



TOWN OF LEDYARD

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Ledyard, Connecticut 06339-1551
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Town Council Meeting Minutes

Chairman Kevin J.
Dombrowski

Regular Meeting

Wednesday, June 14, 2023

7:00 PM

Town Hall Council Chambers

In-Person: Council Chambers Town Hall Annex

Remote: Information noted below:

Join Zoom Meeting from your Computer, Smart Phone or Tablet:

**[https://us06web.zoom.us/j/86805651734?
pwd=anJja3puTGc5OXZmVmpEKzE2OUhhdz09](https://us06web.zoom.us/j/86805651734?pwd=anJja3puTGc5OXZmVmpEKzE2OUhhdz09)**

Only: Telephone: +1 646 558 8656; Meeting ID: 868 0565 1734; Passcode: 630720

I. CALL TO ORDER

Chairman Dombrowski called the meeting to order at 7:06 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.

Chairman Dombrowski apologized for the late start of tonight's meeting noting that the Town Council had a special meeting prior to this one that ran a few minutes over.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Present: Chairman Kevin Dombrowski
Councilor Bill Saums
Councilor Andra Ingalls
Councilor Gary Paul
Councilor Mary K. McGrattan
Councilor S. Naomi Rodriguez
Councilor Tim Ryan

Excused: Councilor John Marshall
Councilor Whit Irwin

IV. PRESENTATIONS

None.

V. RESIDENT & PROPERTY OWNERS (COMMENTS LIMITED TO THREE (3) MINUTES)

None.

VI. COMMITTEE COMMISSION AND BOARD REPORTS

None.

VII. COMMENTS OF TOWN COUNCILORS

Councilor Paul began his comments by wishing all a Happy Flag Day! He continued by stating the Yale-Harvard Regatta Day Festival held on Saturday, June 10, 2023 in Gales Ferry was awesome. He stated that he set-up a large screen inside the Pavilion to show the Race to folks who did not want to go down to the Thames River to see the Race. He stated the weather was terrific and it was a great community event, noting that the crowd was cheering throughout the Races. He thanked Economic Development Commissioner Jessica Buhle, Charlene Johnson from Sweet Hill Farm, the Ledyard Lions, the Ledyard Police Department and both the Gales Ferry and Ledyard Center Fire Departments and all those who participated and came out to support the event. He stated he could not wait to next year!

Councilor Rodriguez acknowledged that June was Pride Month; and she stated that she hoped someday everyone would feel comfortable to live their truth openly; and celebrate the freedom to be themselves without hate, judgement, or ridicule, and may their loved ones accept them for who they are. She stated to quote Connecticut State Treasurer Eric Russell *“Pride is a reminder that progress does not happen by accident. It’s been earned through generations of struggle and sacrifice. And it’s not inevitable, the work doesn’t end”*.

Councilor Rodriguez continued by noting, as Councilor Paul stated, today was Flag Day and she thanked all those who have served, sacrificed for our flag, and our freedom.

Councilor Ryan stated that he would like to echo Councilor Paul’s comments on Flag Day and regarding the June 10, 2023 Yale-Harvard Regatta Festival. He stated he went to the Regatta with his kids noting that it was a great time, and the weather was great too. He went on to state that he was sad that the Farmers Market was cancelled this

afternoon because of the storm that came thru late this afternoon. He stated he was looking forward to next week's Farmers' Market.

Councilor Ryan continued by noting on tonight's Consent Calendar the Town Council would be voting "*to transfer non-refundable over payments to the General Fund*". He stated during the Finance Committee's June 7, 2023 they discussed State Statute 12-129 which stated: "*...over payments that were over three-years old cannot be refunded and over payments under \$5.00 may not be refunded*", which he understood. However, he stated after the Finance Committee meeting he received a telephone call from a resident who was on the Non-Refundable List, and was dismayed that their overpayment was not being refunded noting that their overpayment was between \$100 - \$150 over a two-year period. He stated in speaking with Tax Collector Kathy Demicis, who was very helpful and informative, that she explained that the Tax Collector's Office sends letters to the party who paid the taxes to notify them that the taxes were overpaid. However, he stated for people who have their taxes escrowed thru their mortgage lender that the lender then employs a servicing company that pays the property taxes. He stated in this particular case the servicing company was sent two letters, but that neither of the letters made it to the resident to inform them that there had been an overpayment of taxes. He stated that he directed the resident to the website where they could see the history of the taxes paid and he suggested that they contact the mortgage lender. However, he stated he did not think that residents should have to do that. He stated in speaking with Tax Collector Kathy Demicis he asked whether her Office could also send a copy of the overpayment letter to the property owner, in addition to the servicing company. He stated Ms. Demicis explained that sending a copy of the overpayment letter to the property owner was not a satisfactory solution because the person living at the property may not actually be the property owner. He stated although he did not have a recommendation on how this type of situation could be resolved, that he wanted to make the Town Council aware of what was happening with the overpayment of taxes.

