


MEMORANDUM

TO: Town Council

FROM: David E. Cox, Town Manager 

DATE: March 18, 2021

SUBJECT: Agenda Information – 3/23/2021

The following is additional or summary information regarding matters on the upcoming Town Council Agenda. The numbering below follows the agenda and some routine or self-explanatory items are not discussed in this memo. As you review your packet materials, please do not hesitate to contact the appropriate staff member or me prior to the Council meeting with any questions or concerns. Often, these conversations can help staff and me be prepared for the Council meeting and be ready to facilitate a more productive and efficient meeting for everyone.

5 Presentations

5a Revaluation Presentation – The Assessor and representatives of the Town’s contract appraisal company, Vision Government Solutions, will present information on the Town’s recent revaluation, which was effective October 1, 2020. The presentation will provide information on the current Grand List amount as well as the process used in evaluating the current value of all real property in the community.

7 Resolutions/Ordinances/Policies/Proclamations

7a Resolution to Accept the donation of land adjacent to Fire Station #2 – In follow up to the Council’s action to accept the removal of reversionary interests in the property on which Fire Station #2 is located, the owner of the property on which the parking lot for that station is located was approached about donating the parking lot property to the Town. That owner has agreed and indicated it intended to donate the parking lot as well. The Council is asked to adopt the proposed resolution, which is intended to:

- Clearly identify the parcel
- Show that the transaction is a donation with no payment from the Town
- Officially refer the matter to the Planning and Zoning Commission in compliance with State Statutes
- Direct that the Town Manager work to effect the donation and acceptance of the land into Town ownership.

It is important to note that, in consultation with the Town Attorney, it has been clarified that because there is no payment being made for the acquisition of the land, it does not require a Town Meeting. The Charter requires that the “purchase or sale of ... real estate” be approved by the Town Meeting after a process involving the Board of Finance to assess the financial aspects. A no cost donation is treated similarly to the donation of lands for roads or open space as part of a subdivision.

The acquisition and continued use of the property for parking related to the Fire Station would be presented to the Planning and Zoning Commission for its review and report in accordance with Section 8-24 of the Connecticut Statutes.

Recommended Action: Approve the Resolution accepting the property donation.

7b Resolution to Accept the donation of land adjacent to the Middle School – The owner of a parcel of land on Rt 66, which abuts the Middle School property has offered to donate the property to the Town/Board of Education. The Board of Education considered the donation at a meeting earlier this month and recommends the Town accept the donation. The Board of Education believe the parcel could serve to allow expansion or enhancement of the athletic fields or opportunities at the school and could be used to provide an alternative entrance to the Middle School site. The Council is asked to consider accepting the donation and, if desired, adopt the proposed resolution, which, again, is intended to:

- Clearly identify the parcel
- Show that the transaction is a donation with no payment from the Town
- Officially refer the matter to the Planning and Zoning Commission in compliance with State Statutes
- Direct that the Town Manager work to effect the donation and acceptance of the land into Town ownership.

The remainder of the items are of a routine nature, in the sole purview of the Council or are announcements. Please contact me or the appropriate staff member with questions or concerns.

Town of East Hampton
Town Council Regular Meeting
Tuesday, March 9, 2021
Town Hall Council Chambers and Zoom

MINUTES

Present: Chairman Pete Brown, Vice Chairman Dean Markham, Council Members Tim Feegel, Barbara Moore, Mark Philhower and Kevin Reich and Town Manager David Cox.

Not present: Derek Johnson

Call to Order

Chairman Brown called the meeting to order at 6:30 p.m. in the Town Hall Council Chambers and via Zoom.

Adoption of Agenda:

A motion was made by Mr. Reich, seconded by Ms. Moore, to adopt the agenda as written. Voted (6-0)

Approval of Minutes

A motion was made by Ms. Moore, seconded by Mr. Reich, to approve the minutes of the Town Council Regular Meeting of February 23, 2021 as written. Voted (6-0)

Public Remarks

None

Presentations

Brownfields Redevelopment Agency Presentation

Brian Corvo, Chairman of the Brownfields Redevelopment Agency was in attendance to give a presentation regarding the Brownfields Redevelopment Agency. The full PowerPoint presentation will be included with the minutes filed in the Town Clerk's Office.

Bids & Contracts

None

Resolution/ Ordinances/ Policies/ Proclamation

Resolution Approving the Acceptance of Certain Roads in the Skyline Estates Subdivision

Mr. Philhower recused himself from this item and left the room.

Mr. Cox provided an overview of the resolution. Council members reviewed the resolution and questioned the conditions that must be met before official acceptance of the roads. Mr. Cox noted the Public Works Director and Planning & Zoning Official would confirm the conditions are met.

A motion was made by Mr. Markham, seconded by Ms. Moore to adopt the resolution as written. Voted (5-0)

Mr. Philhower returned to the meeting.

Continued Business

Discussion and Possible Action on Town Manager Evaluation

The Town Council met in Executive Session on February 23, 2021 with Mr. Cox to complete the Town Manager's mid-year evaluation.

