



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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LORI L. SPIELMAN
First Selectman

DAVID E. STAVENS
Deputy First Selectman

JAMISON J. BOUCHER
MARY B. CARDIN
JAMES M. PRICHARD
RONALD F. STOMBERG
JOHN W. TURNER

MATTHEW REED
Town Administrator

BOARD OF SELECTMEN

January 13, 2025

Nicholas J. DiCorleto, Jr. Meeting Hall
and via ZOOM Conferencing

41ST ANNUAL FIRE PREVENTION POSTER CONTEST AWARDS CEREMONY

Fire Marshal James York, along with First Selectman Spielman, presented awards to the following winners and honorees of the Annual Fire Prevention Poster Contest:

First Place: Aubrey Ericson, *Windermere School*

Second Place: Clara Zahner, *Center School*

Third Place: Samantha Watt, *Crystal Lake School*

Honorable Mentions

Averie Aberastaria, *Windermere School*

Jesse Goric, *Center School*

Lauren Reutter, *Crystal Lake School*

REGULAR MEETING MINUTES

I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The Board of Selectmen (BOS) meeting was called to order at 6:43 p.m. The Pledge of Allegiance was recited.

II. ROLL CALL

Selectmen Present: Lori Spielman, David Stavens, Mary Cardin, James Prichard, John Turner, Ronald Stomberg, Jamison Boucher

Town Staff Present: Matthew Reed, Town Administrator; Tom Modzelewski, Director, Perry Dikeman, Mechanic II, *Sam Saunders, Recycling and Refuse Manager, Department of Public Works (DPW); Molly Lukiwsky, Municipal Management Intern; John Rainaldi, Assessor; Lisa Houlihan, Town Planner; Cheryl Chamberlin, Library Technical Assistant, Hall Memorial Library

Emergency Service Agency Representatives Present: Robert Smith, Chief, Ellington Volunteer Fire Department (EVFD); Bruce Hoffman, Vice President, Alisa Smith, Scheduling Officer/Lieutenant, Ellington Volunteer Ambulance Corps (EVAC)

Other Elected Officials Present: Peg Busse, Library Board of Trustees; Miriam Underwood, Board of Education; Liz Nord, Board of Finance (BOF); Michael Swanson, Planning and Zoning Commission

*Attended via ZOOM

III. PUBLIC COMMENT [*Shall not exceed 30 minutes unless extended by majority vote of the Board*]

Chief Smith commented about the bucketing method that was discussed during last week's Capital Improvements Committee meeting. Different approaches were mentioned, from setting aside money over a number of years and bundling related items together, and while it is a great idea if used properly, he would like some direction across the board. Mr. Turner followed up on this, noting that the bucket concept is relatively new. He stated that ultimately, the budget is the responsibility of the BOF, which should decide how items should be financed. Departments can suggest financing for some of the larger projects, but the ultimate responsibility ends with the BOS and BOF.

IV. APPROVAL OF MINUTES

A. December 9, 2024 Regular Meeting

MOVED (TURNER), SECONDED (STAVENS) AND PASSED UNANIMOUSLY TO APPROVE THE MINUTES OF THE DECEMBER 9, 2024 REGULAR MEETING.

V. UNFINISHED BUSINESS

There was no unfinished business.

VI. NEW BUSINESS

A. Tax Refunds/Abatements

MOVED (TURNER), SECONDED (STAVENS) AND PASSED UNANIMOUSLY TO APPROVE THE TAX REFUNDS IN THE AMOUNT OF \$8,423.59 AS RECOMMENDED BY THE TAX & REVENUE COLLECTOR AND AS SPECIFIED IN THE REFUNDS/ABATEMENTS STATEMENT DATED JANUARY 2025 [ATTACHED].

