

Agenda
Town Council
Wednesday, May 06, 2020 8:00 AM
Via GoToMeeting

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1. Pledge
2. Visitors
3. Approval of Minutes – April 15, 2020
4. Appointments and Resignations
5. Indian River Landing Tax Abatement
6. Town Dock Concession Stand Contract
7. Substance Abuse Youth Survey
8. Liberty Green Historic District Revised Ordinance
9. Chairman's Report
10. Town Manager's Report
11. Adjourn

Suggested Motion:

That the Town Council concurs with the findings and recommendations of the Economic Development Commission to approve a property tax abatement for Indian River Landing as described in the Commission's report. The Town Council also hereby authorizes and directs the Town Manager to prepare a tax abatement agreement to memorialize the terms and conditions of the abatement.

TOWN OF CLINTON
TAX ABATEMENT REQUEST

NAME OF BUSINESS ENTITY: Indian River Landing
Greylock Property Group, LLC
Killingworth Turnpike, Clinton, CT

DESCRIPTION OF BUSINESS: Indian River Landing retail complex. Development anchored with Big Y grocery store. Additional smaller retail/dining space is available for lease in a separate building. Hotel space (as of yet unnamed) completes the development.

The Developer anticipates construction in phases. Phase 1 would include the anchor tenant and retail/dining space. Phase 2 (one year later) would include the hotel.

ESTIMATED VALUE OF REAL ESTATE IMPROVEMENTS: Due to the unique circumstances behind this development, both the estimate value for the land and the improvements need to be discussed

1. The land for the site is formally owned by the Town of Clinton and has been off the tax rolls. The estimated land value assessment is \$2,595,740 (70% of FMV).
2. Based on the value of similar types of developments undertaken by the Developer, they have assigned a Fair Market Value for the improvements at \$40,000,000. The FMV results in an estimated assessment of \$28,000,000 when the project is completed.

ESTIMATED VALUE OF ADDITIONAL PERSONAL PROPERTY: Business personal property tax to be paid is unknown at this point. An abatement is not being sought for personal property tax to be paid by the development's tenants.

NUMBER OF JOBS CREATED/RETAINED: As the anchor tenant, more information is known for Big Y's anticipated hiring. The store will hire 25 full-time and 125 part-time employees.

REASON FOR ABATEMENT: The purpose of the abatement is to control operating income during lease-up and attract tenants. The leases will be structured as net leases so the savings will go to the tenant who are the job creators and allow the development to be competitive.

The longest leases will have an initial 15-year term. The shortest lease will have an initial 5-year term. All leases will have built-in extension options. The tax abatement will run concurrent with the shortest term lease.

OTHER PUBLIC SUBSIDIES OR INCENTIVES IN THE PROJECT: None.

ADDITIONAL DETAILS:

- The Developer's anticipated occupancy date/commencement of operations has Phase 1 at occupancy by the end of 2021. Phase 2 would be occupied by the end of 2022. Actual timing may vary.
- It is anticipated that the project will be stabilized by the end of Year 5 of the abatement.
- The project carries non-typical costs for the Developer – demolition, abatement, and offsite highway improvements (Route 81).
- Attached is the abatement schedule proposed by the Developer with a 0%, 20%, 40%, 60%, 80%, 100% phase-in of real estate taxes.

**Proposed Real Estate Tax Incentive Agreement
Indian River Landing
11 Killingworth Turnpike**

Year	1	2	3	4	5	6	7
Tax Year	2022	2023	2024	2025	2026	2027	2028
Mill Rate	0.03225	0.03225	0.03225	0.03225	0.03225	0.03225	0.03225
Land Appraised Value	\$3,708,200.00	\$3,708,200.00	\$3,708,200.00	\$3,708,200.00	\$3,708,200.00	\$3,708,200.00	\$3,708,200.00
Land Assessed Value	\$2,595,740.00	\$2,595,740.00	\$2,595,740.00	\$2,595,740.00	\$2,595,740.00	\$2,595,740.00	\$2,595,740.00
Property Tax (Land Only)	\$83,712.62	\$83,712.62	\$83,712.62	\$83,712.62	\$83,712.62	\$83,712.62	\$83,712.62
PHASE ONE							
Improvements Appraised Value	\$20,000,000.00	\$20,000,000.00	\$20,000,000.00	\$20,000,000.00	\$20,000,000.00	\$20,000,000.00	\$20,000,000.00
Improvements Assessed Value	\$14,000,000.00	\$14,000,000.00	\$14,000,000.00	\$14,000,000.00	\$14,000,000.00	\$14,000,000.00	\$14,000,000.00
Fixed Assessment (%)	0.00%	20.00%	40.00%	60.00%	80.00%	100.00%	100.00%
Property Tax (Improvements Only)	\$0.00	\$90,300.00	\$180,600.00	\$270,900.00	\$361,200.00	\$451,500.00	\$451,500.00
PHASE TWO							
Improvements Appraised Value	\$0.00	\$20,000,000.00	\$20,000,000.00	\$20,000,000.00	\$20,000,000.00	\$20,000,000.00	\$20,000,000.00
Improvements Assessed Value	\$0.00	\$14,000,000.00	\$14,000,000.00	\$14,000,000.00	\$14,000,000.00	\$14,000,000.00	\$14,000,000.00
Fixed Assessment (%)	0.00%	0.00%	20.00%	40.00%	60.00%	80.00%	100.00%
Property Tax (Improvements Only)	\$0.00	\$0.00	\$90,300.00	\$180,600.00	\$270,900.00	\$361,200.00	\$451,500.00
Total Property Tax	\$0.00	\$90,300.00	\$270,900.00	\$451,500.00	\$632,100.00	\$812,700.00	\$903,000.00

Note: These projections assume that the project is built in two phases with 50% of the improvements in service for the 2022 tax year and the other 50% for the 2023 tax year. It then assumes that each phase will have a 5 year tax ramp up resulting in the first full tax year being 2028.

MINUTES
SPECIAL MEETING (via Zoom)
ECONOMIC DEVELOPMENT COMMISSION
April 17, 2020

PRESENT: Chairman John Allen, Commissioners Hank Teskey, Robert Werner, John Olsen, Phil Sengle, Phil Williams, Richard Juel (signed in 5:08 p.m.)

Also present: Town Manager Karl Kilduff and Town Council member Tim Guerra

The meeting was called to order at 5:00 p.m.

Roll call was taken.

New Business:

Indian River LLC Tax Abatement Recommendation:

Indian River Landing, Greylock Property Group has requested a Tax Abatement to control operating income during lease up and to attract tenants. The Economic Development Commission's role in Clinton's incentive process is to review the request and make their recommendation to the Town Council and Town Manager.

H. Teskey provided his thoughts on the request as follows:

- The success of Indian River Landing is in the town's best interest and will have a positive impact on Clinton
 - It will improve quality of life, increase commerce, job creation and tax revenue
 - Any negative impacts have been mitigated to the satisfaction of the State of CT and the Clinton P&Z
- Is the economic assistance necessary for this project?
 - It is necessary to ensure this development goes ahead. The last potential developer was unsuccessful.
 - Though the anchor store and one other tenant has signed on, the other stores still need to be leased. There is some risk with the project.
 - The tax abatement will provide incentive to tenants to lease
- The level of assistance
 - This project will increase Clinton's tax base and increase the property taxes collected
 - They are proposing 100% the first year, 80% the second year, 60% the third year, 40% the fourth year and 20% the fifth year
 - A 5-year phase in of property taxes on assessed value at the mil rate in that year is the appropriate level of assistance given the size and importance of this investment
 - Without the abatement and the development, the Town will have added carrying costs for the old Morgan School building

A motion was made by R. Werner, seconded by R. Juel to recommend to the Town Council that they provide the tax relief requested by Greylock Property Group for this application for the reasons delineated in the report from H. Teskey. The motion carried unanimously.

