



City of Groton, Connecticut

Mayor and Council Meeting Minutes

Monday, October 3, 2022

City Municipal Building
295 Meridian Street
Groton, CT 06340

Council Chambers

7:30 PM

Mayor Keith Hedrick, Deputy Mayor Gweneviere Depot, Councilor Rashaad Carter, Councilor Lisa McCabe, Councilor Paul Norris, Councilor Christine Piazza, Councilor Stephen Sheffield, City Clerk Edward Jacome

Mayor Keith Hedrick called the meeting to order at 7:31 p.m.

I. ROLL CALL

Present: Mayor Keith Hedrick, Deputy Mayor Gweneviere Depot, Councilor Lisa McCabe, Councilor Christine Piazza, Councilor Stephen Sheffield and City Clerk Edward Jacome

Excused: Councilor Paul Norris, Councilor Rashaad Carter and Finance Director Ron Yuhas

II. SALUTE TO THE FLAG

III. RECOGNITION, AWARDS AND MEMORIALS

Proclamation for Public Power Week

Mayor Hedrick read Public Power Week Proclamation.

Councilor Piazza recognized the employees working on Poquonnock Road and the Fitch Co-op girls swim team for ousting East Lyme after 21 years and on their current 5-0 record.

IV. RECEIPT OF CITIZEN'S PETITIONS/COMMENTS

Receipt of Citizens' Petitions is the portion of the Council meeting where the Council welcomes comments from citizens. To address the Council, please sign the sheet on the table at the front of the meeting room. When you are recognized, please approach the podium. Clearly state your name and address. Each presentation should be limited to five (5) minutes or less, and citizens should, if possible, submit emailed or written comments. Presentations should be related to matters pertinent to the City of Groton. City Councilors will only ask questions in order to clarify the speaker's presentation and can respond during the Responses to Citizens' Petitions portion of the meeting.

Ian Thomas, 24 Jefferson Drive – spoke on the issues of Branford Manor and the default option. He stated his concerns with having a referendum in May as there is no binding option to the outcome of the vote with a new council. He suggested having multiple public hearings to canvass public opinion.

Portia Bordelon, 24 Jefferson Drive – disclosed that she is a Groton Town Councilor. She suggested that the council write a letter of support for the resident of Branford Manor. She inquired about the remediation process. In addition, she voiced her support for Groton Utilities and her opposition to any data center agreement. She also voiced her opposition to a having a floating zone at five corners. In conclusion, she voiced her support for having city elections in November and increasing the visibility of this topic to residents.

V. RESPOND TO CITIZEN'S PETITIONS/COMMENTS

Deputy Mayor Depot – stated that Ledge Light Health District will now be canvassing all units at Branford Manor giving all tenets an opportunity for inspection. She also mentioned a recent

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Facebook post about Branford Manor and heating. The landlord per regulation cannot let the heat go below 65 degrees. She stated her support for placing a question on the ballot on the May election. She also stated if there are any issues with a floating zone at five corners to reach out to Planning and Zoning.

Councilor Piazza – stated that while decisions need to be made there needs to be due diligence conducted. She inquired if five corners developments could be placed as a question on the ballot. Mayor Hedrick stated it could be done. In addition, she would like to see an outline on when decision need to be made regarding the election topic.

Mayor Hedrick – stated that there would be a public hearing at the October Committee of the Whole meeting regarding the election change. He has reached out to Director of Elections Ted Bromley, state legislators, the city attorney and the Connecticut Council of Municipalities with questions. In regards to Branford Manor Groton Town Manager John Burt and I continue to work with Related. All deficiencies identified by Ledge Light, the Building Inspection and Attorney Arcscott have been sent to Related for response. Department of Housing and Urban Development (HUD) is looking at what they can do without hurting 442 families. To those who have issues with heat contact your landlord if not corrected contact the Building Official at 860-446-4104.

VI. APPROVAL OF MINUTES

Mayor and Council, September 19, 2022

Motion to approve made by Deputy Mayor Depot, second by Councilor Sheffield.

All in favor. Motion carried. 6-0-0

Committee of the Whole, September 26, 2022

Motion to approve made by Deputy Mayor Depot, second by Councilor Sheffield.

All in favor. Motion carried. 6-0-0

VII. COMMUNICATIONS AND REPORTS

Council McCabe – None

Councilor Sheffield – None

Councilor Piazza – Helped the Fitch Boosters Club alongside the girls swim team at the concession stand for Friday night football.