Councilor Rodriguez noted the Non-Refundable Tax Overpayments List that was provided to the Finance Committee was for overpayments that were three years old. Therefore, she questioned whether the Non-Refundable Tax Overpayments List could be provided every year and include the most current year. Chairman Dombrowski stated the Town Council reviewed the Non-Refundable Tax Overpayments List on an annual basis. He explained the keeping the Non-Refundable Tax Overpayments List up-to-date to the current year was the Tax Collectors responsibility not the Town Council's responsibility.

Mayor Allyn, III, stated the Tax Collector does keep the Non-Refundable Tax Overpayments List updated to the current year.

Chairman Dombrowski commented on the particular case Councilor Ryan mentioned this evening, and he questioned if the servicing company was making the tax payment how did the double payment of taxes occur. He stated if the servicing company made the double tax payment and if the double payment was taken out of the escrowed

account, that it should have picked-up by the mortgage company in the arrears of the escrow account. He also questioned whether the overpayment that was being discussed this evening occurred in 2018 when there was a mil rate change and a supplemental tax bill went out, noting that everyone received an additional billed amount mid-term during that year. He stated if this was the case the tax bill could have been paid twice, once by the servicing company and once by the property owner. Councilor Ryan stated that the resident was a property owner in 2018 when the supplemental tax bill was issued. However, he stated that he reviewed the resident's tax records on-line, and that the \$100 - \$150 overpayment was not related to the payment of the 2018 supplemental tax bill. He stated the \$100 - \$150 was a combined overpayment that occurred over a two-year period. He stated although it was not a significant amount that it was the principle. Councilor Saums stated some of the tax overpayments were significant noting that there were some that were \$2,000. He stated the property owners should contact their lender/escrow company. Councilor Ryan noted Councilor Saums' comment and he stated that he suggested the resident contact their escrow company.

Councilor Ryan continued to note in speaking with Tax Collector Kathy Demicis that the state statute does not require the town to notify when an overpayment was made, but that it has been the town's practice to do so. He stated he thought it was great that the Tax Collector's Office notifies when an overpayment has been made and he suggested the Town make this practice a Town Policy. He concluded his comments by stating that his guidance to the resident was to contact their bank, who they had been with for many years, to try to resolve the matter.

Chairman Dombrowski thanked Councilor Ryan for his comments, noting that this was the first time they had heard of such a situation, and appreciated his insight.

Councilor Ingalls stated at the Finance Committee's June 7, 2023 meeting they learned that the Permanent Municipal Building Committee (PNBC) was not holding their meetings in a Hybrid Format and that they were not recording their meetings. She stated that she has made Chairman Dombrowski aware of this, noting that he would be picking up the baton. Councilor Saums stated when the Finance Committee discussed their concern that the PMBC was not holding Hybrid meetings or recording the meetings, noting that they meet at the Board of Education Central Office, that Superintendent of Schools Jason Hartling, who was in attendance, stated that there was equipment in the room for recording. Councilor Saums noted that anyone could record a Zoom Meeting using their laptop. Chairman Dombrowski stated that he would send PMBC Chairman Gary Schneider a letter regarding the matter, and that he planned to attend one of their meetings. He stated he found this disconcerting noting that the PMBC was responsible for overseeing and spending significant amounts of tax dollars, and because one of the PMBC Members continues to send the Town Council emails regarding transparency and other issues about access to minutes, noting that the PMBC was one of the least transparent Committees.

VIII. REVIEW AND APPROVAL OF MINUTES

MOTION to approve the Town Council Regular Meeting Minutes of May 24, 2023.

Moved by Councilor Rodriguez, seconded by Councilor McGrattan

VOTE: 7- 0 Approved and so declared

RESULT: APPROVED AND SO DECLARED

MOVER: S. Naomi Rodriguez

SECONDER: Mary K. McGrattan

AYE: 7 Dombrowski, Saums, Ingalls, Paul, McGrattan, Rodriguez, and Ryan

EXCUSED: 2 Marshall, and Irwin

IX. COMMUNICATIONS

Communications List - June 14, 2023

Chairman Dombrowski stated a Communications List has been provided. He noted the referrals listed.