Old Business:

Clinton Manufacturing Coalition:

- Reviewed the status of the 6 CMC businesses during this COVID-19 pandemic
 - Abbott in Chicago, IL is using Bausch's Filling and Screw Cap Machine Type 537 to fill and close COVID-19 test kits
- Discussed SBA loans and questioned if there were any impediments
 - Liberty Bank has helped Kenyon International and others with their SBA loans
- J. Olsen is a member of the Advance CT Group
 - This group will figure out how to get CT started
 - If anyone has any ideas, email J. Olsen and he will present them to the Advance CT Group

The meeting was adjourned at 5:28 p.m.

Respectfully submitted, Wendy McDermott, Clerk

Recently, Clinton's Town manager, Karl Kilduff, received a request from Greylock Development for property tax relief associated with its development of the former Morgan School site. In my view, the memo submitted to the Clinton Economic Development Commission ("EDC"), that describes the project and the property tax relief requested is within the scope of Clinton's economic incentive policy, and should be considered. This e-mail is my consideration and recommendation of that request.

EDC's role in Clinton's incentive process is to review requests and provide a recommendation to the Town Council when the EDC feels a project warrants an economic incentive. An economic incentive package is warranted and EDC recommends the adoption of the incentive when 1) It is in the Town's best interest to do so and 2) where it appears that such economic assistance is necessary to the project.

Question 1, Is the Greylock development of the former Morgan school site in the Town's interest?

- 1) The Development as described and once completed, will be an investment of approximately \$40M in Clinton 2020 and 2021. Additionally, there is a possibility of further investments by the developer and tenants at later dates.
- 2) The positive impact to Clinton (as described in presentations of this project to Clinton's BOS and PZ commission) are obvious. They include improvements to quality of life, increased commerce, job creation and tax revenues. Moreover, any negative impacts (traffic, environmental, etc...) have been mitigate to the satisfaction of the State of Connecticut and the Clinton Planning and Zoning commission.

Answer:

It is my view that the town of Clinton has a strong interest in the Morgan school site development going forward successfully.

Question #2 Is economic assistance necessary to this project?

As we know, the previous developer, after several years of effort and several million dollars invested, was unable to get this project off the ground. It seems this developer is up against at least equal if not more powerful head winds in light of the commercial property market in Connecticut and the national COVID-19 pandemic. Generally, it appears Clinton providing economic assistance to this development is appropriate. But even more specifically, while we know the developer has commitments from some "anchor" tenants (Big Y, Starbucks etc...) they do not have tenants to occupy the remaining parcels. These smaller leases are 5-15 years long and are typically triple net leases (meaning tenants pay their own property taxes, insurance and maintenance). In the request for property tax relief, Greylock has provided the following reason:

REASON FOR ABATEMENT: The purpose of the abatement is to control operating income during lease-up and attract tenants. The leases will be structured as net leases so the savings will go to the tenant who are the job creators and allow the development to be competitive. The longest leases will have an initial 15-year term. The shortest lease will have an initial 5-year term. All leases will have built-in extension options. The tax abatement will run concurrent with the shortest term lease.

Answer: It is my view that this developments success depends upon its ability to find additional tenants. Its ability to find tenants will be enhanced with a temporary tax abatement. Therefore, Clinton's assistance will contribute directly to the viability of this project.

Question # 3 What is the appropriate level of assistance

When the Clinton EDC considers such a request, it must ensure that the level of economic assistance is commensurate with the level of investment and benefit to the Town. In this case, the investment by the developer is relatively large (\$40M) resulting in a significant benefit to the Town (for the reasons stated above). For this reason alone, a phased-in tax abatement for 5-years seems appropriate. However, notwithstanding the other benefits, a purely financial analysis also concludes the requested incentive is commensurate.

The project will increase the Town of Clinton's tax base by \$28M in assessed value. That will result in approximately \$900k in direct property taxes per year (depending upon the mil rate and assessed value in future years). The proposed abatement is 100% in year 1, 80% in year 2, 60% in year 3, 40% in year 4 and 20% in year 5. Over the phase-in period, had this development not occurred, Clinton would collect \$0 in taxes. However, if the development occurs, Clinton will collect \$2.25M in taxes over the phase-in period. From then on, assuming it is successful, Clinton will collect property taxes ~\$900k per year in perpetuity. This is an excellent financial result for Clinton.

Answer: A 5-year phase in of property taxes on assessed value at the mil rate in that year is the appropriate level of assistance given the size and importance of this investment.

It is my opinion that the EDC should recommend that the Town Council provide the tax relief requested in this application.

TOWN DOCK CONCESSION

The following requests have been made by the Town Dock Concessionaire:

Request	RFP Specifications	Current Lease Terms	Choice
Change operating hours to 8:00 a.m. – 3:00 p.m. (serve breakfast and lunch service only)	N/A	7 days per week, 7:00 a.m. – 7:00 p.m.	Contract would have to be amended to accommodate different hours of operation.
Open May 1	Open June 1, 2019	2020 and 2021 seasons, open May 1 through Columbus Day	Due to COVID-19, should not open town facility on May 1. Wait for rules to open the economy from the State (May 20). No May rent due to Act of God clause in current contract – NO CHANGE NEEDED
Clarify closing policy	Vendor to inform Town Hall if weather too bad to be open	Penalty for not being open unless “excused”	Process is not clear. A process/procedure should be adopted to clarify roles and responsibilities. NO CHANGE NEEDED
Right of First Refusal to Renew Lease	N/A	Three-year term. Silent on process at the end of term.	New contract language would need to be required – need to consider timing, length of renewal time, separation language, etc...
Stay open later than Columbus Day	September 28, 2019	2020 and 2021 seasons, open May 1 through Columbus Day	Contract would have to be amended to accommodate. Need to negotiate/determine length of time.

Current contract provides; “As a further condition of this Lease, the Concessionaire agrees to cooperate with specific recommendations made by the Board of Selectmen [Town Council] regarding the nature of operation.”

PiC Presentation of Student Use Survey, October 2019

Students in grades 7-12 surveyed on substance use and mental health behaviors and attitudes in October 2019



Partners *in*
Community

Inspiring Confidence. Empowering Clinton.

Partners in Community

Substance Abuse Prevention in Clinton

- Coalition made up of members of all 12 community sectors: youth, parents, police, businesses, media, medical, treatment, youth serving, religious/fraternal, civic groups, government, & schools; meets monthly
- For the last 10 years has been funded exclusively by state and federal grant money. Current funding \$286,000/year through Sept 2024.
- Use the Strategic Prevention Framework (from SAMHSA) to assess needs in community, identify risk & protective factors, develop strategic plan that utilizes environmental, evidence-based strategies that are data driven. All plans and outcomes are evaluated annually to determine effectiveness.