Deputy Mayor Depot – Volunteered at the September 23rd food box distribution, which are held the 4th Friday of every month. Attended the September 27th Emergency Operations Center (EOC) training. Received a communication via email supporting being able to vote on the ballot for the election change.

Mayor Hedrick – If food is needed from the food box distribution reach out to the Mayor’s Office at (860) 446-4103. Mayor Hedrick asked Economic Development Specialist (EDS) Cierra Patrick to give an update on the tagline survey and surveys in general. EDS Cierra Patrick described the current status of the tagline survey, and the pros and cons of using surveys.

VIII. COMMITTEE REFERRALS

None.

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IX. NEW BUSINESS

R-22-09-112 RESOLUTION THAT THE MAYOR AND COUNCIL AUTHORIZE GROTON UTILITIES MANAGEMENT TO CONTRIBUTE UP TO ONE HUNDRED FIFTY THOUSAND DOLLARS (\$150,000.00) TO THE NEIGHBORHOOD ASSISTANCE ACT (NAA) PROGRAM IN RETURN FOR MATCHING TAX CREDITS, PENDING APPROVAL FROM THE STATE OF CONNECTICUT

WHEREAS, through the Neighborhood Assistance Act (NAA) Program, tax credits may be earned by business firms that make cash investments to certain community programs. The cash investment must be made in a community program that is proposed and conducted by a tax exempt or municipal agency and must be approved both by the municipality in which the program is conducted and the Department of Revenue Services (DRS); and

WHEREAS, the total tax credits under the NAA tax credit program are limited to \$150,000.00 annually for each business firm and since the contributions are fully matched with the tax credits, it will benefit the community, while being essentially cost-free to Groton Utilities; and

WHEREAS, Groton Utilities' Management recommended the approval of a commitment to contribute up to a total of \$150,000.00 for support of the Bill Memorial Library; and

WHEREAS, at its regular meeting held on September 21, 2022, the Groton Utilities Commission/ Water Pollution Control Authority authorized Groton Utilities Management to contribute up to One Hundred Fifty Thousand Dollars (\$150,000.00) to the Neighborhood Assistance Act (NAA) Program in return for matching tax credits, pending approval from the State of Connecticut, and furthermore that the City Council be apprised of this action with the recommendation that it concur;

THEREFORE BE IT RESOLVED that the Mayor and Council authorize Groton Utilities management to contribute up to One Hundred Fifty Thousand Dollars (\$150,000.00) to the Neighborhood Assistance Act (NAA) Program in return for matching tax credits, pending approval from the State of Connecticut.

Motion to approve made by Councilor McCabe, second by Deputy Mayor Depot.

All in favor. Motion carried. 6-0-0

R-22-09-113 RESOLUTION THAT THE MAYOR AND COUNCIL AUTHORIZE GROTON UTILITIES MANAGEMENT TO ISSUE A PURCHASE ORDER TO TECHNOLOGICAL SOLUTIONS, LLC., 5 RICKY LANE, PRESTON, CONNECTICUT, FOR AN AMOUNT NOT TO EXCEED EIGHTY SEVEN THOUSAND EIGHT HUNDRED FORTY DOLLARS AND NO CENTS (\$87,840.00) WHICH INCLUDES A TWENTY PERCENT (20%) CONTINGENCY FOR SCADA PRISM SUPPORT, TO BE PAID FROM FY 23 ELECTRIC OPERATIONS AND MAINTENANCE BUDGET

WHEREAS, Technological Solutions is a preferred vendor; and

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WHEREAS, this purchase will support upgrading SCADA to the latest version; and

WHEREAS, the cost breakdown is as follows:

Cost of service	\$73,200.00
20% contingency	\$14,640.00
Total request	\$87,840.00; and

WHEREAS, at its regular meeting held on September 21, 2022, the Groton Utilities Commission / Water Pollution Control Authority authorized Groton Utilities Management to issue a purchase order to Technological Solutions, LLC., 5 Ricky Lane, Preston, Connecticut, for an amount not to exceed Eighty Seven Thousand Eight Hundred Forty Dollars and No Cents (\$87,840.00) which includes a twenty percent (20%) contingency for SCADA Prism Support, to be paid from FY 23 Electric Operations and Maintenance Budget, and furthermore that the City Council be apprised of this action with the recommendation that it concur;

THEREFORE BE IT RESOLVED that the Mayor and Council authorize Groton Utilities Management to issue a purchase order to Technological Solutions, LLC., 5 Ricky Lane, Preston, Connecticut, for an amount not to exceed Eighty Seven Thousand Eight Hundred Forty Dollars and No Cents (\$87,840.00) which includes a twenty percent (20%) contingency for SCADA Prism Support, to be paid from FY 23 Electric Operations and Maintenance Budget.