A motion was made by Mr. Markham, seconded by Mr. Philhower, to make a bonus award to the Town Manager in the amount of \$3,150, which is approximately 2.25% of his annual contract. This will not affect the balance of the contract. His future evaluation dates will be changed from September to July 1. The funding source will be the Contingency Fund. Voted (6-0)

New Business

None

Town Manager Report

Mr. Cox provided an overview of the Town Manager's Report, which will be included with the minutes filed in the Town Clerk's Office.

Mr. Markham asked about the upcoming funding from the stimulus plan. Mr. Cox noted that the Town should receive approximately \$1.2 million but there are no clear answers on what it can be used for at this time.

Mr. Philhower asked if the Town should look into acquiring 13 Summit Street to be able to package it with 1 Watrous Street.

Appointments

None

Tax Refunds

A motion was made by Mr. Philhower, seconded by Ms. Moore, to approve tax refunds in the amount of \$545.25. Voted (6-0)

Public Remarks

None

Communications, Correspondence & Announcement

February 2021 Board and Commission Summary

Council members received the February 2021 Board and Commission Summary.

Mr. Cox noted there is an approval letter in the Town Manager's report for funding the Christopher Property under the State of CT Open Space and Watershed Land Acquisition Grant Program.

Adjournment

A motion was made by Mr. Reich, seconded by Mr. Philhower, to adjourn the meeting at 7:20pm.

Voted (6-0)

Respectfully Submitted,

Cathy Sirois
Recording Clerk

REPORT OF THE 2020 GRAND LIST FOR THE TOWN OF EAST HAMPTON

Assessor's Office

March 23, 2021

2020 GRAND LIST INCREASE/DECREASE

REAL ESTATE INCREASED BY \$27,432,527 (2.71%)

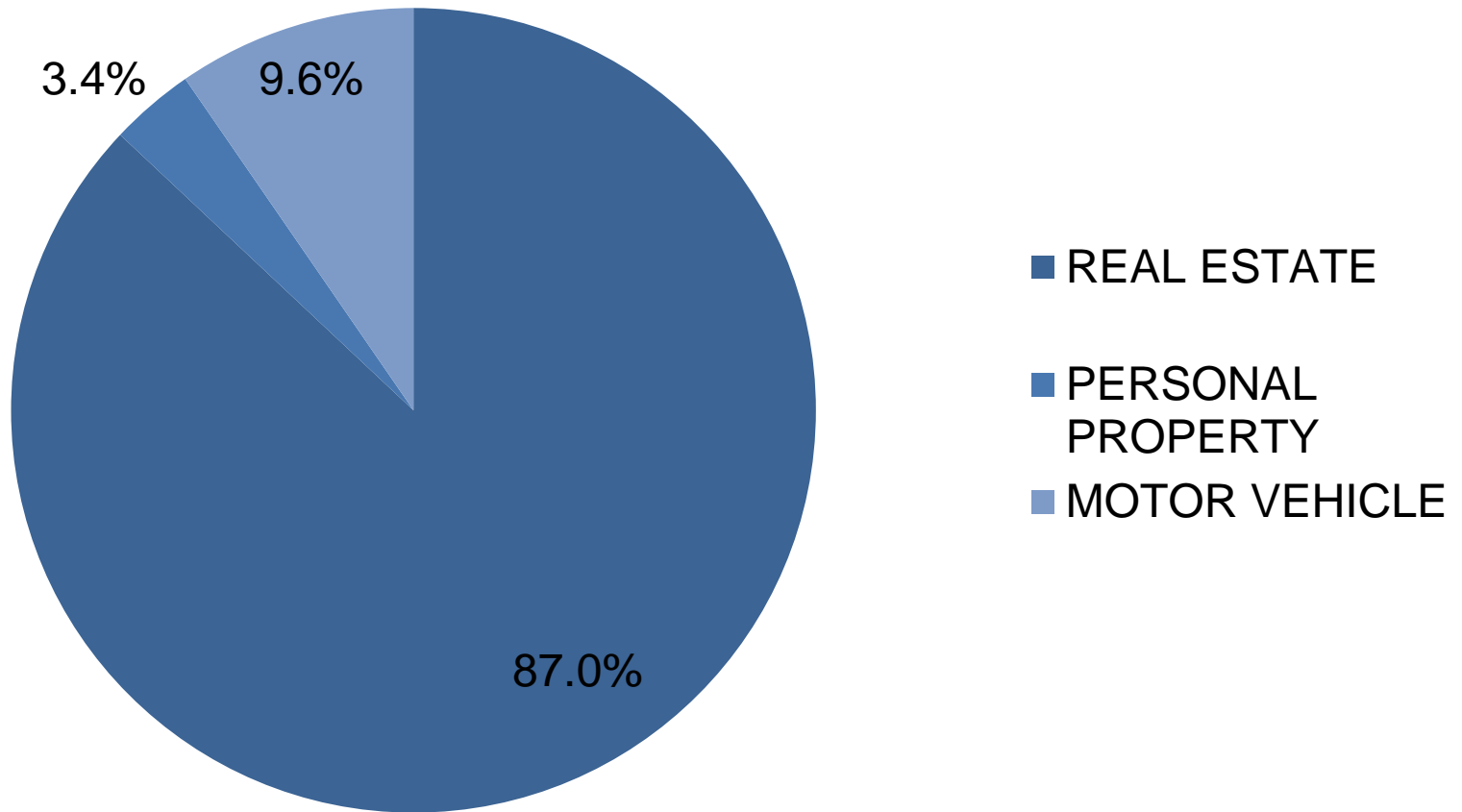
MOTOR VEHICLES INCREASED BY \$6,798,775 (6.30%)