Partners in Community

Substance Abuse Prevention in Clinton

Achievements since 2010:

- \$625,000 5 year grant 2010-2015
- \$400,000 4 year grant 2015-2019
- \$1,430,000 5 year grant 2019-2024
- CADCA's "Got Outcomes" Finalist 2019 (National Award)
- Volunteer of the Year award CAPP 2019 (CT Award)
- Health Educator of the Year award CAPP 2018 (CT Award)
- Youth Group of the Year award CAPP 2019 (CT Award)
- Medical Volunteer of the Year MCSAAC 2017 (Middlesex County Award)
- Youth of the Year MCSAAC 2014 & 2015 (Middlesex County Award)
- Program of the Year MCSAAC 2014 (Middlesex County Award)
- Volunteer of the Year MCSAAC 2013 (Middlesex County Award)
- Citations for student contributions from State and US government: 2018, 2015

Partners in Community

Substance Abuse Prevention in Clinton

Snapshot of strategies used by PiC:

- REACT drug free youth groups for grades 5-12, about 145 members total.
- Police-youth groups annually.
- Community-wide educational campaigns- billboards, posters, fliers, shopping bags, etc
- Medication Take Backs and enforcement events
- Community & school speakers
- Opioid education and Narcan trainings
- Data collection from 7-12 graders since 2005 biennially

Survey numbers in 2019

	Eliot	Morgan	Total
# taking survey	243	521	764
# students enrolled	270	602	872

- Number of surveys thrown out due to inconsistent responses: 3
- Total usable surveys: 761
- Overall response rate to surveys: 89.4%
 - Meaning that 89.4% of the surveys had complete responses to all questions
 - 10.6% of surveys had incomplete responses but were still used

Alcohol -Use Overall

Percent of students reporting that they had used alcohol within the last 30 days in 2012, 2014 and 2019

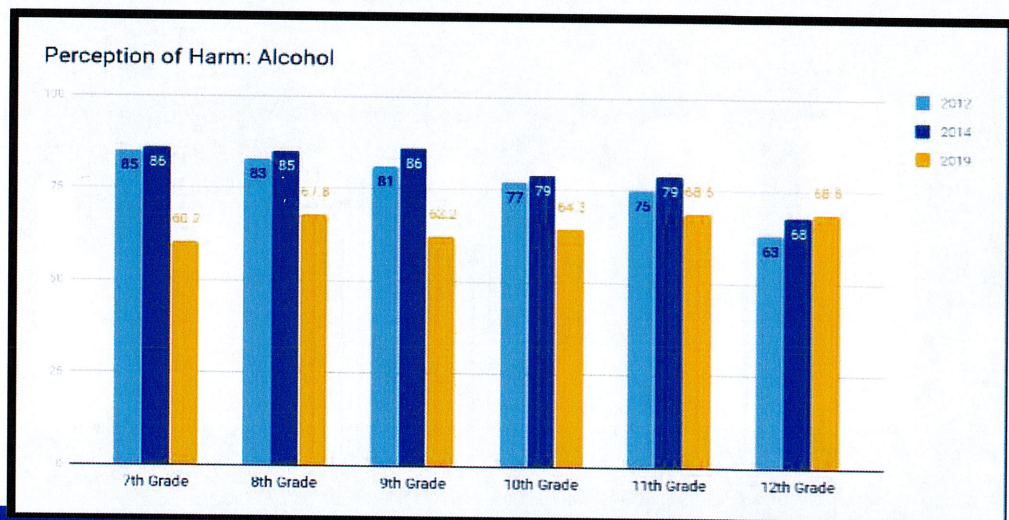
	7th	8th	9th	10th	11th	12th
2012	3.3	10.7	19	37	43	61.5
2014	1	1	12	28	34	53
2019	5.2	5.8	17.4	21.6	29.7	31.9

Alcohol - Perception of Harm

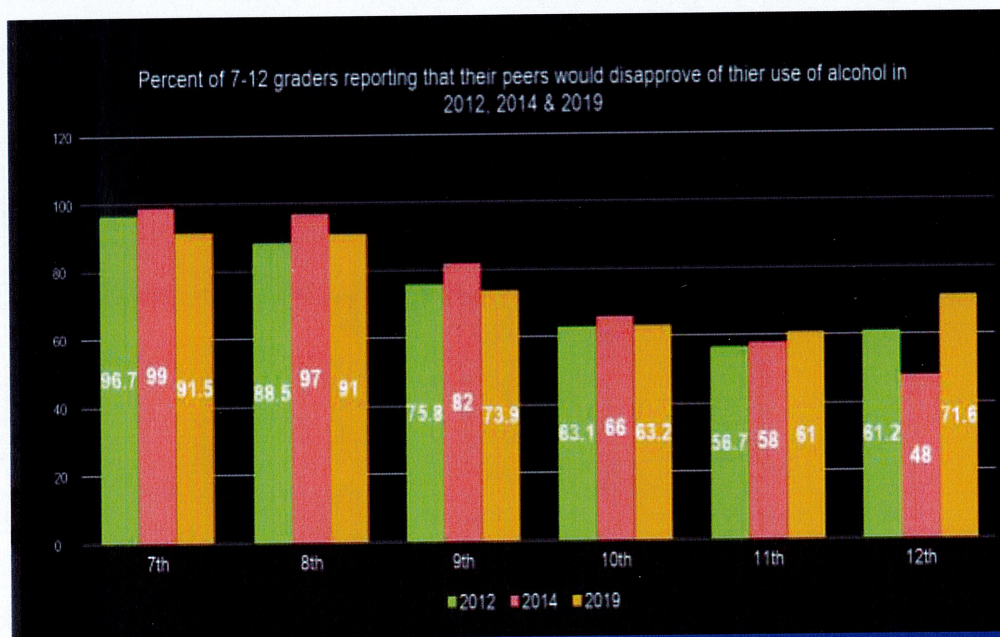
Perception of harm for alcohol decreased in grade 7th-11th from 2012-2019, but has increased slightly in the 12th graders

Students learn more about the harm and effects of alcohol as they reach senior year, but there remains lack of knowledge for the younger grades.

Opportunity here for REACT and health classes, along with parents, to increase discussion about alcohol and the teen brain.



Alcohol - Peer Disapproval



On a good note, Peer Disapproval has increased in the 11th, and 12th graders, but has sadly dropped slightly in 7th-10th graders

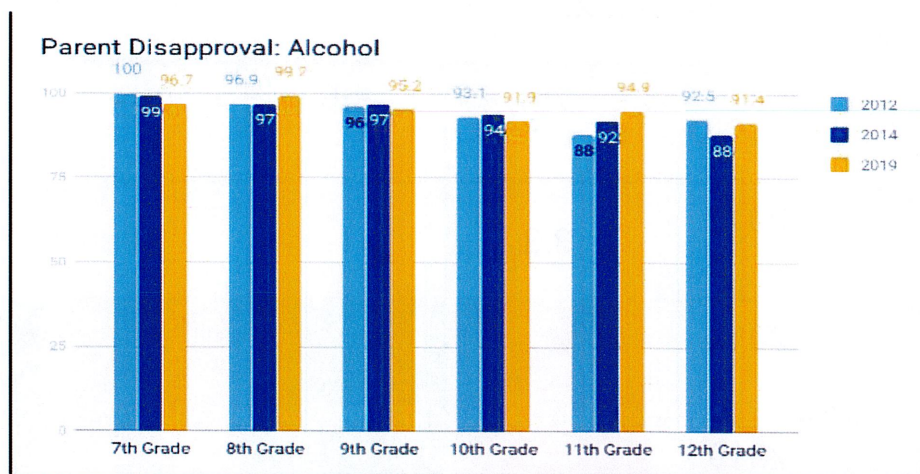
Some may fear that if they disapprove then they might lose their friends and seem "uncool".

Alcohol - More Info

Parent disapproval is pretty high overall but could use some help in 7th, 9th, and 10th.

If younger students don't think their parents will disapprove of them using alcohol that could be setting them up for a path of using.

