

**New Hartford Post Sale Transition Team
TOWN OF NEW HARTFORD, CONNECTICUT
Town Hall, 538 Main Street, New Hartford, Connecticut
SPECIAL MEETING MINUTES
Thursday, December 2, 2021 at 7:30 PM**

PRESENT: Chairman Denton Butler, Mary Beth Greenwood, Michael LeClaire, Wes Marsh, Polly Pobuda, and Joe Toro.

ABSENT: David Douyard.

Mr. Butler called the meeting to order at 7:40PM.

1. MEMBER DISCUSSION WITH FIRST SELECTMAN:

Mr. Butler advised Mr. Jerram that this group had questions specific to the real estate transaction and the application. He noted that his research revealed the application as a private document until it goes to the Public Utilities Regulatory Authority (PURA) and as with any real estate sale, he suggested the discussion with First Selectman Dan Jerram be held in executive session. Mr. Jerram was unsure whether the discussion should be considered confidential and be held in executive session. Mr. Butler indicated that Mr. Jerram's Administrative Assistant Christine Hayward had deemed executive session to be appropriate. Mr. Marsh thought an executive session appropriate as he anticipated the conversation to include negotiations on the sale.

Mr. Jerram indicated that there was nothing contentious going on between the Town of New Hartford and Aquarian Water Company with resolve to transferring the five properties under consideration. He explained that there was some debate on whether it might be easier to transfer one of the properties via an easement rather than a fee. Mr. Jerram explained that the wastewater treatment plant is comprised of two parcels, one that the building is located on and one that is in front of that, which Aquarian plans to turn around. He noted the other properties are 500 Main Street (the wet well), 7 Church Street (the well at the end of Church Street), and 38 or 45 Black Bridge Road (the well house). Mr. Jerram noted that the survey lends the Town to believe that a free split is available for the Black Bridge property. He explained that the parcel with New Hartford Elementary School has been in its current size/configuration for a very long time. Mr. Jerram indicated that the mylar has not yet been signed by the chairman of the Planning and Zoning Commission and therefore not recorded. He explained that this has not been done because the sale has not occurred yet, but the Town is prepared for that. He explained the how the pipes are located and that there are protections to be put in place to ensure the Town can maintain its bridge and that the future owner can protect the well. Mr. Jerram explained that as the document was drafted as a fee transfer, it may be easier to do so in another form. Because of the respective requirements of the Department of Energy and Environmental Protection and Department of Public Health, leases are also required, too, according to Mr. Jerram.

MOTION: Mr. LeClaire, Mr. Marsh second, to enter into Executive Session for the purposes of discussion an open real estate negotiation; unanimously approved.

The Post Sale Transition Team, along with ex-officio member, First Selectman Dan Jerram, entered into Executive Session at 7:50PM. They reconvened in open session at 8:41PM, noting that no actions were taken in executive session.

2. REVIEWS - MEMBER PROJECT ASSIGNMENTS:

Mr. Butler reminded the board of the challenges that will be faced with the retirements and labor shortages with DEEP, and the importance of filing sooner than later.

The consensus of the board was to hold a workshop as part of a special meeting on January 6, 2022 at 5:00PM in the Sessions Conference Room at Town Hall.

A. Pine Meadow Project.

No business discussed.

B. Ordinance Revisions.

Ms. Pobuda provided an update from her research on the ordinances regarding the formation of the WPCA. She shared language from the ordinances dating back to 1986. Ms. Pobuda opined that if there were to be any changes on the changing of the name of the WPCA, it would need to be done through a town ordinance. Mr. Butler agreed but noted that the recommendation to be brought forth at a town meeting should include all of the responsibilities that the group ought to have following a sale. Mr. Jerram noted those responsibilities will include orders to connect and developer agreements once the WPCA is no longer charged with setting the rates. A name change of the group is also possible, according to Mr. Jerram.

C. Allocations/Subsidies.

No business discussed.

D. Sewer Rules & Regulations.

No business discussed.

3. EXECUTIVE SESSION - REAL ESTATE:

An executive session occurred prior to Agenda Item #2 *Member Project Assignments*.

MOTION: Mr. Marsh, Ms. Greenwood second, to adjourn at 9:04PM; unanimously approved.

**Respectfully submitted,
Pamela A. Colombie
Recording Clerk**