PERSONAL PROPERTY INCREASED BY \$3,239,210 (8.73%)

A TOTAL INCREASE OF \$37,461,512 FOR AN OVERALL INCREASE OF 3.24%

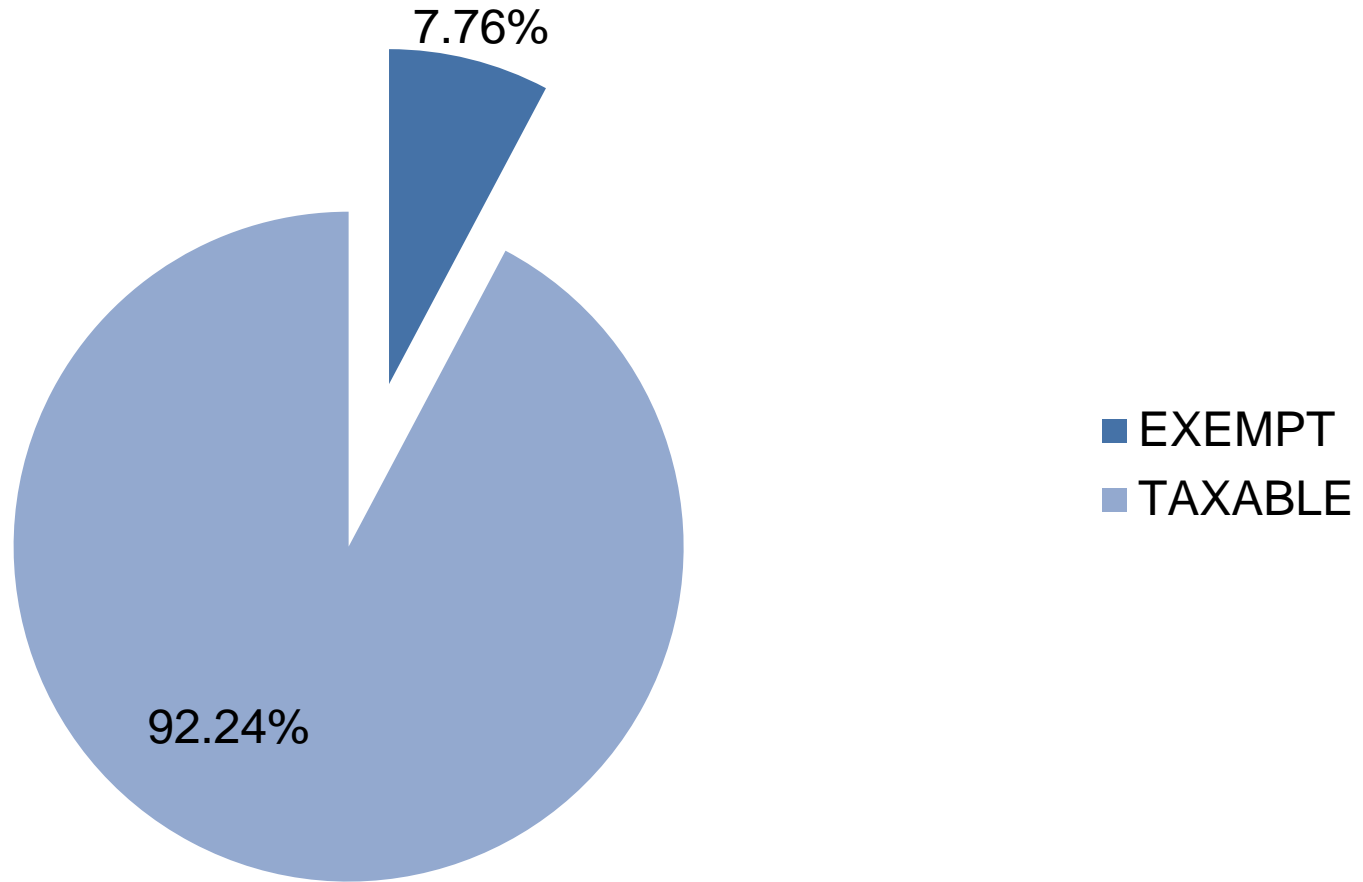
2020 GRAND LIST

REAL ESTATE, PERSONAL PROPERTY, AND MOTOR VEHICLE



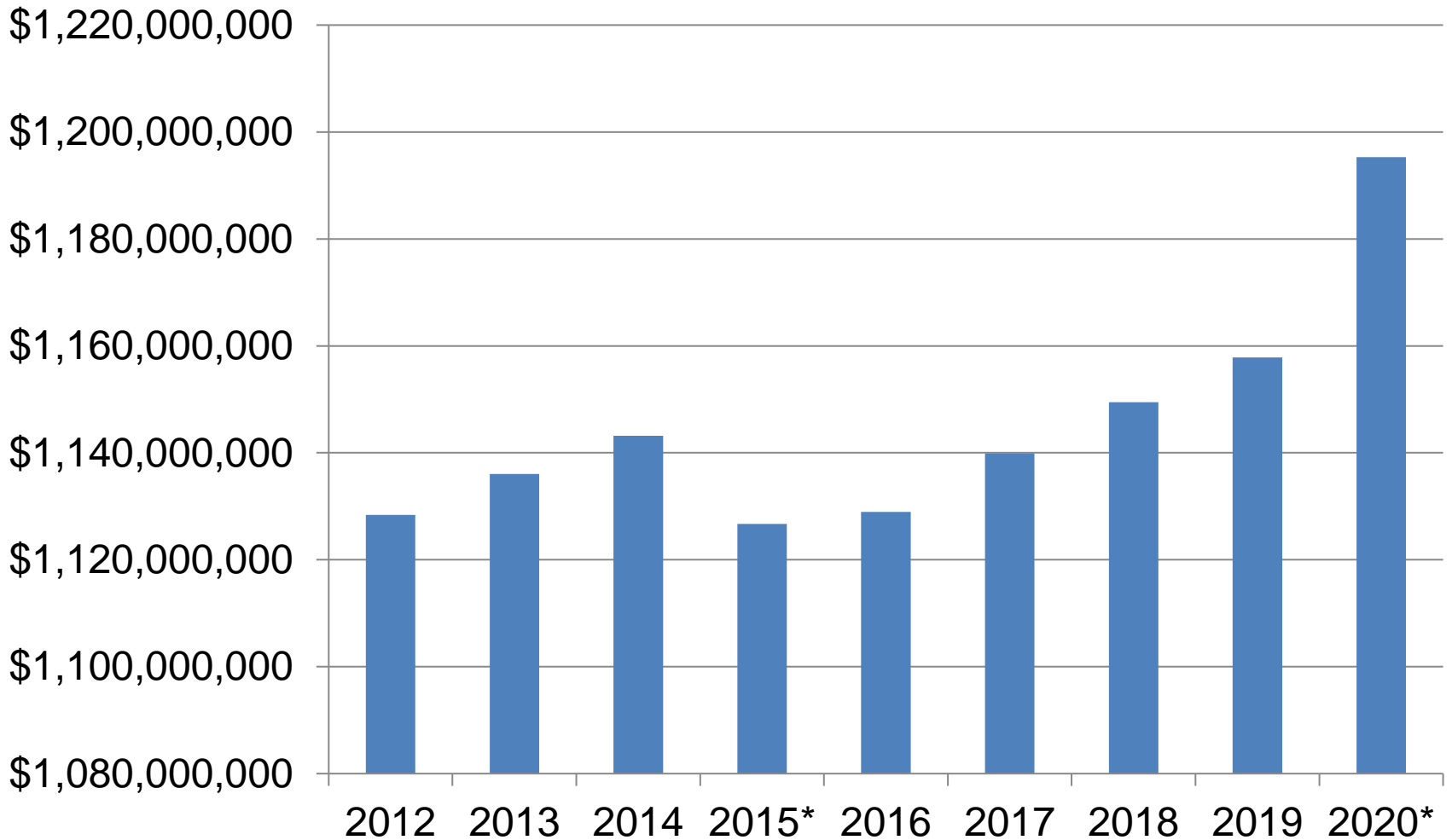
2020 GRAND LIST TAXABLE AND EXEMPT

REAL ESTATE, PERSONAL PROPERTY, AND MOTOR VEHICLE



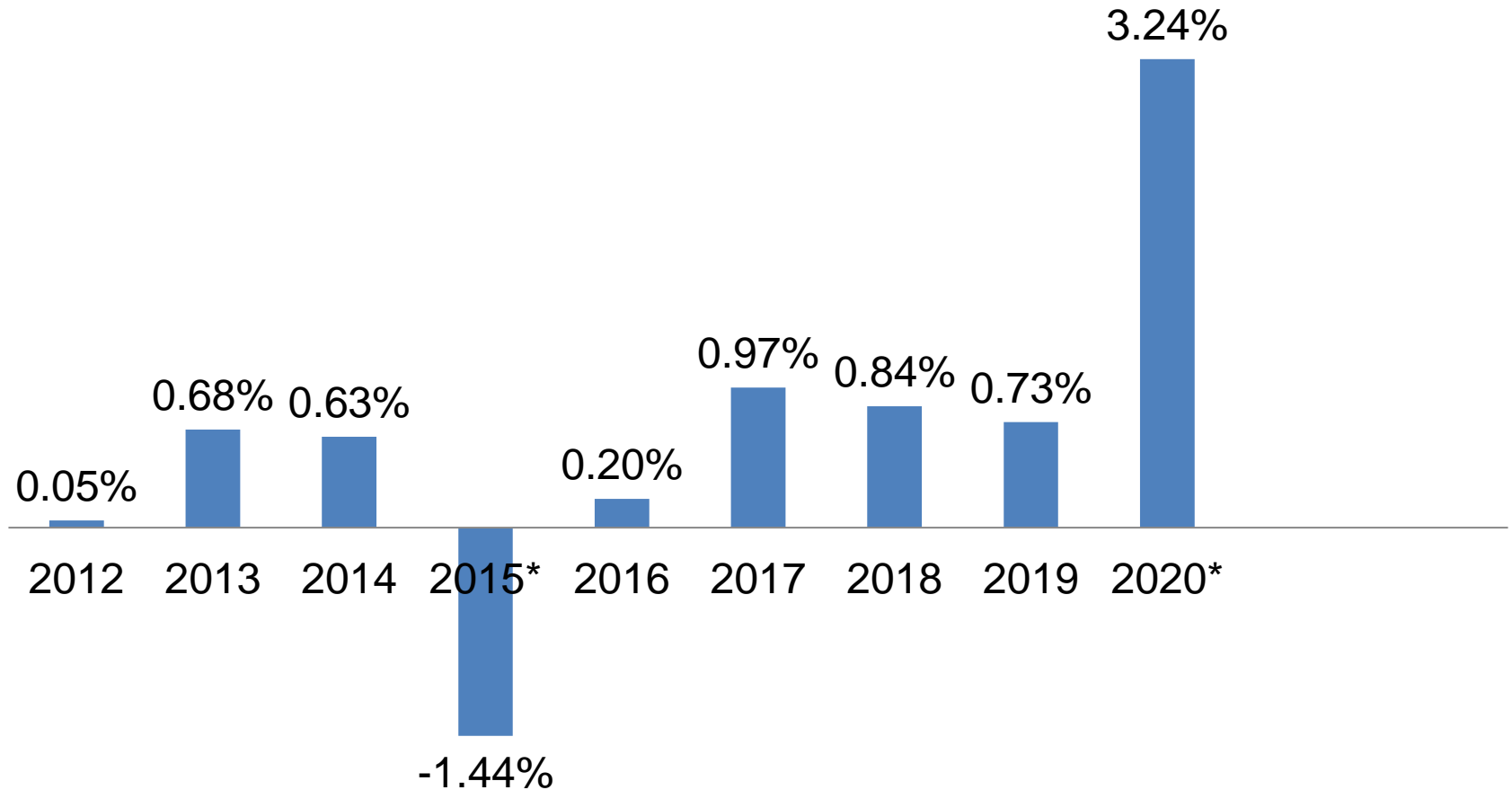
TAXABLE GRAND LIST HISTORY

*REVALUATION



GROWTH OF GRAND LIST

*REVALUATION



TOP 10 TAXPAYERS

2020 GRAND LIST COMBINED TOP 10 TAXPAYER				
	NET ASSESSMENT		% OF 2020GL NET ASMT	
CONNECTICUT LIGHT & POWER CO	19,974,690.00		1.67%	
LANDMARK EAST HAMPTON LLC	7,816,790.00		0.65%	
HAMPTON 66 LLC	3,730,950.00		0.31%	
CONNECTICUT LIGHT AND POWER CO	3,413,040.00		0.29%	
CONNECTICUT NATURAL GAS CORP	3,305,190.00		0.28%	
GLOBAL SELF STORAGE LLC	2,838,550.00		0.24%	
EDGEWATER HILL APARTMENTS LLC	2,797,380.00		0.23%	
EDGEWATER HILL PROPERTIES LLC	2,408,350.00		0.20%	