X. REFERRALS

XI. COUNCIL SUB COMMITTEE, LIAISON REPORTS

1. Administration Committee

Councilor Ingalls stated the Administration Committee met earlier this evening and addressed the following: (1) Job Description Updates for the Library; and (2) Appointment for the newly Combined Parks, Recreation, and Senior Citizens Commission. She noted these items would be included on the Town Council's June 28, 2023 Agenda. She also announced that the Administration Committee would hold a Special Meeting on June 28, 2023 at 6:00 p.m. to address appointments to the Budget Transformation Committee. She stated that she would entertain renaming the Committee to avoid misleading anyone about the work that has been assigned to the Committee. She concluded by noting that this was a short-term (4 month) initiative noting that their Final Report was due to the Town Council on October 27, 2023.

RESULT: .

2. Community Relations Committee

Councilor Paul stated the Community Relations Committee has not met since the last Town Council meeting. He noted their next meeting was scheduled for June 21, 2023 at 6:30 p.m.

RESULT:**3. Finance Committee**

Councilor Saums stated the Finance Committee met on June 7, 2023 and he noted in addition to the items on tonight's Agenda that the Committee also discussed the following: (1) Fiscal Year 2023/2024 State Revenues - Councilor Saums noted that Finance Director Matthew Bonin reported that State revenue to Ledyard were expected to be about \$275,000 higher than projected, however, Mr. Bonin recommended the Committee not change the proposed 34.56 Mil Rate. Councilor Saums stated the notable revenues expected to come higher than budgeted were Education Cost Sharing (ECS); Payment In Lieu Of Taxes (PILOT); Motor Vehicle Reimbursements. The Committee discussed the increase in state revenues and agreed that past history has proven that state revenue received did not always total up to the amount budgeted by the State Legislature; (2) Board of Education Roof Projects - Owner's Representative Services for Select Capital Projects - Councilor Saums stated Finance Director Matthew Bonin reported that he attended the PMBC June 5, 2023 meeting to follow-up on the PMBC's Bid Waiver request pertaining to their selection of STV Construction Inc. (\$91,496). Councilor Saums explained the Finance Committee denied the bid waiver request at their April 5, 2023 meeting because the PMBC had not followed Due Process by negotiating with one company but not both companies that submitted bids in the first round, commenting that this practice could open the town up to liabilities and lawsuits. He noted that it was his understanding that there was some grousing by the PMBC regarding the Finance Committee's decision; however, he stated that his response to the PMBC was that the town has to follow the laws, policies and regulations of the town. Councilor Saums went on to state the PMBC rebid the work (LPS#23-01) and received the required three bids, noting that the PMBC selected STV Construction Inc., who were the low bid; (3) Hybrid Meetings & Recording - Councilor Saums the Permanent Municipal Building Committee (PMBC) was not recording their meetings; nor were their meetings being made available to the public for remote access (Hybrid Format). Councilor Saums stated the latter was a violation of the Town's Policy:#2022-03-23-01 "*Policy And Guidelines For Remote Meeting Participation*" that was adopted on March 23, 2022 which stated: ".....Town's appointed Committees/Commissions/Boards may conduct all of their in-person meetings in a Hybrid Format enabling both in-person and remote participation, providing the appropriate technology and equipment is available at the physical meeting location". He stated the Finance Committee was unanimous in their opinion that PMBC meetings should be hybrid meetings and due to the large dollar decisions made by the Committee, that the meetings should also be recorded. He stated there was no excuse for this lack of adherence to town policy; (4) Opioid Settlement Funding - Councilor Saums stated the Finance Committee discussed but took no action on the opioid settlement proposal from the Ledyard Prevention Coalition because no one from the Coalition was present to answer questions; (5) Public Act No. 21-58 "*An Act Concerning Solid Waste Management*" in accordance with "*Resolution Regarding Revenues Received from Beverage Container Surcharges*" adopted on June 8, 2022 (Nip Bottles) - Councilor Saums stated the Finance Committee discussed the use of the Solid Waste (nip) funding the town received quarterly from the State, and agreed to keep the item on the agenda

until the fall, 2023. In the meantime, the Committee planned to come up with some proposals for spending the money for an organized volunteer collection program. He stated that Councilor Ingalls reported that the Ledyard Beautification Committee was excited to participate and to perhaps host the collection effort. Councilor Saums stated more would be forthcoming on this topic.

RESULT: .

4. Land Use/Planning/Public Works Committee

Councilor Paul stated the LUPPW Committee met on June 5, 2023 and he noted in addition to the one item they have on tonight's Agenda the Committee also continued their work to update the List of the Assignment of Administrative Control of Town-Owned or Town Leased Properties.

RESULT: .

5. Housing Authority

Councilor McGrattan stated UConn Health would be presenting an eight-week Seminar on Health and Wellness at the Kings Corner Manor Senior Housing Facility in Gales Ferry. She stated the residents would be able to select the subjects they would like to talk about.