Motion to approve made by Deputy Mayor Depot, second by Councilor Sheffield.
All in favor. Motion carried. 6-0-0

**R-22-09-114 RESOLUTION THAT THE MAYOR AND COUNCIL AUTHORIZE
GROTON UTILITIES MANAGEMENT TO ISSUE A PURCHASE ORDER
TO TECHNOLOGICAL SOLUTIONS, LLC., 5 RICKY LANE, PRESTON,
CONNECTICUT, FOR AN AMOUNT NOT TO EXCEED NINETY ONE
THOUSAND TWO HUNDRED DOLLARS AND NO CENTS (\$91,200.00)
INCLUDING A TWENTY PERCENT (20%) CONTINGENCY, FOR
SCADA INTEGRATION, TO BE PAID FROM THE TRANSMISSION
LINES 1410/1280/400/BUDDINGTON SUBSTATION BOND FUND
PROJECT**

WHEREAS, Technological Solutions is a preferred vendor; and

WHEREAS, this will support the Buddington Substation Upgrade Project; and

WHEREAS, the cost breakdown is as follows:

Cost of service	\$76,000.00
20% contingency	\$15,200.00
Total request	\$91,200.00; and

WHEREAS, at its regular meeting held on September 21, 2022, the Groton Utilities Commission / Water Pollution Control Authority authorized Groton Utilities Management to issue a purchase order to Technological Solutions, LLC., 5 Ricky Lane, Preston, Connecticut, for an amount not to exceed Ninety One Thousand Two Hundred Dollars and No Cents (\$91,200.00) including a twenty

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percent (20%) contingency, for SCADA integration, to be paid from the Transmission Lines 1410/1280/400/Buddington Substation Bond Fund Project, and furthermore that the City Council be apprised of this action with the recommendation that it concur;

THEREFORE BE IT RESOLVED that the Mayor and Council authorize Groton Utilities Management to issue a purchase order to Technological Solutions, LLC., 5 Ricky Lane, Preston, Connecticut, for an amount not to exceed Ninety One Thousand Two Hundred Dollars and No Cents (\$91,200.00) including a twenty percent (20%) contingency, for SCADA integration, to be paid from the Transmission Lines 1410/1280/400/Buddington Substation Bond Fund Project.

Motion to approve made by Councilor Sheffield, second by Deputy Mayor Depot.
All in favor. Motion carried. 6-0-0

**R-22-09-115 RESOLUTION THAT THE MAYOR AND COUNCIL AUTHORIZE
GROTON UTILITIES MANAGEMENT TO ISSUE A PURCHASE ORDER
TO SENSUS, 450 NORTH GALLATIN AVENUE, POST OFFICE BOX 487,
UNIONTOWN, PENNSYLVANIA, FOR AN AMOUNT NOT TO EXCEED
THREE HUNDRED SEVEN THOUSAND EIGHT HUNDRED DOLLARS
AND NO CENTS (\$307,800.00) WHICH INCLUDES A TWENTY
PERCENT (20%) CONTINGENCY, FOR THE PURCHASE OF TWO
THOUSAND (2,000) ELECTRIC METERS, TO BE PAID FROM THE FY
23 ELECTRIC NON BONDED CAPITAL BUDGET**

WHEREAS, Sensus is a preferred vendor; and

WHEREAS the electric meters will be purchased to support Groton Utilities ongoing effort to modernize meters; and

WHEREAS, the cost breakdown is as follows:

Cost of meters	\$256,500.00
20% contingency	\$ 51,300.00
Total request	\$307,800.00; and