B. Status Update – Maple Street Property, Senior Housing

Mr. Reed met with a member of the Housing Authority last week, and a topic of discussion was the use of the Town-owned Maple Street property for future senior housing to relieve the pressure and backlog at the Snipsic Village facility. A main obstacle to date has been securing funding, though there are a number of agencies, including Millennium, the day-to-day management company at Snipsic Village, that can provide guidance. The first priority will be to connect with experienced individuals to determine the Town's vision and create goals for the project.

First Selectman Spielman shared that she viewed Stafford's new facility, which is very impressive, and will be setting up a meeting with Senator Anwar to go over potential funding options.

Mr. Turner noted that this is a needed project in the community due to the lengthy waitlist at Snipsic Village, and he hopes that Millennium's experience can prove helpful.

Ms. Cardin asked who Stafford used to manage their project. First Selectman Spielman stated that Naek Construction was the contractor, and that there was a committee that oversaw the project. Mr. Reed added that the community has a robust senior and accessible housing facility and that the Executive Director is a great resource, having been involved in a lot of the day-to-day operations for quite a while. Ms. Cardin emphasized the importance of finding outside resources to fulfil the vision of the Town. It was confirmed that other than the land purchase, no funding has been set aside.

C. Acceptance of Ridge Crossing Subdivision (Garnet Lane)

Ms. Cardin asked for an explanation of the abatement that is referenced in the motion. It was confirmed that this abatement is just for the land that is being deeded to the Town.

MOVED (TURNER), SECONDED (STAVENS) AND PASSED UNANIMOUSLY TO ACCEPT GARNET LANE AND OTHER PUBLIC INFRASTRUCTURE FOR RIDGE CROSSING AS DEFINED ON THE COPY OF THE EXECUTED DEED [ATTACHED] AND AS RECOMMENDED BY THE PLANNING AND ZONING COMMISSION. FURTHER RESOLVED, TO AUTHORIZE THE TOWN PLANNER TO RECORD THE TENDERED DEED IN ACCORDANCE WITH THIS AUTHORIZATION AND THE SUBDIVISION REGULATIONS PROVIDED ALL TAXES DUE AND DEVELOPMENT FEES TO THE DATE OF RECORDING ARE PAID AND THE APPROPRIATE MAINTENANCE BOND AGREEMENT AND FINANCIAL INSTRUMENT ARE IN PLACE. FURTHER RESOLVED, TO AUTHORIZE THE TAX COLLECTOR TO ABATE THE TAXES ON SAID PARCELS ONCE THE TOWN ASSUMES OWNERSHIP.

D. Ellington Racquet Club – Consideration of Requested Amendment of Previously Approved Abatement Agreement

First Selectman Spielman shared that the certificate of occupancy was seventeen days late due to changes from the Fire Marshal, which is what this amendment stems from. Ms. Cardin asked if this would alter the abatement period; it was confirmed that the abatement period remains seven years. Mr. Stavens asked if there were changes to the assessment within the seventeen days. Mr. Rainaldi stated that the assessment changes upon completion. As of October 1st, the property was not complete; it was completed seventeen days later, and under Connecticut general statutes, the difference is prorated.

MOVED (TURNER), SECONDED (STOMBERG) AND PASSED UNANIMOUSLY TO AUTHORIZE THE TOWN ADMINISTRATOR TO EXECUTE AN AMENDMENT, AS PREPARED BY THE TOWN ATTORNEY, TO THE PROPERTY TAX ABATEMENT AGREEMENT BETWEEN THE TOWN OF ELLINGTON AND ELLINGTON RACQUET CLUB, LLC., EXECUTED BY THE TOWN ON DECEMBER 19, 2023. SUCH AMENDMENT SHALL AUTHORIZE THE PREVIOUSLY APPROVED ABATEMENT TO APPLY TO TAX DUE JULY 1, 2025, BASED UPON THE ASSESSMENT OF THE IMPROVEMENTS AS OF OCTOBER 1, 2024, AND AS CUSTOMARILY PRORATED TO THE DATE THE CERTIFICATE OF OCCUPANCY WAS ISSUED.