EAST HIGH ST REALTY LLC	2,362,100.00		0.20%	
AMERICAN EQUITIES I LLC	2,323,110.00		0.19%	
TOTAL TOP 10 NET ASSESSMENT	50,970,150.00		4.26%	TOTAL TOP TEN % 2020GL

RESOLUTION

East Hampton Town Council

A Resolution Regarding Acceptance of the Donation of Land
Adjacent to 366 West High Street

WHEREAS, on or about September 29, 1959, Nina A. Ostergren (Ostergren) granted use of land adjacent to a parcel of land currently identified as 366 West High Street with a parcel ID of 01C-7-6A, which had been previously deeded to the Chatham Fire Association, Inc. and is now owned by the Town of East Hampton (Town), to allow grading and use of the aforementioned adjacent parcel for “fire department parking facilities with its usual appurtenances” and said permission was recorded in Volume 79 at Page 251 of the records held by the Town Clerk; and

WHEREAS, Ostergren swore an Affidavit on June 28, 1960, which Affidavit is recorded in Volume 79 at Page 613 of the records held by the Town Clerk and is attached hereto as Exhibit A, in which Ostergren affirmed and clarified that the parcel on which permission was granted for fire department parking and appurtenances was located on the northerly side of West High Street “to the east of said land owned by Chatham Fire Association, Inc.,” and

WHEREAS, the parcel of land described herein above and identified as parcel ID 01C-7-6B (Parcel) and shown on the map attached hereto as Exhibit B has been offered for donation at no cost to the Town by the current ownership of said parcel as heirs to Ostergren.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Town of East Hampton Town Council, that the Town finds ownership of the lot used for parking associated with the Fire Department/public safety building at 366 West High Street (parking lot ID 01C-7-6B) by the Town desirable and in the best interests of the Town and will therefore accept the donation of land.