Councilor McGrattan continued by reporting that the improvement projects at the Kings Corner Manor Senior Housing Facility were moving along noting that they were working on the sidewalks this week.

RESULT: .

6. Ledyard Beautification Committee

Councilor Ingalls stated the Beautification Committee was getting their feet under them, noting that they had a lot of new members. She stated that she spoke with Committee Chairman Jen Eastbourne about the possibility for the Committee to head up the organization of the Roadside Cleanup that would partner with non-profit organizations. She noted that the Finance Committee was working to consider options to use the funding the town received from the Nip Bottle Surcharge (Public Act No.21-58 "*An Act Concerning Solid Waste Management*" in accordance with "*Resolution Regarding Revenues Received from Beverage Container Surcharges*" adopted on June 8, 2022. (Nip Bottles) and to reward non-profits for helping with the initiative. She stated the Beautification Committee was willing to participate in the Roadside Cleanup project.

Councilor Rodriguez stated that she was aware of two residents who were interested in serving on the Beautification Committee and that she would forward their names to the

Republican Nominating Committee Chairman Mike France to submit their appointment applications. She also noted that the Ledyard Garden Club donated \$100.00 to the Beautification Committee, which was very generous.

7. Water Pollution Control Authority

Councilor Saums stated that although the WPCA has not met since the last Town Council meeting that he wanted to report that the Smith & Loveless skid mounted pump station was up and running. He complemented the Mayor, Wastewater Supervisor Steve Banks and WPCA Chairman Ed Lynch for their work and oversight of the project.

RESULT:

XII. REPORT OF THE MAYOR

REPORT OF THE MAYOR:

Mayor Allyn, III, stated he had a fantastic trip abroad, noting he met a lot of terrific people. He stated in speaking to people in England and Scotland that he found their countries were incredibly similar on many things.

Mayor Allyn reported on the following: (1) State Legislative Session - Mayor Allyn stated the Legislative Session was now closed and he noted the following: (a) Affordable Housing Bill (Fair Share Bill) - Mayor Allyn stated a watered-down version was approved, noting that \$250,000 was put aside to conduct a State-Wide Affordable Housing Needs Study. The 1-2 year Study would begin later this year; (b) Payment In Lieu of Taxes (PILOT) - Mayor Allyn stated \$19 million was added to the PILOT Program, noting that Ledyard would receive \$1,000,994 or \$75,894 more than the current year; (c) Early Voting - Mayor Allyn stated \$1.8 million was budgeted for Early Voting, noting Ledyard would receive \$10,500 for next year; (d) Body Camera and Dash Camera Grants - Mayor Allyn stated Grant Funding for Body Camera and Dash Cameras was extended thru Fiscal Year 2025; (e) Total State Revenue to Ledyard was \$334,706 more than projected with \$203,00 for the General Government and \$111,000 for the Board of Education Cost Sharing + 1% (ECS); (3) Wastewater Treatment Plan Skid Pump Station - Mayor Allyn stated as Councilor Saums reported, the Smith & Loveless skid mounted pump station was up and running. He complemented and thanked WPCA Chairman Ed Lynch Wastewater Supervisor Steve Banks for their work and oversight of the project. He stated the old 240-volt transformers were replaced with 208-volt transformers, which the new pumps required; (4) LED Signs (American Rescue Plan Act Funding) - Mayor Allyn stated he was continuing to work with the Connecticut Department of Transportation (DOT) to obtain a Lease to place the LED Sign in Ledyard Center. He stated anything in-front of the stonewalls in Ledyard Center would require a lease from the State. He stated the Lease was a one-time cost of \$500 for the administration cost. He stated the LED Sign would be placed in-front of the Town Green; (5) Road Work Projects - Mayor Allyn reported micro resurface work would begin tomorrow (June 15, 2023) on Long Cove Road and Whalehead Road. He stated there would be alternating traffic over the next week in the area.

Questions to the Mayor - -

Councilor Ingalls addressed the \$500.00 Connecticut Department of Transportation Lease for the location of the LED Sign in Ledyard Center and she questioned whether this was an annual fee. Mayor Allyn stated it was a one-time fee to pay for the administration of the lease, which could involve a survey and other expenses. He explained there was no charge to annually renew the lease.