VII. ADMINISTRATIVE/DEPARTMENT HEAD REPORTS

Mr. Turner stated that in the past, he had requested that those hours not scheduled or covered be included in the EVAC report; it was Mr. Hoffman's understanding that all hours for December were scheduled.

Ms. Cardin was curious to know whether there were any unexpected expense levels within the Town's financial activity at this time and stated that she would follow up with Ms. Pignataro. Mr. Reed shared that he had sat with Ms. Pignataro at last week's BOF meeting and it was reported that everything is currently in line with anticipated activity.

VIII. SELECTMEN COMMITTEE AND LIAISON REPORTS

A. Personnel Committee

1. Resignations: None

2. Appointments

MOVED (PRICHARD), SECONDED (STAVENS) AND PASSED UNANIMOUSLY TO REAPPOINT NORMAN PERKINS AS AN ALTERNATE MEMBER OF THE BOARD OF ASSESSMENT APPEALS TO SERVE A TWO-YEAR TERM THROUGH JANUARY 31, 2027.

MOVED (PRICHARD), SECONDED (STAVENS) AND PASSED UNANIMOUSLY TO REAPPOINT AMOS SMITH AND MICHAEL SWANSON AS ALTERNATE MEMBERS OF THE ECONOMIC DEVELOPMENT COMMISSION TO SERVE TWO-YEAR TERMS THROUGH JANUARY 31, 2027.

MOVED (PRICHARD), SECONDED (STAVENS) AND PASSED UNANIMOUSLY TO REAPPOINT JOHN STREIBER AND FREDERICA WEEKS AS DEPUTY EMERGENCY MANAGEMENT DIRECTORS TO SERVE TWO-YEAR TERMS THROUGH JANUARY 31, 2027.

MOVED (PRICHARD), SECONDED (STAVENS) AND PASSED UNANIMOUSLY TO REAPPOINT HOCINE BAOUCHE AND JEAN BURNS TO THE INLAND WETLANDS AGENCY TO SERVE FOUR-YEAR TERMS THROUGH JANUARY 31, 2029.

MOVED (PRICHARD), SECONDED (STAVENS) AND PASSED UNANIMOUSLY TO REAPPOINT RYAN ORSZULAK AS AN ALTERNATE MEMBER OF THE INLAND WETLANDS AGENCY TO SERVE A TWO-YEAR TERM THROUGH JANUARY 31, 2027.

MOVED (PRICHARD), SECONDED (STAVENS) AND PASSED UNANIMOUSLY TO REAPPOINT JOHN LALLY TO MENTAL HEALTH COUNCIL #15 TO SERVE A THREE-YEAR TERM THROUGH JANUARY 31, 2028.

B. Liaison Reports: None

IX. FIRST SELECTMAN/TOWN ADMINISTRATOR REPORTS

First Selectman Spielman attended a recent CRCOG Legislative Meeting as well as the opening session at the State Capitol, where electric rates were a main topic. She reported that the Friends of the Library group is looking for funding for Book Cellar repairs. Ms. Busse reported that they have tried to control dampness with DPW but have to replace a lot of things due to longstanding issues. Since the Friends of the Library's inception in 1986, they have shared half a million dollars to fund library programs, and they will continue to work closely with Public Works to get any necessary work completed. While this isn't a budget request, First Selectman Spielman wanted everyone to be aware of any upcoming fundraising efforts since the Friends do so much for the community. The first Earth Day Event meeting has been held and there were a lot of new ideas shared. First Selectman Spielman thanked DPW for their work installing new benches and trash cans, as well as the new canopy that will be going up over the Arbor Park fitness equipment.