Many parents think it's okay for their teens to drink if the parents have the teens sleep over and keys are taken away

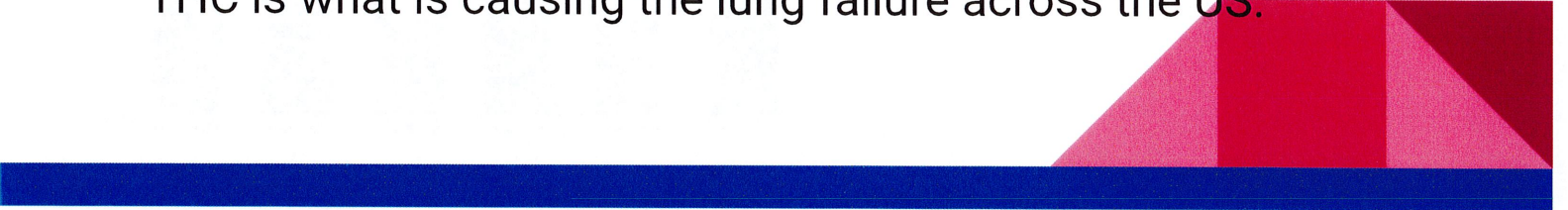


Marijuana - Use

Percentages of students reporting they had used marijuana within past 30 days in 2012, 2014 and 2019

	7th	8th	9th	10th	11th	12th
2012	3.3	1	21	30	33.3	41.2
2014	1	2	10	23	25	43
2019	1.7	.8	10.7	13.7	18.6	25.1

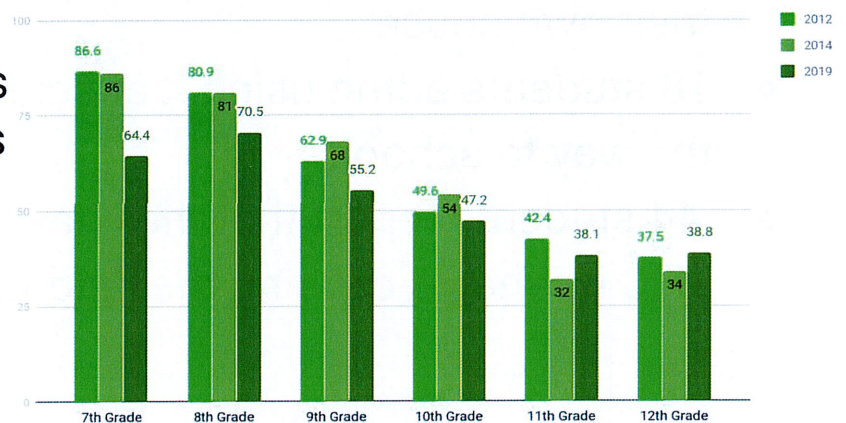
Marijuana - Use

- Use across ALL grades has fallen since an extreme high in 2012
 - 58 students report using marijuana at friend's house, 37 at their own house
 - 18 students admit using it at school, 15 say they've used it on the way to school.
 - 44 students report that they have vaped marijuana. Vaping THC is what is causing the lung failure across the US.
- 

Marijuana - Perception of Harm

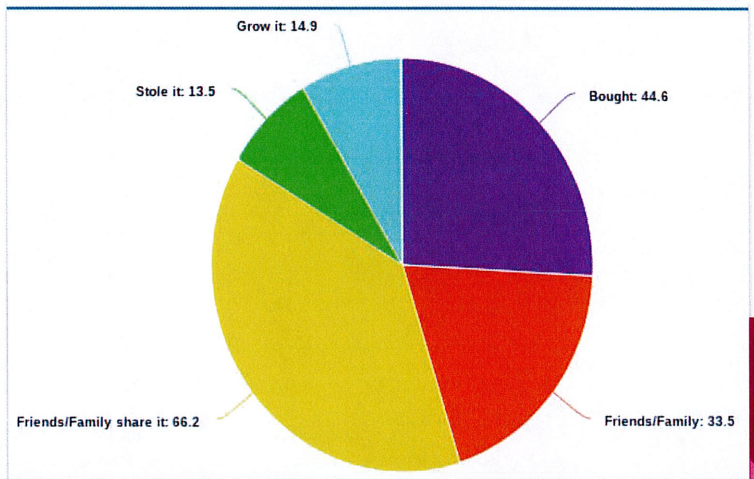
- Perception of harm has fallen throughout all grades since 2014
- Perception of harm is decreasing which can lead to increase in use
- There is **lack of knowledge** about the substance & harms
- Perception that it is harmless isn't surprising with the push in CT to make legal

Perception of Harm: Marijuana



Marijuana - Peer Disapproval

- Peer disapproval has fallen throughout 7th, 8th, and 9th, but increased in 10th, 11th and 12th
- If the numbers keep falling, it can lead to more use and damage
- Students don't want to say anything to their friends or ask if they need help, because they don't want to impact or lose friendship
- 66.2% of all students access marijuana from friends/family who shared it with them



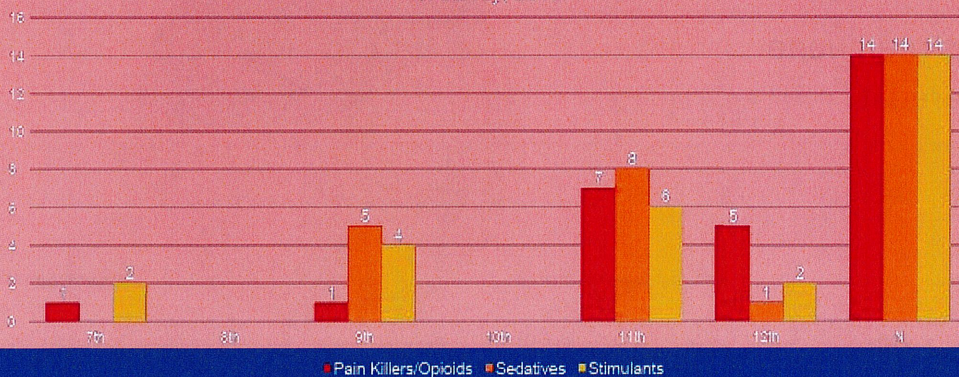
Prescription Drug Use

- Percentage of students using Rx drugs in grades 7-12 and broken down by the drug
 - 14 = total amount of users per drug

Percent of students reporting 30 day use of Rx drugs, 7-12 graders 2019



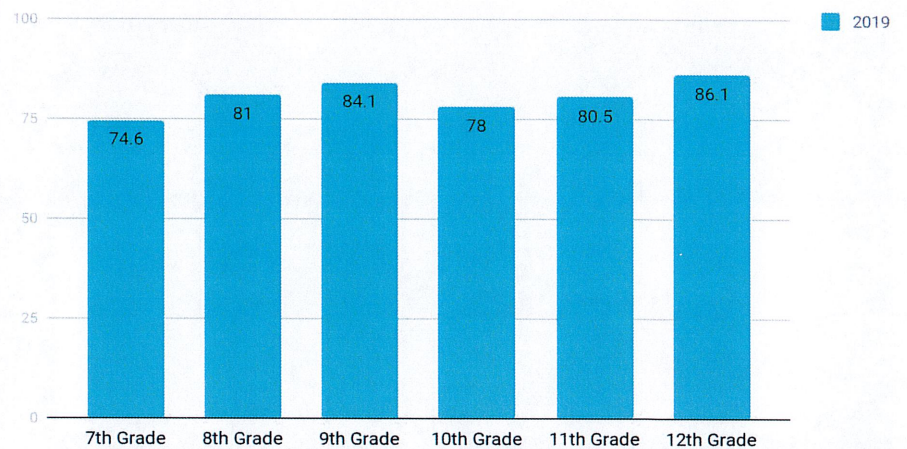
Number of students in each grade reporting use of each medication within 30 days of survey, 2019