Councilor McGrattan commented on the State-wide Affordable Housing Study (Fair Share Bill), noting that they could wallpaper the town with the number of studies that have been conducted on housing. She stated The New London Day Newspaper was currently doing a housing study. She questioned who was going to be on the State's Committee to conduct the Housing Study and whether the State was going to take into consideration all the housing studies that have already been done. Mayor Allyn stated it remains to be seen as to who would be on the State's Housing Study Committee. He noted Councilor McGrattan was right, and he stated last year the Southeastern Connecticut Council of Governments (SCCOG) conducted a Housing Study of the twenty-one SCCOG Towns; and therefore, they questioned why the State would conduct a Housing Study in this area because a study was already done, and he commented that this happens far too often. Councilor McGrattan commented in conducting their study that the State would then come up with solutions that the towns would not like and object to. Mayor Allyn stated the Fair Share Bill included a lot of solutions the town's did not like. Chairman Dombrowski commented that they would not be able to conduct a State-Wide Housing Study for \$250,000, noting that it would cost the town \$30,000 just to conduct a study on the Route 12 Corridor. Therefore, he questioned how the State was going to be able to conduct a study of Affordable Housing for 169 Municipalities. Mayor Allyn stated in the 11th hour of the Legislative Session they decided to put the Fair Share Bill aside and came up with the Study. He stated that he agreed with the Councilors' comments, stating \$250,000 was going to be about 10% of what the State would need to conduct an Affordable Housing Study for the entire state.

Mayor Allyn continued by noting he tracked a number of House Bills that could have been favorable for Ledyard, such as bringing the Pequot-Mohegan Fund Formulation up to level that it was originally designed for. However, he stated the Pequot-Mohegan Fund Formulation Bill along with number of other Bills did not make it through the State's Legislative process.

RESULT:**XIII. OLD BUSINESS**

None.

XIV. NEW BUSINESS

CONSENT CALENDAR

- *1. MOTION to transfer tax accounts in the amount of \$60,136.02 listed in the report dated May 31, 2023, to the “Suspense File”.

In addition, authorize the transfer of non-refundable over payments in the amount of \$7,665.82 to the general fund listed in the report dated May 31, 2023.

RESULT: APPROVED AND SO DECLARED

- *2. MOTION to approve three tax refunds in the combined total amount of \$8,419.16 with each exceeding \$2,400.00 in accordance with tax collector departmental procedures.

- David Carman & Heather Hanson \$2,438.42
- Joseph St. Germain Jr. \$2,653.86
- Patricia Mignault \$3,326.88

Moved by Councilor Ingalls, seconded by Councilor McGrattan

VOTE: 7- 0 Approved and so declared

RESULT: APPROVED AND SO DECLARED

MOVER: Andra Ingalls

SECONDER: Mary K. McGrattan

AYE: 7 Dombrowski, Saums, Ingalls, Paul, McGrattan, Rodriguez, and Ryan

EXCUSED: 2 Marshall, and Irwin

Finance Committee

3. MOTION to appropriate and transfer \$201,239 from Account #10188210-59300 (Transferred Funds) to Account #2101402-49002 (CNR Transfers In);

In addition, appropriate \$201,239 to Account #21070101-58261 (BOE CNR Ag-Science);

And authorize the Board of Education to spend up to \$271,960 as outlined in the Board of Education Agricultural Science & Technology (ASTE) 2022/2023 request.

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Moved by Councilor Ryan, seconded by Councilor Ingalls

Discussion: Councilor Saums explained the town receives funding specifically for the Vo-Ag Science Program. He noted for Fiscal Year 2022/2023 the town budgeted \$850,000 in the General Fund for Vo-Ag Science Funding (ASTE) Revenues. However, he stated the town received \$1,051,239 in funding; or \$201,239 more than the projected budgeted revenue. Therefore, he stated the Board of Education has requested

authorization to use the additional funding received for Vo-Ag Capital Items that were needed. He stated the List of items for the Agricultural Science & Technology Education was extensive noting that it included some large purchases and some smaller items as well. He stated the Board of Education would solicit bids for the items that cost over \$15,000. He stated tonight's action was to approve the Board of Education's Agricultural Science & Technology (ASTE) spending plan as listed above and to authorize them to spend the additional \$201,239 of ASTE Funding; plus \$70,721 from their existing Ag-Science Capital Funding for a total expenditure of \$271,960.

VOTE: 7 - 0 Approved and so declared

RESULT: APPROVED AND SO DECLARED

MOVER: Bill Saums

SECONDER: Andra Ingalls

AYE: 7 Dombrowski, Saums, Ingalls, Paul, McGrattan, Rodriguez, and Ryan

EXCUSED: 2 Marshall, and Irwin

4. MOTION to authorize a bid waiver for CWPM, LLC for Bid No. 2023-08 (Oversized Bulky Waste Removal) due to lack of three bids, in accordance with Ordinance #200-001 (rev 1) "An Ordinance for Purchasing".