Mr. Reed shared that one of the projects funded by ARPA was the revamping and modernizing of the AV equipment in the meeting room, which is up and running; the audio now feeds directly from the microphones into the Zoom platform and the system automates quite a bit, so it should be more reliable. He commended the work done by the IT team on this project. The legislative session began on January 8th and runs through June 4th. Connecticut Water is issuing notices to those on Windermere Avenue about water main installations. The new Town Charter has been printed and is available in physical copies and on the website. The Town will soon be entering police contract

negotiations, and the transition to the new payroll/HRIS system is complete. The Assistant Youth Services Director has resigned; Director Kristen Harp will be reviewing the position to ensure that the department is utilizing personnel as effectively and robustly as possible. The historical inventory grant has been received and will be managed by Mr. Colonese. DPW is working to share services with other communities, most recently with recycling center collaboration with Somers. Construction and demolition waste can be brought to Somers at the same rate as their residents, and Ellington will be removing freon from Somers appliances for a fee. Mr. Boucher asked if there was a set term to this pilot program; Mr. Modzelewski shared that there was no defined term and that the program can be adjusted as needed.

Ms. Cardin asked if there had been an update regarding the tax stabilization agreement on the solar facility that had been brought up last month. Mr. Reed shared that during the last conversation he had with the representative, it was decided that they were going to watch what legislation occurred before moving forward with any agreements. Ms. Cardin also asked if the Town was working to get beneficial legislation passed. Mr. Reed shared that Representative Foster has been pushing for the rates to be as high as they possibly can be. Ms. Cardin asked if there were any developments in the CMERS case. Mr. Reed shared that the plaintiff has asked for a 30-day continuance, which is putting off the entire scheduling order because after January 1st, the management of the Municipal Employee Retirement System transitioned to a newly formed commission.

Mr. Turner commented that while needs like educational and public buildings have been forecasted excellently in the past, these projections are missing in regard to emergency service needs. There are some longstanding things from the International Organization for Standardization (ISO) that have not been accomplished that go back several years, and the Town needs to have a better plan moving forward. Hundreds of thousands of dollars have been spent modifying old facilities, but the Town needs to put an emphasis on meeting the ISO recommendations for the benefits of the citizens, as well as meeting Occupational Safety and Health Administration (OSHA) and National Fire Protection Association (NFPA) guidelines. Mr. Reed will move this forward and will commission a group of interested parties including police, fire, and ambulance personnel to work on a long-term plan.

Mr. Stavens asked if there were any updates on the Route 83 sidewalk project. Mr. Modzelewski stated that this was with the State Department of Transportation, and that everything had been satisfied except for the final draft of the pedestrian traffic controls which need to be signed off on.

X. CORRESPONDENCE/OTHER COMMUNICATION FROM THE BOS

No other correspondence or communication was discussed.

XI. ADJOURNMENT

MOVED (TURNER), SECONDED (STAVENS) AND PASSED UNANIMOUSLY TO ADJOURN THE REGULAR MEETING OF THE BOARD OF SELECTMEN AT 7:23 PM.