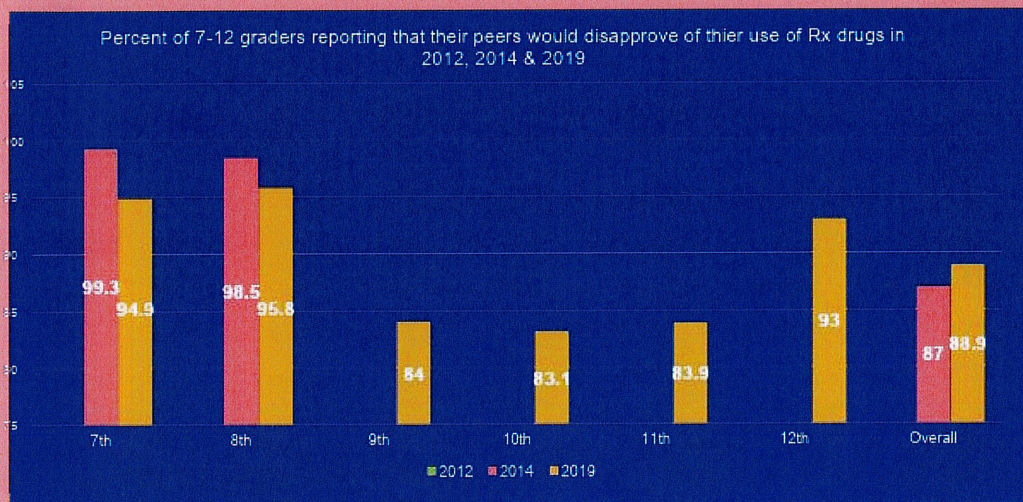
Prescription Drugs

- Thankfully, as the grades increase so does the perception of harm
 - Leads us to believe younger students learn the dangers of Rx drugs from their surrounding as they get older
 - Senior class has the highest perception of harm for Rx drugs

Perception of Harm: Prescription Drugs



Prescription Drugs- Peer Disapproval

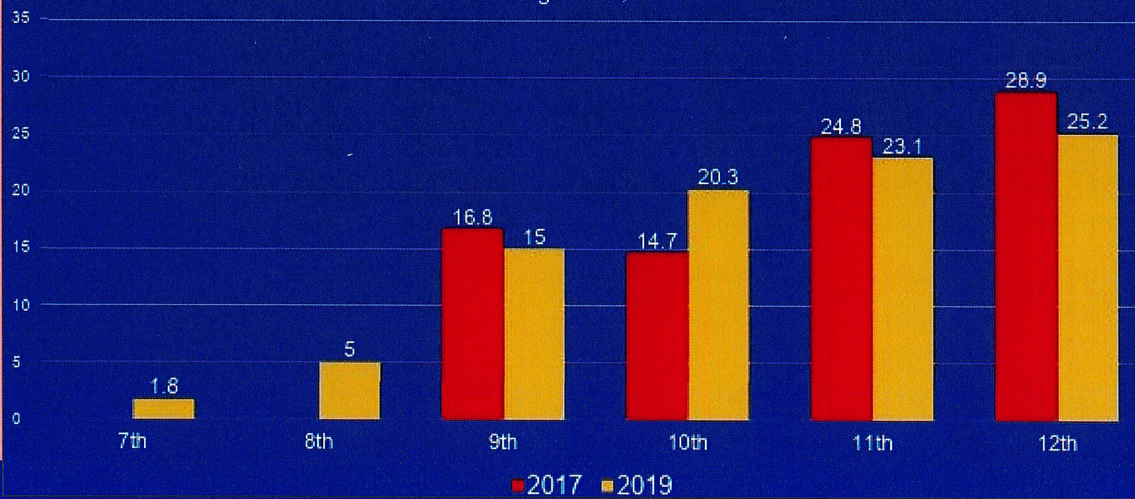


- Although perception of harm increases with age, peer disapproval decreases
 - Almost all 7-8th graders think their peers would disapprove
 - That number decreases by about 10% from the middle to high school jump
 - Use is more likely if peers do not disapprove
 - Education on dangers is needed

Vaping

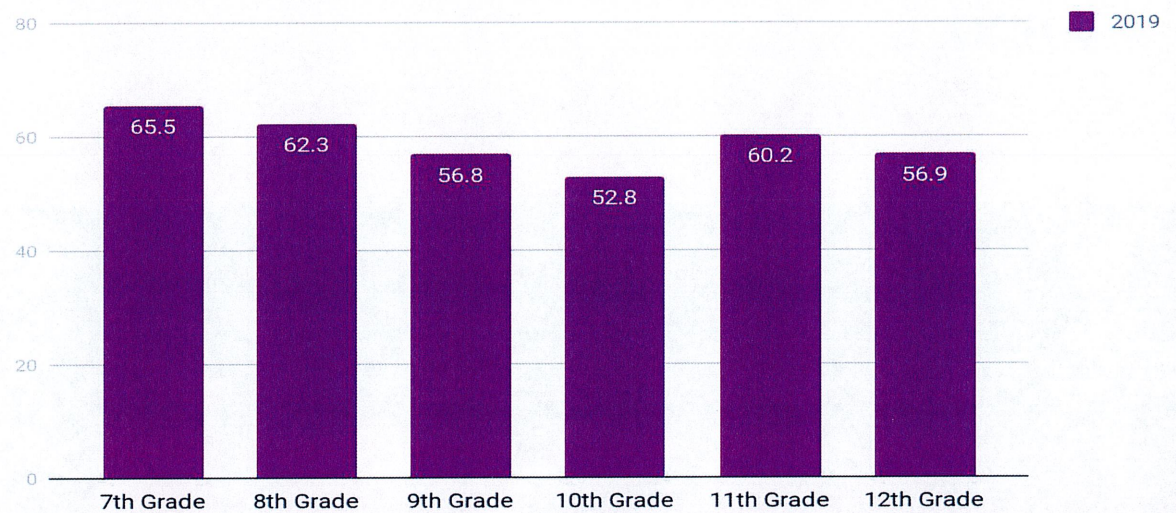
- Anecdotaly, students believe these numbers to be underreported (there are more users in actuality)

Percent of students reporting 30 day use of vape products,
7-12 graders, 2019



Vaping

Perception of Harm: Vaping

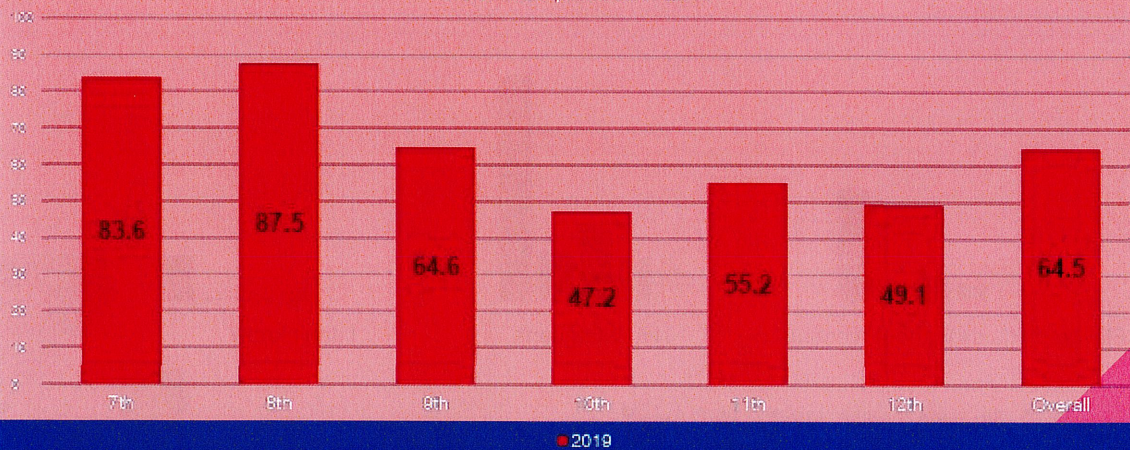


- Alarmingly low perception of harm for vaping
 - Education is key!!!
 - The students often times dont know or are lied to about what the vapes actually contain (such as harmful ingredients)