Moved by Councilor Saums, seconded by Councilor Ingalls

Discussion: Councilor Saums explained that the Town solicits bids for Bulky Waste Removal Services at the Transfer Station every two (2) years. He stated, as has been the case the last several times, the Town did not receive three or more bids. He stated of the two proposals received CWPM, LLC (formerly Sterling Superior Waste) was the low bidder versus Casella (formerly Willimantic Waster Paper Co., Inc. over the 2-year period. He stated CWPM was the currently their hauler and was the lower bid received, noting that cost was about a 16% increase over their current rate.

VOTE: 7 - 0 Approved and so declared

RESULT: APPROVED AND SO DECLARED

MOVER: Bill Saums

SECONDER: Andra Ingalls

AYE: 7 Dombrowski, Saums, Ingalls, Paul, McGrattan, Rodriguez, and Ryan

EXCUSED: 2 Marshall, and Irwin

5. MOTION to authorize the Parks, Recreation, & Senior Citizens Director to overspend Senior Center General Fund 10130501-51800 (Van Driver Wages) in the amount not to exceed \$3,500, to cover cost thru June 30, 2023.

Moved by Councilor Saums, seconded by Councilor Ryan

Discussion: Councilor Saums explained that Parks, Recreation, & Senior Center Director Scott Johnson, Jr., was attending tonight's meeting remotely to answer questions.

Councilors Saums stated that there has been an increased need for transportation for the senior citizens; and therefore, additional funding was needed to carry them to the end of this fiscal year (June 30, 2023).

Councilor Ryan stated that Mr. Johnson included the additional funding for these expenses in the upcoming Fiscal Year 2023/2024 Budget.

VOTE: 7 - 0 Approved and so declared

RESULT: APPROVED AND SO DECLARED

MOVER: Bill Saums

SECONDER: Tim Ryan

AYE: 7 Dombrowski, Saums, Ingalls, Paul, McGrattan, Rodriguez, and Ryan

EXCUSED: 2 Marshall, and Irwin

6. MOTION authorize the Parks, Recreation, & Senior Citizens Director to overspend Parks & Recreation General Fund 10160101-56220 (Electricity) in the amount not to exceed \$5,200; to cover utility costs thru June 30, 2023.

Moved by Councilor Saums, seconded by Councilor Ingalls

Discussion: Councilor Saums stated the cost of electricity has increased, noting the rate increase that occurred in January, 2023 was not budgeted. Therefore, additional funding was needed to cover electricity expenses thru the end of the fiscal year (June 30, 2023).

VOTE: 7 - 0 Approved and so declared

RESULT: APPROVED AND SO DECLARED

MOVER: Bill Saums

SECONDER: Andra Ingalls

AYE: 7 Dombrowski, Saums, Ingalls, Paul, McGrattan, Rodriguez, and Ryan

EXCUSED: 2 Marshall, and Irwin

7. Town of Ledyard Public Hearing Legal Notice - Neighborhood Assistance Act - Habitat for Humanity.

Moved by Councilor Saums, seconded by Councilor Ryan

Discussion: Councilor Saums explained the State Department of Revenue Services in conjunction with large corporations developed the Neighborhood Assistance Act (NAA) which provided a tax credit to businesses that make donations to nonprofits for projects approved by their local governments. He stated the NAA was not a grant program, it was a "corporation donation" initiative in which corporations could partner with non-profit organizations to sponsor or make donations toward an approved project for which they would receive a tax credit.

Councilor Saums went on to explain that last year the town approved this Habitat for

Humanity project to support a full rehabilitation of a single-family split-level home located at 42 Laurel Leaf Drive, Gales Ferry, for the Non-Profit Organization (Habitat for Humanity) to be eligible to apply for the Neighborhood Assistance Tax Credit Program. However, he stated because the timing was very close to the deadline, the project was not eligible for the application by the time all of the paperwork was completed. He stated the only cost to the town was to publish a Notice in the newspaper and hold a Public Hearing. He stated tonight's motion was to schedule the Public Hearing for June 28, 2023. He noted Ms. Bernadette Drennen, Habitat for Humanity Representative was present this evening remotely.

Ms. Bernadette Drennen, Habitat for Humanity Representative, thanked the Town Council for their support which would allow Habitat for Humanity to apply for the Neighborhood Assistance Act Program. She stated the work to the outside of the 42 Laurel Leaf Drive home has been completed. She stated the family that would be assigned to the home would be putting 200- 300 hours of sweat equity into the home.