Respectfully submitted,

Julia Connor

Julia Connor, Recording Secretary

Lori Spielman

Lori Spielman, First Selectman

TOWN OF ELLINGTON
TAX AND REVENUE COLLECTOR'S REFUND REPORT
January 2025

| Amount | Name | Tax | GL Year | Requesting Dept. | Reason |
|--------------------|--------------------------------------|------------|----------------|-------------------------|------------------------|
| \$ 1,047.48 | ACAR LEASING LTD | MV | 2022 | ASSESSOR | SOLD 9/22 |
| \$ 876.10 | ACAR LEASING LTD | MV | 2023 | ASSESSOR | SOLD 9/22 |
| \$ 675.49 | ACAR LEASING LTD | MV | 2023 | ASSESSOR | SOLD 8/23 |
| \$ 67.58 | ACAR LEASING LTD | MV | 2022 | ASSESSOR | SOLD 8/23 |
| \$ 306.13 | ACAR LEASING LTD | MV | 2022 | ASSESSOR | SOLD 1/23 |
| \$ 583.96 | CCAP AUTO LEASE LTD | MV | 2023 | ASSESSOR | RETURNED LEASE 10/23 |
| \$ 779.76 | COHEN SANFORD + HARRIS | RE | 2023 | ASSESSOR | APPLY FARM BUILDING EX |
| \$ 49.10 | KENYON ELIZABETH | RE | 2021 | TAX | OVERPAYMENT |
| \$ 1,602.16 | KENYON ELIZABETH | RE | 2022 | TAX | OVERPAYMENT |
| \$ 14.94 | MURRAY DANIEL J 3RD | MV | 2023 | ASSESSOR | JUNKED 6/24 |
| \$ 74.99 | OLIVEIRA DANIEL | MV | 2023 | ASSESSOR | REG IN FL 3/24 |
| \$ 347.94 | TOYOTA LEASE TRUST | MV | 2022 | ASSESSOR | OFF LEASE 1/23 |
| \$ 189.72 | TOYOTA LEASE TRUST | MV | 2022 | ASSESSOR | OFF LEASE 6/23 |
| \$ 639.52 | TOYOTA LEASE TRUST | MV | 2022 | ASSESSOR | OFF LEASE 12/22 |
| \$ 104.95 | TOYOTA LEASE TRUST | MV | 2022 | ASSESSOR | OFF LEASE 7/23 |
| \$ 517.93 | TOYOTA LEASE TRUST | MV | 2022 | ASSESSOR | OFF LEASE 10/22 |
| \$ 5.84 | WILLIS RICHARD | MV | 2023 | ASSESSOR | JUNKED 8/24 |
| \$ 540.00 | ZAHNER EMERY | RE | 2023 | TAX | OVERPAYMENT |
| \$ 8,423.59 | REFUND TOTAL FOR JANUARY 2025 | | | | |

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that TYMAC HOLDINGS, LLC, a Connecticut limited liability company with its principal place of business at 12417 Marshall Grove Lane, Knoxville, TN 39722 acting herein by its Member, Duly Authorized (hereinafter the "Grantor"), in consideration of One Dollar (\$1.00) and other good and valuable consideration, does hereby grant, bargain, sell and convey to the TOWN OF ELLINGTON, a municipality having its territorial limits within the County of Tolland and State of Connecticut, its successors and assigns forever,

with WARRANTY COVENANTS, all that certain piece or parcel of land being situated in the Town of Ellington, County of Tolland and State of Connecticut, and described as follows:


A piece or parcel of land shown and described as "Garnet Lane APN 023-001-1000" on a certain map or plan entitled "Final Approval - Resubdivision Map Prepared for Tymac Holdings, LLC RIDGE CROSSING APN: 023-001-0000 Tripp Road Ellington, Connecticut Gardner & Peterson Associates, LLC 178 Hartford Turnpike Tolland, Connecticut Professional Engineers Land Surveyors By M.A.P. Scale 1"=40' Date 12-01-2020 Sheet No. 2 of 13 Map No. 1 0820 Revisions 0 1-21-2021 Station Comments 03-26-2021 CWC Notes 03-01-2022 Final Approval," which map is on file as Map H-1478 in the Town of Ellington Land Records and reference to which is hereby made for a more particular description.

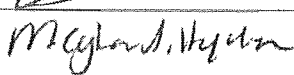
Said parcel is conveyed subject to Electric Distribution Easement in favor of CL&P dated September 8, 2022, and recorded in Volume 538 Page 512 of the Ellington Land Records.

IN WITNESS WHEREOF, the Grantor has here unto set its hand and seal this 3rd day of January, 2025.

Signed, Sealed and Delivered
In Presence Of:

TYMAC HOLDINGS, LLC



Emma Muzzetta


Meghan A. Hayden

By 

Rebecca Smith, Member


STATE OF CONNECTICUT)

COUNTY OF HARTFORD

ISS. 
)

On this the 3 day of January, 2025 before me, the undersigned officer, personally appeared Rebecca Smith known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained, as her free act and deed.

In Witness Whereof, I hereunto set my hand and official seal.



Meghan A. Hayden
Commissioner of the Superior Court