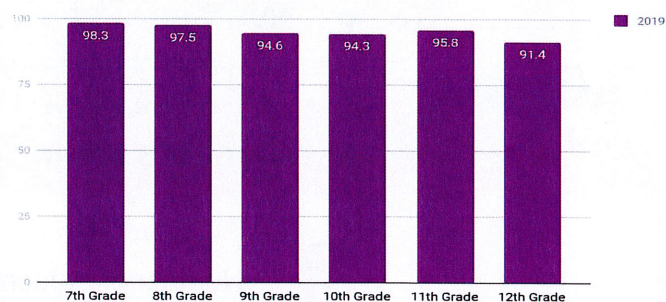
Vaping

- We need to increase the peer disapproval numbers
 - Many students do not agree with vaping but they tolerate it so they don't lose their friends

Percent of 7-12 graders reporting that their peers would disapprove of their use of vape products in 2019



Parent Disapproval: Vaping

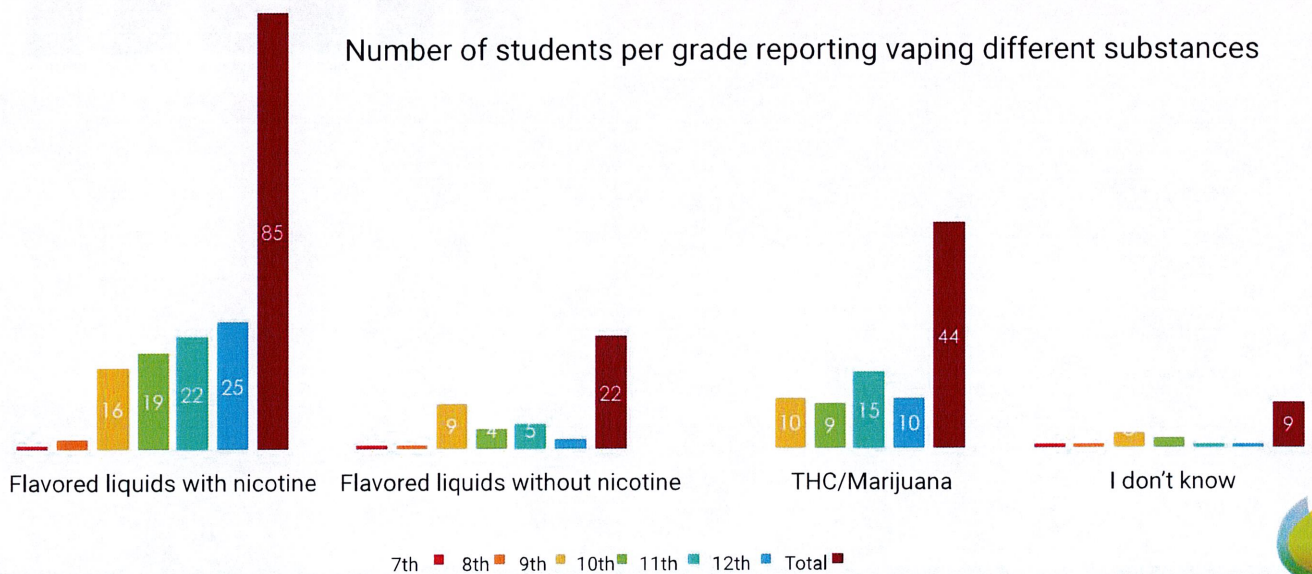


- Parent disapproval numbers are pretty good

Vaping

- Number of students vaping broken down by what's in the vape
 - Alarmingly high amount of students who do not know what is in their vape
 - Where we need to focus on educating at all levels (community, school, home)
- Numbers are lower than other students believe

Number of students per grade reporting vaping different substances



Vaping

Locations in which students vape

- Own home, Friend's home, Open Spaces most frequently cited

When and where vaping occurs in a school setting

- 26 students say they have vaped on the way to school
- 37 students report vaping while at school
- 22 students say they have vaped at school event (sport or other activity)

****Many students have expressed their disgust in having their peers vape in and around the school, ESPECIALLY IN THE BATHROOMS!****

Access to vape products

- Online
- Friends/Family of age buy
- Buy themselves, locally - Sunoco, Shell others do not ask for ID

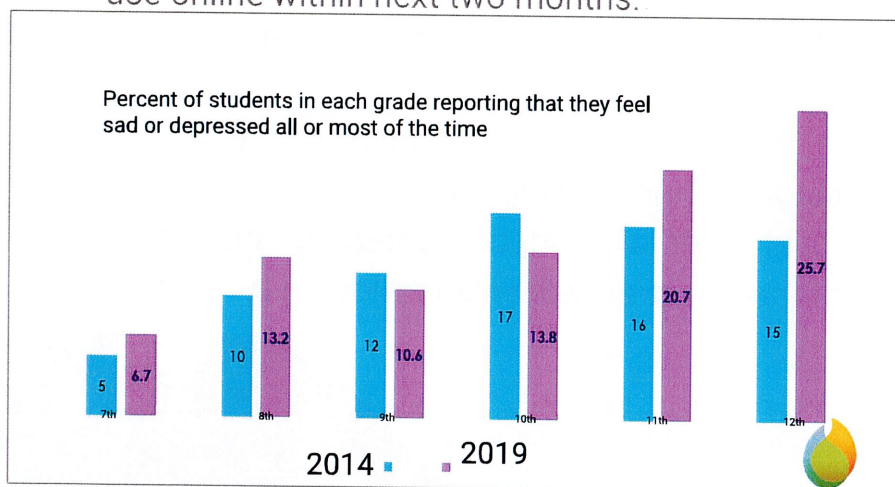
Comparison of Clinton data with Madison, CT, and USA

Percent of students reporting use of substance within past 30 days, USA, CT, Madison and Clinton

	Alcohol Use (7-12)	Marijuana Use (7-12)	Rx Drug Use (9-12)	Vaping (9-12)	Alcohol Use (9-12)	Marijuana (9-12)
Clinton	18.5	11.6	2.5	20.5	24.4	16.2
Madison			3.4		36.6	22.2
State of CT	11.4	6.7		12		
USA	9.2	20.4	4	27.5		


Mental Health - Quantitative

- Major concern of current students.
- The students want more information shared in survey form about mental health.
- PIC is designing a Pandemic Mental Health survey for the community that we hope to use online within next two months.



- Among seniors, an alarming 30.1% of females report feeling sad or depressed all or most of the time. 18.6 % of males report the same.

