.m. under the following heading:

“SHALL THE TOWN OF LEDYARD APPROPRIATE AN ADDITIONAL \$1,825,000 (INCREASING THE APPROPRIATION AND BORROWING AUTHORIZATION TO AN AGGREGATE \$8,550,000) FOR VARIOUS SCHOOL IMPROVEMENT PROJECTS, AND AUTHORIZING THE ISSUANCE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE THE APPROPRIATION?”

Res: 003-2023/SEP 13 (b)

TOWN COUNCIL RESOLUTIONS  
APPROVING BOND RESOLUTIONS AND  
CALLING TOWN MEETING

RESOLVED,

That the resolution entitled “**RESOLUTION AMENDING THE RESOLUTION ENTITLED “RESOLUTION APPROPRIATING \$6,725,000 FOR VARIOUS SCHOOL IMPROVEMENT PROJECTS; AND AUTHORIZING THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE SAID APPROPRIATION” TO INCREASE THE APPROPRIATION AND BORROWING AUTHORIZATION TO \$8,550,000**” is hereby approved and a copy of said resolution shall be attached to and incorporated into these minutes.

FURTHER RESOLVED,

That the Ledyard Town Council recommends that a town meeting, adjourned to referendum, adopt the above resolution entitled “**RESOLUTION AMENDING THE RESOLUTION ENTITLED “RESOLUTION APPROPRIATING \$6,725,000 FOR VARIOUS SCHOOL IMPROVEMENT PROJECTS; AND AUTHORIZING THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE SAID APPROPRIATION” TO INCREASE THE APPROPRIATION AND BORROWING AUTHORIZATION TO \$8,550,000**” in accordance with Chapter VII, Sections 7 and 12 of the Town Charter.

FURTHER RESOLVED,

That the Chairman of the Town Council is authorized to call a hybrid (In-Person & Video Conference) Special Town Meeting to be held on Tuesday, October 10, 2023 at 6:30 p.m. in the Council Chambers, 741 Colonel Ledyard Highway, in the Town of Ledyard to consider said Resolution.

FURTHER RESOLVED,

That the Town Council, pursuant to Section 14 of Chapter III and Section 9 of Chapter VII of the Town Charter, hereby designates for submission to the voters at referendum to be held on Tuesday, October 17, 2023 between the hours of 12:00 p.m. and 8:00 p.m. at the Town Hall Annex Building, 741 Colonel Ledyard Highway in the Town of Ledyard, in the manner provided by said Sections, action on the aforesaid Resolution to be presented to said Special Town Meeting, and directs the Town Clerk to give notice of such referendum vote.

**FURTHER RESOLVED,**

That the Chairman of the Town Council cause notice of the time, place and purpose of said Special Town Meeting and Referendum to be posted and published in accordance with the provisions of the Town Charter.

**FURTHER RESOLVED,**

That the aforesaid Resolution shall be placed upon the ballot under the following heading: “SHALL THE TOWN OF LEDYARD APPROPRIATE AN ADDITIONAL \$1,825,000 (INCREASING THE APPROPRIATION AND BORROWING AUTHORIZATION TO AN AGGREGATE \$8,550,000) FOR VARIOUS SCHOOL IMPROVEMENT PROJECTS, AND AUTHORIZING THE ISSUANCE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE THE APPROPRIATION?”

Voters approving the Resolution will vote “Yes” and those opposing the Resolution shall vote “No”. Voting will be held at the usual polling places in the Town. Absentee ballots will be available from the Town Clerk’s office.

District One: Town Hall Annex Building  
District Two: Town Hall Annex Building  
District Three: Town Hall Annex Building

Persons qualified to vote in Town Meetings who are not electors shall vote in-person at

Town Hall Annex Building with District One  
Absentee ballots will be available from the Town Clerk’s Office.

Approved by the Town Council on: \_\_\_\_\_

\_\_\_\_\_  
Kevin J. Dombrowski, Chairman

Moved by Councilor Saums, seconded by Councilor Ingalls

Discussion: Councilor Saums noted the background he provided regarding the need to increase the Resolution Appropriating and Authorizing the Issues of Bonds noted in Item 6 (see above) this evening.