BE IT FURTHER RESOLVED that the matter be referred to the Planning and Zoning Commission in accordance with Conn. Gen. Stat. §8-24 for a report regarding the acquisition of land for municipal purposes.

BE IT FURTHER RESOLVED that the Town Council, upon favorable report and recommendation from the Planning and Zoning Commission, hereby directs the Town Manager to take the necessary steps and to execute, or have executed, and to have recorded with the Town Clerk any documents necessary to effect the transfer of said Parcel to the Town’s ownership in cooperation with the current and any future identified heirs of Ostergren.

Approved this 23rd day of March, 2021.

TOWN COUNCIL

ATTEST

James Brown, Chairperson

Kelly Bilodeau, Town Clerk

THIRD PIECE:

Known as Lot No. 9 as shown on said map. Also all that land lying between main State Highway and said Lot No. 9. Said parcel of land is bounded:

NORTH by Lots No. 10 and 11;
 EAST by highway, State Highway leading to Marlborough;
 SOUTH by their own other land;
 WEST by Mountain Trail.

Being the same premises described in deed recorded in Volume 78, Pages 136-137 of the East Hampton Land Records.

ATTEST:

Robert E. Walsh
 DEPUTY SHERIFF FOR MIDDLESEX COUNTY

Received for record
 July 7, 1960 at 2:45 P. M.

ATTEST: *Theresa M. Hall* Town Clerk

A F F I D A V I T

STATE OF CONNECTICUT)
) SS. East Hampton, June 28, 1960
 COUNTY OF MIDDLESEX)

NINA A. OSTERGREN, of the Town of East Hampton, County of Middlesex, and State of Connecticut, being duly sworn, deposes and says:

1. She is the owner of land situated on the northerly side of West High Street (U. S. Route 6-A) in the Village of Cobalt, Town of East Hampton, County of Middlesex, and State of Connecticut, which land is described in Lease to The Red Wing Oil Company, dated February 24, 1959, and recorded in East Hampton Land Records, volume 78, page 580.
2. Adjoining said land on the east is land situated on said northerly side of West High Street owned by Chatham Fire Association, Inc., and described in deed dated September 28, 1953, and recorded in East Hampton Land Records, volume 72, page 12.
3. She is the owner of another parcel of land, also situated on said northerly side of West High Street, which parcel is situated to the east of said land owned by Chatham Fire Association, Inc.
4. The purpose and intent of a document signed by her, and dated September 29, 1959, is to permit agents of Chatham Fire Association, Inc. to grade and use for parking only said parcel described in Paragraph 3. above, and not said land leased to The Red Wing Oil Company described in Paragraph 1. above.

Nina A. Ostergren

Subscribed and sworn to this 28th day of June, 1960, before me.

Elaine G. Nilsen NOTARY PUBLIC (SEAL)

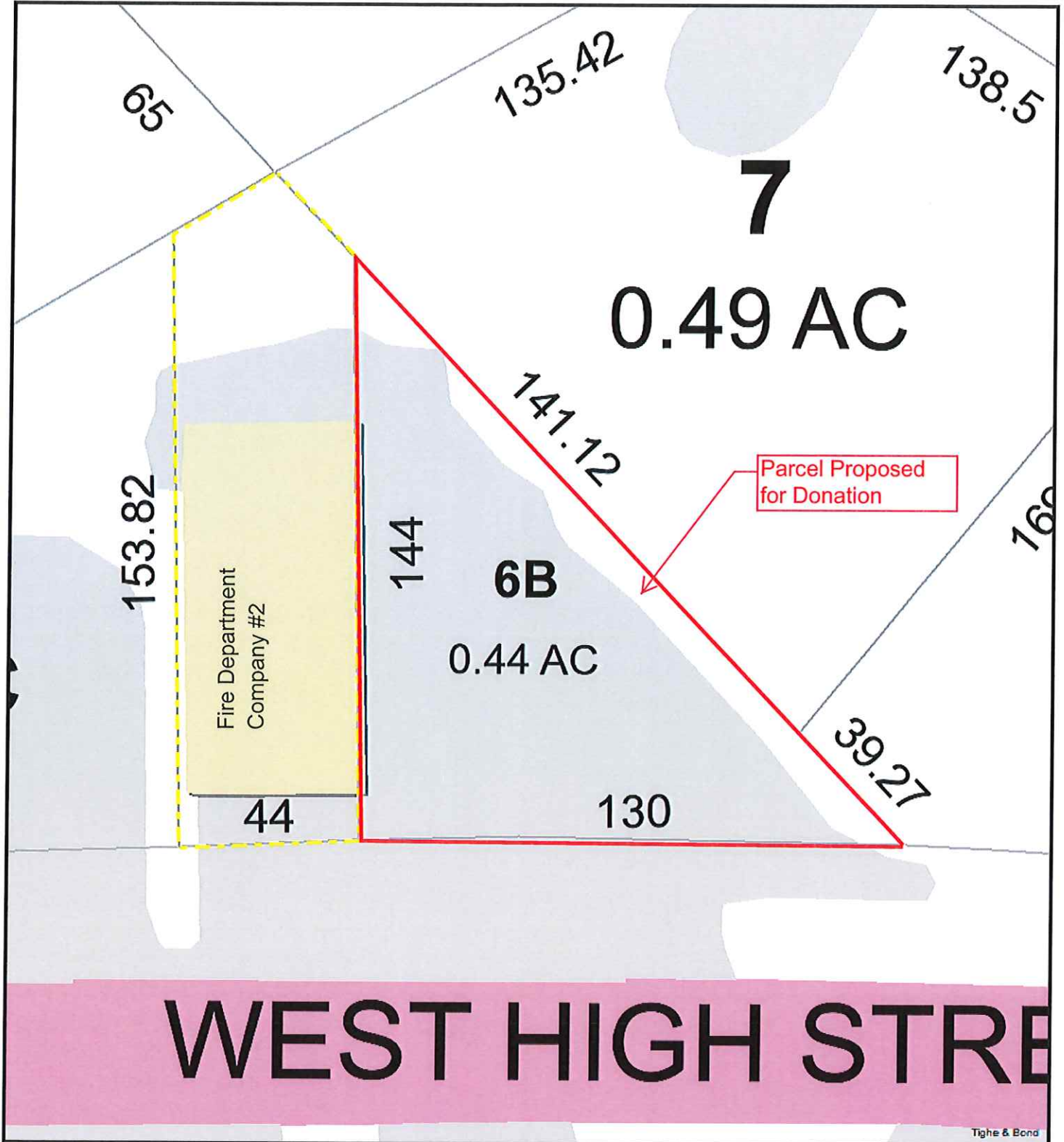
Received for record
 July 7, 1960 at 3:00 P. M.