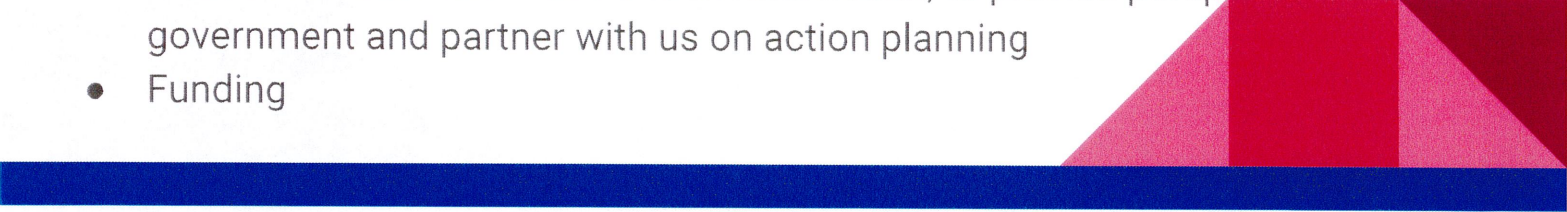
Mental Health- Qualitative feedback from students

- Mental health in October, when the survey was taken, looked very different than in the rest of the school year. Students were significantly affected by the loss of their classmate to suicide.
 - Students who were friends with Gavin received mental health services
 - Students who were not close to him still felt the effects of the loss, and are still in different stages of grief
 - Some students had their [separate] personal trauma reactivated by the loss
 - Referrals to counseling for depression and anxiety increased
 - The impact on mental health of Covid19 remain undocumented but subjective feedback is mixed- some are ok, some are stressed/anxious/losing loved ones, unsurity of future is difficult
- 

Strategic Plan & Town Council

- Prevention efforts never end. New products, substances, and issues arise every year. Never will there be a time we can say, “we did it! we can stop now!”
- Research shows that for every dollar invested in prevention, there is an \$18 savings in medical expenses, crime, and other societal costs. See paper: <https://www.samhsa.gov/sites/default/files/cost-benefits-prevention.pdf>


Needs:

- A Town Council member to attend PiC meetings to gain awareness of ongoing issues with substance use and mental health, to provide perspective of town government and partner with us on action planning
 - Funding
- 

For more information and/or all data numbers:

Kelley Edwards: 860-664-1142
kedwards@clintonct.org

David Melillo: 860-669-1103
dmelillo@clintonct.org

A decorative graphic at the bottom of the page consisting of a solid dark blue horizontal bar. Above the right side of this bar is a red geometric shape composed of several triangles and rectangles in different shades of red, creating a stepped, triangular profile.

Liberty Green Historic District

§ 320-1 Purpose and Description

B. Description. The following geographical description of the Liberty Green Historic District is based on current land records and maps of the Assessor, Town of Clinton:

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(1) Southern boundary. Beginning at a point being the southwest corner of property now or formerly of the Town of Clinton (Lot No. 23), the boundary of the Liberty Green Historic District extends on a direct line southeasterly across the west branch of Liberty Street to a point being the southwestern corner of property now of the Town of Clinton (Lot No. 26) and known as the "Green" or "Common," thence southeast along the southern boundary of said Green to a point being the southeast corner of said Green, thence on a direct line southeasterly across the east or main Liberty Street right-of-way to a point being the southwest corner of the property now or formerly of Lillian and George Dufresne (Lot No. 6), thence along the southern boundary of said Dufresne to a point being the southeast corner of said Dufresne.

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(1) Southern boundary. Beginning at a point being the southwest corner of property now or formerly of Joseph and Virginia Kabe (Lot No. 22), the boundary of the Liberty Green Historic District extends on a direct line southeasterly along property now or formerly of the Town of Clinton (Lot No. 23) thence across the west branch of Liberty Street to a point being the southwestern corner of property now of the Town of Clinton (Lot No. 26) and known as the "Green" or "Common," thence southeast along the southern boundary of said Green to a point being the southeast corner of said Green, thence on a direct line southeasterly across the east or main Liberty Street right-of-way to a point being the southwest corner of the property now or formerly of 3 Liberty Green, LLC (Glenn Coutu) (Lot No. 6) thence along the southern boundary of said 3 Liberty Green LLC to a point being the southeast corner of said 3 Liberty Green LLC.

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(2) Eastern boundary. Beginning at a point being the southeast corner of aforesaid Dufresne property, the Liberty Green Historic District boundary extends generally northeast along the rear or east boundary of said Dufresne to a point being the northeast corner of said Dufresne, thence northeast along the rear or east boundary of property now or formerly of Ernest R. Knopf and Natalie V. Miller (Lot No. 5) to a point being a junction of said Knopf-Miller boundary with that of property now or formerly of Mary R. and Louis Pontillo (Lot No. 4), thence running southeasterly along the southern boundary of said Pontillo to a point being the southeast corner of said Pontillo and thence turning northeasterly along the rear or east boundary of said Pontillo to a point being the junction of said Pontillo boundary with property now or formerly of Gilbert and Ann Stannard (Lot No. 3), thence extending southeasterly along the southern boundary of said Stannard to a point being the southeast corner of said Stannard, thence turning northeasterly along the rear or east boundary of said Stannard to a point being the northeast corner of said

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Stannard, thence along the rear or east boundary of property now or formerly of Kathleen and Bruce Breiling (Lot No. 2) to a point being the northeast corner of said Breiling,

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(2) Eastern boundary. Beginning at a point being the southeast corner of aforesaid 3 Liberty Green, LLC property, (Lot No. 6) the Liberty Green Historic District boundary extends generally northeast along the rear or east boundary of said 3 Liberty Green, LLC to a point being the northeast corner of said 3 Liberty Green, LLC, thence northeast along the rear or east boundary of property now or formerly of Peggy Adler (Lot No. 5) to a point being a junction of said Adler boundary with that of property now or formerly of Tora Marici (Lot No. 4), thence running southeasterly along the southern boundary of said Marici to a point being the southeast corner of said Marici and thence turning northeasterly along the rear or east boundary of said Marici to a point being the junction of said Marici boundary with southerly boundary of property now or formerly of Marilyn & Michael Sexton and Tyler Peska (Lot No.3-2) thence turning and running in an easterly direction along the southerly boundaries of the property of Marilyn & Michael Sexton and Tyler Peska (Lot No.3-2) and of James & Magda McCarthy (Lot No. 3-1) in part by each, to a point being the southeast corner of said McCarthy, thence turning and running in a northerly direction along the rear or east boundary of property now or formerly of the said McCarthy and of Richard Manley & Eric Ambler (Lot No. 2), in part by each to a point being the northeast corner of said Manley/Ambler.

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(3) Northern boundary. Beginning at a point being the northeast corner of aforesaid Breiling property, the Liberty Green Historic District boundary extends northwesterly along the northern boundary of said Breiling to a point being the northernmost corner of said Breiling, thence continuing northwesterly along the northern boundary of property now or formerly of Sophia Evonciu to a point being the northwest corner of said Evonciu, thence following the same compass bearing of the northern boundary of said Evonciu, the Liberty Green Historic District boundary extends across Liberty Street to a point being the intersection of said Liberty Green Historic District boundary with the western boundary of the Liberty Street right-of-way.

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(3) Northern boundary. Beginning at a point being the northeast corner of aforesaid Manley/Ambler property, the Liberty Green Historic District boundary extends northwesterly along the northern boundary of said Manley/Ambler to a point being the northernmost corner of said Manley/Ambler, thence continuing northwesterly along the northern boundary of property now or formerly of Alice and Dennis Parker to a point being the northwest corner of said Parker (Lot No. 1), thence following the course, the Liberty Green Historic District boundary extends across Liberty Street and the Liberty Street right-of-way at a point being the northeasterly corner of property now or formerly of Paul J. And

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Shirley T. Birkmeyer.

(4) Western boundary. Beginning with the point heretofore described on the west side of the Liberty Street right-of-way, the Liberty Green Historic District boundary continues generally southwest along the west boundary of the Liberty Street right-of-way to a point being the northeast corner of property now or formerly of the Town of Clinton (Lot No. 23); thence northwesterly along the northern boundary of said Town of Clinton property to a point being the northwest corner of said Town of Clinton property, thence turning southwest along the west boundary of said Town of Clinton property to a point being the southwest corner of said Town of Clinton property.