In accordance with Chapter VII, Section 9 of the Town Charter a Special Town Meeting that adjourned to a vote on the voting machines was required as follows:

*“Any resolution making a non-budgeted appropriation of less than one (1) percent of the current tax levy shall become effective after approval by the Town Council, provided that the Director of Finance certifies that there are available unappropriated general fund resources in excess of the proposed appropriation. Such appropriations shall not exceed accumulatively two (2) percent of the current tax levy in the current fiscal year.*

*Any appropriation in excess of the limitations in Section 9 above shall become effective only after it has been approved by resolution of the Town Council and adopted at a Town meeting by a majority vote of the qualified voters present and voting.*

*Any resolution making a non-budgeted appropriation of more than one (1) percent of the current tax levy, but less than five (5) percent for any purpose, any resolution authorizing the issuance of bonds or notes or other borrowing of less than five (5) percent of the current tax levy, except notes in anticipation of taxes to be paid within the fiscal year in which issued, and any sale or purchase of real estate or interest therein shall become effective only after it has been approved by the Town Council and adopted at a Town meeting by a majority vote of the qualified voters present and voting at such meeting.*

Councilor Saums stated these Resolutions were setting the date of the Special Town Meeting to be on October 10, 2023; which would adjourn a Referendum on the voting machines on October 17, 2023. He stated the voting location for all polling districts would be at the Town Hall Annex Building.

Councilor Ingalls noted the “Referendum Question” and she stated that it did not clearly state that the cost increase was to provide for the redesigned HVAC system at the Juliet W. Long School. She stated that this could be confusing for the residents.

Administrative Assistant Roxanne Maher explained that Bond Council provided the “Referendum Question” and that the original project that was presented to the townspeople at the February 22, 2023 Referendum was titled “*Various School Improvement Projects*”. She stated the *Various School Improvement Projects* included the following: the replacement of the roofs at the Central Office, Gales Ferry School, and Juliet W. Long School; the installation of solar equipment at Gales Ferry School and Juliet W. Long School; upgrades to the Building Management Systems (BMS) at Gales Ferry School; and electrical **and HVAC upgrades at Juliet W. Long School**. She also explained the Legal Notice that would be published in the newspaper would clearly state; “*To consider and discuss and vote upon a resolution adopted by the Town Council on September 13, 2023, to amend the resolution approved by voters on February 22, 2022 increasing the appropriation and borrowing authorization by an additional \$1,825,000 (thereby increasing the appropriation and borrowing authorization to an aggregate \$8,550,000) for various school improvement projects, including: replacement of the roofs at the Central Office, Gales Ferry School, and Juliet W. Long School; installation of solar equipment at Gales Ferry School and Juliet W. Long School; upgrades to the building management systems at Gales Ferry School; and electrical and HVAC upgrades at Juliet W. Long School*”. She suggested during the Special Town Meeting scheduled on October 10, 2023 that the presentation clearly explain that the additional cost and the need to increase the original authorization was to provide for the redesigned HVAC system at the Juliet W. Long School.

Mayor Allyn, III, explained if the townspeople approve the additional \$1,825,000 funding, but the State does not approve the Town’s Grant Application, that the town would not spend the additional \$1,825,000.

VOTE: 9 - 0 Approved and so declared

RESULT: APPROVED 9 - 0
MOVER: Bill Saums, Town Councilor
SECONDER Andra Ingalls, Town Councilor
AYES: Dombrowski, Ingalls, Irwin, Marshall, McGrattan, Paul, Rodriguez, Ryan, Saums

8. MOTION to authorize the Mayor to issue a “*Letter of Commitment*” to the Avalonia Land Conservancy in response to their request of \$50,000 and \$100,000 from Account #21090305-58920 (Acquisition of Open Space in the CNR Fund) for the acquisition of the following two parcels to be protected and utilized as open space to be payable to Avalonia Land Conservancy at the time of the closing:

- (1) 154 Stoddard’s Wharf Road, Ledyard 35.95 acres (\$50,000)
- (2) 148 Stoddard’s Wharf Road, Ledyard 223.47 acres (\$100,000)

Moved by Councilor Saums, seconded by Councilor Ingalls

Discussion: Councilor Saums stated the Town was not buying 259.42 acres of land for \$150,000. He explained that the Town was committing to use funding from the Open Space Fund to help support the purchase of these two parcels thru a *Public-Private-Partnership* (PPP); should they be successful in securing funding thru the Open Space and Watershed Land Acquisition (OSWA) Grant Program, which provided financial assistance to municipalities and nonprofit land conservation organizations and water companies to acquire land for open space.