ATTEST: *Theresa M. Hall* Town Clerk

ASSIGNMENT OF LEASE

KNOW ALL MEN BY THESE PRESENTS, that THE RED WING OIL COMPANY (hereinafter called "Assignor"), a Connecticut corporation with an office and principal place of business on Brownstone Avenue, in Portland, Connecticut, in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, to it in hand paid by The California Oil Company (hereinafter called "Assignee"), a Delaware corporation with an office and principal place of business at 1200 State Street, Perth Amboy, New Jersey, the receipt whereof is hereby acknowledged, hereby assigns unto Assignee as of June 30, 1960 all of Assignor's right, title and interest in and to that certain lease made by Nina A. Ostergren, as lessor, to Assignor, as lessee, dated February 24, 1959 and recorded on May 22, 1959 in the Land Records of East Hampton, Connecticut, in Volume 78, at Page 580, as amended by modification of lease between the said lessor and lessee dated October 9, 1959 and recorded in said Land Records on October 16, 1959 in Volume 79, Page 152, respecting the following premises:

A certain piece or parcel of land, with all buildings and improvements thereon, situated on the north side of the highway known as U. S. Route 6A, also known as West High Street, in the Village of Cobalt, Town of East Hampton, County of Middlesex, and State of Connecticut, shown and designated on a map entitled "Property To Be Leased To California Oil Company, West High Street, Cobalt, East Hampton, Conn.", drawn by "Megson and Hyypa, Civil Engineers,



Company 2 Land Donation

3/18/2021 8:31:19 AM

Scale: 1"=33'

Scale is approximate

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.



RESOLUTION

East Hampton Town Council

A Resolution Regarding Acceptance of the Donation of Land
Adjacent to East Hampton Middle School

WHEREAS, Nancy Abell, as Trustee for the Hubert E. Butler Trust f/b/o Pauline G. Butler and current owner of a parcel of land identified as parcel ID 12-36-8 (Parcel), has offered to donate said Parcel to the Town of East Hampton and Board of Education via letter dated March 5, 2021 attached hereto as Exhibit A; and

WHEREAS, the East Hampton Board of Education, at its meeting on March 8, 2021, considered the offer and determined that said property would be beneficial to the use of the adjacent Middle School property and that the Board of Education would recommend acceptance of the proposed donation; and

WHEREAS, the Parcel described herein above and shown on the map attached hereto as Exhibit B has been offered for donation at no cost to the Town by the current ownership of said parcel.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Town of East Hampton Town Council, that the Town finds ownership of the Parcel, which is adjacent to and would serve to enhance the site used for the East Hampton Middle School, by the Town desirable and in the best interests of the Town and will therefore accept the donation of land.

BE IT FURTHER RESOLVED that the matter be referred to the Planning and Zoning Commission in accordance with Conn. Gen. Stat. §8-24 for a report regarding the acquisition of land for municipal purposes.

BE IT FURTHER RESOLVED that the Town Council, upon favorable report and recommendation from the Planning and Zoning Commission, hereby directs the Town Manager to take the necessary steps and to execute, or have executed, and to have recorded with the Town Clerk any documents necessary to effect the transfer of said Parcel to the Town's ownership in cooperation with the current property owner.

Approved this 23rd day of March, 2021.