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(4) Western boundary. Beginning with the point heretofore described on the west side of the Liberty Street right-of-way, being the northeasterly corner of property now or formerly of Paul J. And Shirley T. Birkmeyer, the Liberty Green Historic District boundary continues generally southwest along the west boundary of the Liberty Street right-of-way to a point being the northeast corner of property now or formerly of Andrew and Karen Marzano (Lot No.24); thence running northwesterly along the southerly boundary line of property now or formerly of Paul J. And Shirley T. Birkmeyer a distance of 432 feet more or less to the Easterly boundary of property now or formerly of Shiu Cho-kwong & Shiu Chien; thence turning and running in a southerly direction along land of the said Shiu Cho-kwong & Shiu Chien to the northerly corner point of land now or formerly of the Clinton Historical Society thence turning and running in a generally southeasterly and southerly direction along the property of the said Clinton Historical Society to the northwest corner of property now or formerly of the Town of Clinton (Lot No. 23); thence continuing in a generally southerly direction to the northeast corner of the property now or formerly of Joseph and Virginia Kabe (Lot No.22); thence running westerly and southerly along the northerly and westerly boundaries of the property now or formerly of Joseph and Virginia Kabe (Lot No.22).

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§ 320-2 Historic District Commission

A. Establishment of Commission. An Historic District Commission is hereby established and shall consist of five members and three alternate members, with overlapping terms, who shall be bonafide resident electors of the Town holding no salaried Town office. They shall be appointed within 15 days of the effective date of this article by the Board of Selectmen in such a manner that one member is appointed for a term expiring on the first day of January of each of the following years: 1981, 1982, 1983, 1984 and 1985; alternate members for terms expiring on the first day of January of 1981, 1982 and 1983. All subsequent appointments shall be made by the Board of Selectmen, Town Council, and shall be for a term of five four years, except that an appointment to fill an unexpired term shall be only for the duration of said unexpired term.

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B.

Organization.

~~(1)~~

~~(1) Within a period of 30 days after the appointment of members of the first Commission, said members shall meet, organize and elect a Chairman, Vice Chairman and a Clerk from its own members; w. Within a period not exceeding 30 days after the first of January of each succeeding year, commencing in 1981, the members shall elect a Chairman, and Vice Chairman and Clerk from its members. Alternate members shall not participate in election of officers of the Commission. When a member of the Commission is unable to act at a particular time because of absence, sickness, disqualification by reason of personal interest, or other good reason, he shall notify the Chairman who shall designate an alternate member to serve in the place of such member. All members and alternates shall serve without compensation.~~

~~(2)~~

~~The Commission shall fix the time and place of its regular meetings, which shall be held at least quarterly, and provide a method for calling special meetings. The presence of four members or alternate members shall constitute a quorum, and no resolution or vote, except a vote to adjourn or to fix the time and place of its next meeting, shall be adopted by fewer than three affirmative votes.~~

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TOWN MANAGER'S REPORT

TO: Honorable Town Council Members

FROM: Karl F. Kilduff, Town Manager

DATE: May 6, 2020

Please find my report concerning various items of interest to the Town Council and community.

1. Council Business:

- a) Selection of Auditor: As was noted previously, the Town had to issue an RFP for Town Auditor with the withdrawal of the prior auditor RSM. The proposals were vetted and an interview was held with the top proposer. The appointment of the Auditor will be brought to the Town Council for approval at your next meeting (May 20, 2020).
- b) Town Attorney RFP: Proposals from interested firms were received on April 6, 2020. The Town received 10 responses from firms. The proposals are under review now to develop a short list for the Town Council to consider. Prior to holding "virtual" interviews with short-listed firms, we need to have a discussion on proposals and firms recommended for interviews.

2. Connecticut Conference of Municipalities:

- a) As Executive Orders continue to be issued CCM continues to host video conferences to discuss new orders that town operations and offer advice on possible responses.

3. River COG:

- a) The River COG met virtually on April 22, 2020. Items of interest from the Agenda were as follows:
 - Briefing was given from the Regional Election Monitor on how the Presidential Preference Primary could operate. The possible scenario of a mail-in ballot was discussed and the areas in which the State would fund the balloting effort. No final decisions have been made yet.
 - Regional Transportation Safety Plan update was discussed by DOT staff. The plan will focus on high risk locations where road safety improvements should be made. Data collection is planned for the Fall.
 - Lower Connecticut River Valley Transit Study was discussed again. The study is meant to assess the merger of the 9-Town transit program that services Clinton with Middletown Transit at the request of the DOT. The study has slowed as the process for public involvement needs to be determined.
 - Household Hazardous Waste has been sidelined due to COVID-19 restrictions. COG staff are working on a plan to get the service operational again within the confines of restrictions that may be put in place as a result of the pandemic, social distancing and managing the risk of handling household hazardous waste.

- Regional Plan of Conservation and Development is still in process. COG staff are working on a local meeting process with each town. The details have yet to be determined.

4. Miscellaneous:

- a) COVID-19 Recovery: I am sure the Council is aware of discussions through the media about re-opening the Connecticut Economy and what that may look like. The Governor announced the phasing approach to re-open the economy based on increased testing and trends for infection rates. At this point, guidance needs to be given for the rules under which businesses will be able to re-open. It is easy to envision that masks and social distancing will be part of any re-opening. The experience we all have at the grocery store would be duplicated elsewhere. There was some specificity to restaurants being able to re-open for outdoor dining only. However, the rules and cleaning procedures associated with opening and restroom facilities need to be developed. The Governor stated that re-opening would be an opt-in choice for businesses to make once their type of business is given the ability to re-open.

The State is also looking for municipalities to activate a long-term recovery framework. The concept is supposed to flow from local emergency management plans. A local committee is supposed to assist in vetting community needs and potential resources. The resources would be in-kind services or financial resources that arise locally or in a region – it is not tied to State or FEMA funding. At this point in the pandemic recovery, the anticipated needs for the long-term recovery framework would focus on financial assistance for those hardest hit by COVID shutting down the economy, counseling, rent support, food security, etc... I will be working with the Emergency Management Director on starting Clinton's process.

- b) The Town was approached by DEEP Fisheries staff to serve as the project sponsor for a fish ladder to be installed on the Old Morgan School site which would provide the means for migratory fish to access above the Upper Millpond dam. The planned sponsor was the Connecticut River Salmon Association who had to back out to focus on another project. The site of the fish ladder is in a small park area that the Indian River Landing developer is obligated to deed back to the Town.

In this case, the role of project sponsor involves some light administrative work with a grant consultant who would secure funding to design the fish ladder and pay for the services of the consultant. The construction of the fish ladder would follow the same process. There should not be any financial exposure for the Town in the process. Any direct expense can be recovered in the grant process.

After construction of the ladder, the operations and maintenance of the ladder would fall to DEEP staff who are already involved with the fishway in the Menunketesuck Wildlife Management Area. Town involvement with the project through the Conversation Commission or others is purely voluntary.

It is my intention to confirm the Town's role as project sponsor for the fish ladder project.

- c) To help control expenses during these extraordinary times, I have put in place further controls to make sure we end the fiscal year strong and able to meet cash flow going into the next fiscal year. I advised all department heads the only necessary and essential expenditures should be made. Any expenditure greater than \$1,000 requires the Town Manager's prior approval to continue. Capital projects are getting the same treatment with the timing of projects to be discussed prior to moving forward. Given the uncertainty of our environment now and in the near term, extra steps need to be put in place now.
- d) I have been participating in weekly calls with the Health District staff and representative of the member towns to get public health updates on the COVID-19 pandemic. The meetings have been helpful to understand the issues being faced in our neighboring communities and it is much more of a "boots-on-the-ground" perspective of issues which are not always covered in weekly calls with the Governor and his Department Commissioners.
- e) Contract negotiations with the employee unions continue moving into the "new normal" of social distancing. We are trying to make forward progress even though in-person meetings are a challenge right now.