Councilor Saums explained in accordance with Ordinance #200-009 “*An Ordinance Providing for the Transfer of Certain Revenue from the Real Estate Conveyance Tax to Specific Town of Ledyard Funds*” the town sets aside twenty percent (20%) from the real estate conveyance tax into various Capital and Non-Recurring Funds, namely Parks & Recreation and Public Works; as well as the Open Space Fund, to be used for the acquisition of Open Space.

Councilor Saums went on to explain that Avalonia Land Conservancy would own the properties and have invited the Ledyard and Groton Utilities to participate in the preservation of these properties through a *Public-Private-Partnership* (PPP). He stated these two parcels abut one another, and that 148 Stoddard's Wharf Road abutted the head of the Groton Reservoir system, which was the reason Groton Utilities was interested in preserving these properties as open space noting that it was an excellent way to protect it from future development and from potential runoff into our water supply that both Groton and Ledyard use. He stated these properties were a huge parcel and had the potential to extend the Tri-Town Trail (Bluff Point to Preston Plains Park) from its current termination at the southern end of the Clark Farm. He stated although there were a couple of other properties that have not been resolved yet, that preserving these two parcels as open space could help to bring the Tri-Town Trail to Route 214 and possibly further. He noted the Tri-Town Trail has been a project for the last 17-years.

Mayor Allyn stated the Open Space Account had a current balance of \$383,788.33 with no open commitments at this time.

VOTE: 9 - 0 Approved and so declared

RESULT: APPROVED 9 - 0
MOVER: Bill Saums, Town Councilor
SECONDER Andra Ingalls, Town Councilor
AYES: Dombrowski, Ingalls, Irwin, Marshall, McGrattan, Paul, Rodriguez, Ryan, Saums

9. MOTION to approve two tax refunds in the combined total amount of \$7,470.50 with each exceeding \$2,400.00 in accordance with tax collector departmental procedures.

- Annie Becerra \$4,910.98
- Mary Hooper \$2,559.52

Moved by Councilor Saums, seconded by Councilor Ingalls

Discussion: Councilor Saum explained in accordance with policies established for the Tax Collection Department, refunds to taxpayers exceeding \$2,400 are to be approved by the Town Council. He stated in both cases there was a double payment of the taxes, which typically caused by both the lender who holds funding in escrow to pay the taxes, and the homeowner paying the taxes. He stated when the Tax Collector finds a double payment that they notify the property owner. He stated all the paperwork was in order to issue these two tax refunds.

VOTE: 9 - 0 Approved and so declared

RESULT: APPROVED 9 - 0
MOVER: Bill Saums, Town Councilor
SECONDER Andra Ingalls, Town Councilor
AYES: Dombrowski, Ingalls, Irwin, Marshall, McGrattan, Paul, Rodriguez, Ryan, Saums

### General Items

10. Discuss Work Session Items as time permits. – None.

XV. ADJOURNMENT

Councilor Rodriguez moved to adjourn, seconded by Councilor Paul  
9 - 0 Approved and so declared. The meeting adjourned at 8:17 p.m.

VOTE:

\_\_\_\_\_  
Transcribed by Roxanne M. Maher  
Administrative Assistant to the Town Council

I, Kevin J. Dombrowski, Chairman of the Ledyard Town Council,  
hereby certify that the above and foregoing is a true and  
correct copy of the minutes of the Regular Town Council  
Meeting held on September 13, 2023.

\_\_\_\_\_  
Kevin J. Dombrowski, Chairman