VOTE: 7 - 0 Approved and so declared

RESULT: APPROVED AND SO DECLARED

MOVER: Bill Saums

SECONDER: Tim Ryan

AYE: 7 Dombrowski, Saums, Ingalls, Paul, McGrattan, Rodriguez, and Ryan

EXCUSED: 2 Marshall, and Irwin

8. MOTION to approve Standing Bid Waivers as follows: Vendors included in the Town of Ledyard Standing Bid Waiver List for FY2024, Capital Region Purchasing Council Bids, State of Connecticut bids, other states' bids, and Federal Government.

Moved by Councilor Saums, seconded by Councilor Ingalls

Discussion: Councilor Saums provided some background noting that in accordance with Ordinance #200-001 entitled "*An Ordinance for Purchasing*" the purchasing thresholds were as follows: (1) For purchases of goods or services between \$5,000 - \$14,999 the Town shall solicit a minimum of three quotes; and (2) For purchases over \$15,000, a minimum of three (3) proposals are required through a competitive bid process.

Councilor Saums explained that annually the Town Council reviews and approves a "*Standing Bid Waiver List*" for unique vendors, lowest possible prices obtainable, sole vendors, and fewer than three bidder situations, noting that the Town's Purchasing Ordinance requires them to request competitive bids for items in excess of \$15,000. He stated the town would solicit bids for the Auditing Firm (Annual Audit Report) at the end of the contract.

Councilor Saums stated the Finance Committee reviewed the Standing Bid Waiver List that was presented for the upcoming fiscal year (23/24) stating that they were comfortable with the vendors listed, noting that it would be disruptive to change some of the providers on the List.

VOTE: 7 - 0 Approved and so declared

RESULT: APPROVED AND SO DECLARED

MOVER: Bill Saums

SECONDER: Andra Ingalls

AYE: 7 Dombrowski, Saums, Ingalls, Paul, McGrattan, Rodriguez, and Ryan

EXCUSED: 2 Marshall, and Irwin

9. MOTION to set a Fiscal Year 2023/2024 a Real Estate and Personal Property Mil Rate of 34.56 and a Motor Vehicle Mil Rate of 32.46.

Moved by Councilor Saums, seconded by Councilor Ryan

Discussion: Councilor Saums stated at the May 16, 2023 Referendum the townspeople approved a Fiscal Year 2023/2024 Budget in the amount of: \$64,540,940 (GG \$28,632,572; and BOE \$35,908,368) which represented a 0.75 mil increase over the current year. He stated the 34.56 Mil Rate was as presented during the Annual Town Meeting Budget Presentation to the townspeople.

Councilor Saums went on to explain beginning with the Fiscal Year 2022/2023 the State implemented a Car Tax Cap. He stated in accordance with State Statute 12-71e (a)(3) the Car Tax Cap has been set at 32.46 mills; and he explained the State would provide funding to the Municipalities whose Mil Rate exceed 32.4 mills to offset loss of car taxes to the Municipalities due to the state's cap.

VOTE: 7 - 0 Approved and so declared

RESULT: APPROVED AND SO DECLARED

MOVER: Bill Saums

SECONDER: Tim Ryan

AYE: 7 Dombrowski, Saums, Ingalls, Paul, McGrattan, Rodriguez, and Ryan

EXCUSED: 2 Marshall, and Irwin

Land Use/Planning/Public Works Committee

10. Public Hearing Legal Notice:

The transfer/conveyance to Avalonia Land Conservancy the following:

- (1) 334 Colonel Ledyard Highway (Vol. 604 Pg 763) 29,752 +/-SF
- (2) 538R Colonel Ledyard Highway (Vol. 99 Pg 139) 3.32 +/- Acres

Moved by Councilor Paul, seconded by Councilor Rodriguez

Discussion: Councilor Paul deferred to Mayor Allyn, III, to provide the background regarding the conveyance of these two properties.

Mayor Allyn provided an overview of the conveyance of the two town-owned properties to Avalonia Land Conservancy, noting that these two parcels would provide access to the Founders Preserve (approximate 96.52 +/- acres) property, which the townspeople approved to convey to Avalonia at the October 28, 2020 Special Town Meeting.

334 Colonel Ledyard Highway: Mayor Allyn stated this has been a blighted property for many years. He stated as he has reported during previous Town Council Meetings, (January 25, 2023; March 8, 2023; April 12, 2023; April 26, 2023; May 24, 2023) the last time the town placed a Blight Lien (4th blight lien) on the property owner offered the town the deed in lieu of foreclosure, because he did not want to pay the lien. Mayor Allyn stated the town has since acquired the property and was in the process of obtaining a Demolition Permit for the condemned house. He stated the structure had 36 inches of asbestos in the roofing mastic which would be removed. He noted today the town received from Ledge Light Health District the Permit to Abandon the Well, which would involve filling the well with gravel. He stated the town would remove the structure from the property and then convey it to Avalonia Land Conservancy. He stated this 29,752 +/- strip of land would provide frontage and suitable public access to the open space Founders Preserve (approximate 96.52 +/- acres) property.