TOWN COUNCIL

ATTEST

James Brown, Chairperson

Kelly Bilodeau, Town Clerk

Exhibit A

RECEIVED
3/8/21

Nancy Abell
8 Hewitt Street
Wethersfield, CT 06109
March 5, 2021

East Hampton Public Schools
1 Community Drive
East Hampton, CT 06424

To Whom it May Concern;

I am the trustee for the Hubert E Butler Trust f/b/o Pauline G. Butler. Pauline passed away in 2020. The trust is the owner of 3.24 acres of land abutting the East Hampton Middle School on Childs Road and runs to West High Street.

I would like to donate this property to the Town of East Hampton, Board of Education. Please let me know if you are interested in obtaining this property.

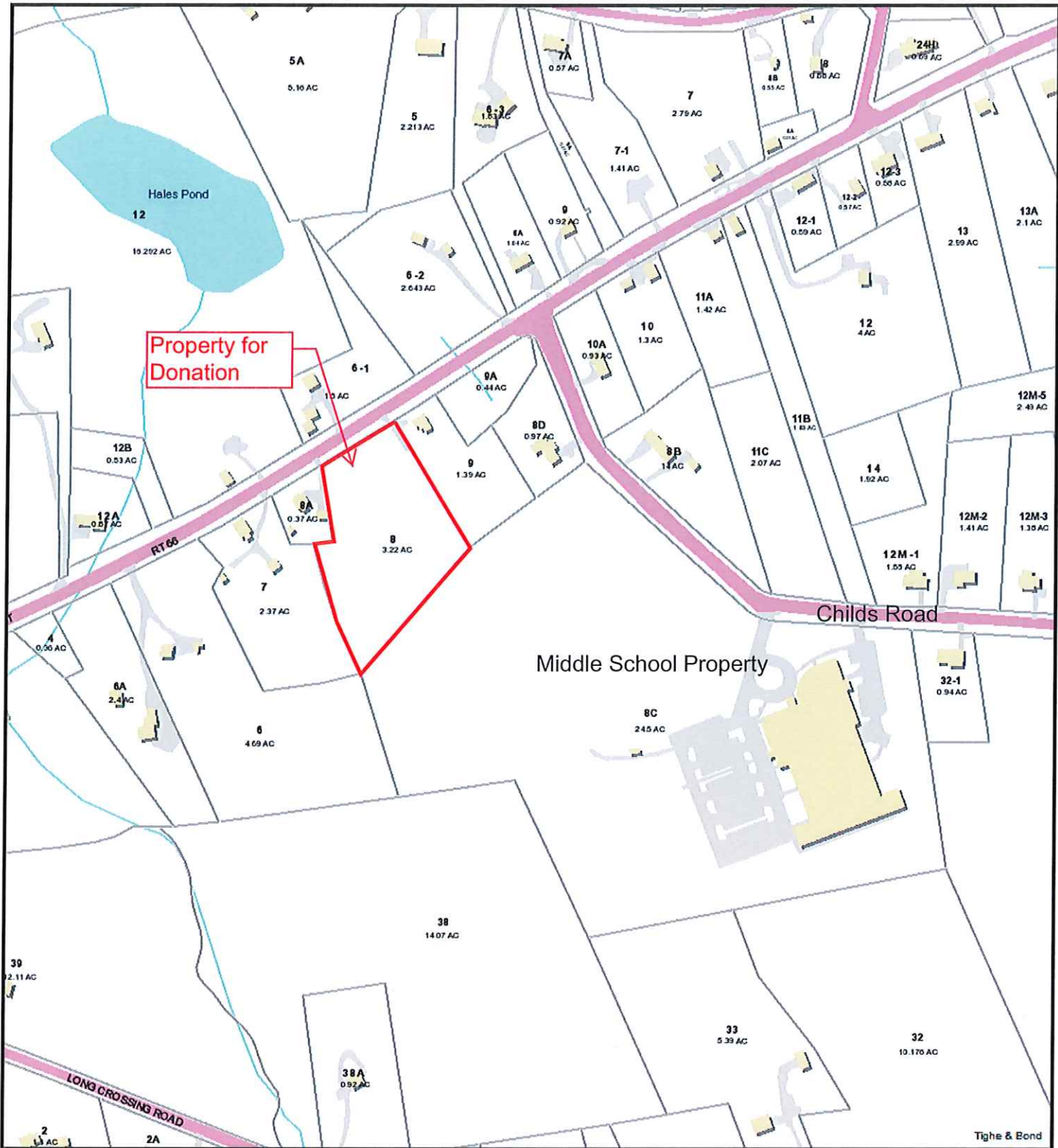
I can be reached at the address above or by phone at 860-398-2079.

Respectfully,



Nancy Abell
Trustee

Exhibit B



Property for Donation

3/18/2021 7:56:20 AM

Scale: 1"=333'

Scale is approximate

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.





March 23, 2021

To: The East Hampton Town Council,

The documentation for the tax refunds listed below is available in the Office of the Collector of Revenue for your review. There are two (2) refunds totaling \$367.82.

Respectfully Submitted,

Kristy L. Merrifield, CCMC
Collector of Revenue

002

302.17

65.65

367.82