Mayor Allyn went on to note that he read the Land Use/Planning/Public Works Committee's June 5, 2023 meeting minutes and he stated that he was scratching his head on many of the comments made by Land Use Director, Juliet Hodge regarding the GIS Mapping System versus the Map. He stated as nice as they were to have on-line the GIS Maps was not the gospel. He stated Avalonia Land Conservancy hired Surveyor Eric Seitz, who was conducting an A2 Survey of the property, which was the highest quality survey available. He stated Mr. Seitz was nearly 90% done with his work, noting that a small jog was made to allow for the correct side-yard setback to account for a small two-car garage that was associated with a town-owned parcel located at 332 Colonel Ledyard Highway. He stated that he would be stunned if the work required could not be completed in time to meet the September 13, 2023 timeline to hold the Public Hearing in accordance with CGS 7-143e and the Special Town Meeting in accordance with Chapter VII, Section 9 of the Town Charter.

Mayor Allyn continued by explaining that Avalonia Land Conservancy has indicated that they would gravel this area to provide a parking lot that would accommodate about 8 - 10 cars and provide good access to the open space Founders Preserve Property.

538R Colonel Ledyard Highway: Mayor Allyn stated this parcel was comprised of two-flag lots. He stated around 2015 several lots were created on the north side of the property for the Outback Stables Subdivision on Colonel Ledyard Highway, which included an open space parcel to meet the Subdivision Requirements. He stated the 3.32 +/- acre parcel (538 Colonel Ledyard Highway) was located behind the two flag lots and was landlocked. He stated Avalonia Land Conservancy Vice-President Dennis Main contacted him and informed him that they would be acquiring, and have since done so, land from The Nature Conservancy. He stated that Mr. Main explained that 535R

Colonel Ledyard Highway would be beneficial to Avalonia Land Conservancy because it was on a high side of a large swamp. He stated this parcel would allow people, who were accessing the open space, to walk on the higher, dry side of the swamp. He stated this property would be contiguous to land that Avalonia Land Conservancy recently acquired, and therefore, it would be a good parcel to convey to them. He addressed Land Use Director Juliet Hodge's comment regarding the ownership of the property, noting that Ms. Hodge may not have seen the paperwork in which Avalonia Land Conservancy recorded the deed for the property they received from The Nature Conservancy in Town Hall on May 22, 2023. He stated the map that he included in LF 23-1717 on the Granicus Meeting Portal showed that the parcel did not connect to anything that the town had, but that it did connect to property Avalonia Land Conservancy owned. He stated Avalonia Land Conservancy has shown that they were great stewards of open space properties.

Chairman Dombrowski stated Conservation Commission Chairman Michael Marelli has been talking about the Conservation Commission taking on the administrative control of 538R Colonel Ledyard Highway. However, he stated that conveying the property to Avalonia Land Conservancy was a better approach.

Chairman Dombrowski noted the conveyance of these two parcels were contingent upon the Planning & Zoning Commission conducting an 8-24 Review and he asked Administrative Assistant Roxanne Maher to forward a request to the Planning & Zoning Commission to conduct an 8-24 Review.

VOTE: 7 - 0 Approved and so declared

RESULT: APPROVED AND SO DECLARED

MOVER: Gary Paul

SECONDER: S. Naomi Rodriguez

AYE: 7 Dombrowski, Saums, Ingalls, Paul, McGrattan, Rodriguez, and Ryan

EXCUSED: 2 Marshall, and Irwin

General Business

11. Discussion and possible action regarding the Town Council's Summer Meeting Schedule.

Chairman Dombrowski stated historically the Town Council has cancelled one meeting in July and one meeting in August. The Town Council discussed their availability/summer vacation plans.

By consensus the Town Council agreed to cancel the following regular meetings:

- July 12, 2023
- August 9, 2023

RESULT: APPROVED AND SO DECLARED

12. Discuss Work Session Items as time permits.

None.

XV. ADJOURNMENT

Councilor Rodriguez, moved to adjourn, seconded by Councilor Paul
VOTE: 7 - 0 Approved and so declared. The meeting adjourned at 7:52 p.m.

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 June 14, 2023.

Kevin J. Dombrowski, Chairman

DISCLAIMER:

Although we try to be timely and accurate these are not official records of the Town.

The Town Council's Official Agenda and final Minutes will be on file in the Town Clerk's Office.