WHEREAS, at its regular meeting held on September 21, 2022, the Groton Utilities Commission / Water Pollution Control Authority authorized Groton Utilities Management to issue a purchase order to Sensus, 450 North Gallatin Avenue, Post Office Box 487, Uniontown, Pennsylvania, for an amount not to exceed Three Hundred Seven Thousand Eight Hundred Dollars and No Cents (\$307,800.00) which includes a twenty percent (20%) contingency, for the purchase of two thousand (2,000) electric meters, to be paid from the FY 23 Electric Non-bonded Capital Budget, and furthermore that the City Council be apprised of this action with the recommendation that it concur;

THEREFORE BE IT RESOLVED that the Mayor and Council authorize Groton Utilities Management to issue a purchase order to Sensus, 450 North Gallatin Avenue, Post Office Box 487, Uniontown, Pennsylvania, for an amount not to exceed Three Hundred Seven Thousand Eight Hundred Dollars and No Cents (\$307,800.00) which includes a twenty percent (20%)

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contingency, for the purchase of two thousand (2,000) electric meters, to be paid from the FY 23 Electric Non-bonded Capital Budget.

Motion to approve made by Councilor Piazza, second by Councilor Sheffield.
All in favor. Motion carried. 6-0-0

Mayor Hedrick entertained a motion to suspend the rules and include the new R-22-10-116 adjusted by Finance Director Ron Yuhas.

Motion made by Deputy Mayor Depot, second by Councilor McCabe.
All in favor. Motion carried. 6-0-0

R-22-10-116 RESOLUTION THAT THE MAYOR AND COUNCIL RESCIND RESOLUTION R-21-6-91 AND AUTHORIZE THE CONTRACT AND SALE OF 0.15 ACRES OF LAND AND STRUCTURE(S), 108 THAMES STREET, GROTON, CONNECTICUT, IN "AS IS CONDITION" TO FTTB, LLC, 142 BENHAM ROAD, GROTON, CONNECTICUT FOR THE PURCHASE PRICE OF \$20,000.00 (TWENTY THOUSAND DOLLARS AND NO CENTS) AND THAT MAYOR KEITH HEDRICK BE AUTHORIZED TO EXECUTE SAID CONTRACT.

WHEREAS, the City of Groton approved the purchase of the property located at 108 Thames Street, Groton, Connecticut as part of Ordinance 184 which was initially approved on October 4, 2010 and finally approved on November 1, 2010; and

WHEREAS, at its regular meeting held May 2, 2016 the City of Groton Council declared the property to be of surplus to the needs of the City; and

WHEREAS, the disposition of the property was referred to the City of Groton Planning and Zoning Commission in accordance with Connecticut General Statutes 8-24, of its consideration at its regular meeting held on June 21, 2016 and received a positive referral; and

WHEREAS, said parcel is more specifically describe as follows:

“A tract of land situated on the easterly edge of Thames Street and southerly edge of Broad Street in the town of Groton, Connecticut shown on a plan titled “Boundary Line Adjustment Prepared for City of Groton” Sheet No. 01, Date: 04/01/22, Scale: 1”=10’ Prepared by: CLA Engineers, and which is more accurately described as follows: Beginning at a drill hole (found) on the easterly edge of Thames Street, said point marking the southwesterly corner of the herein described parcel;
Thence N 87°49’50” E a distance of 100.62’ to an iron pin (set);
Thence N 0° 54’ 20” E a distance of 63.96’ to an iron pin (set);
Thence N 88°43’45” W a distance of 78.92’ to a point on the face of a stone retaining wall;
Thence S 70°16’40” W a distance of 17.67’ to a point;
Thence S 50°38’05” W a distance of 9.18’ to a point;
Thence S 29°01’50” W a distance of 5.19’ to a point;

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Thence S 03° 51' 35" E a distance of 53.31' to the point of beginning;
These last four courses running along the face of a stone retaining wall;
Containing 6,768.62 SF or 0.15 Acres”

WHEREAS, the City of Groton accepted Request for Proposals (“RFP”) in accordance with the “City of Groton Disposition Procedures and Guidelines for City Owned Real Estate”; and

WHEREAS, the Real Estate Committee reviewed the 2 proposals received, both proposals met the posted compliance of the RFP, and Mayor Keith Hedrick made the recommendation to proceed with the sale to FTTB, LLC”:

THEREFORE, BE IT RESOLVED that the Mayor and Council rescind resolution R-21-6-91 and authorize the contract and sale of 0.15 acres of land and structure(s), 108 Thames Street, Groton, Connecticut, in “as is condition” to FTTB, LLC, 142 Benham Road, Groton, Connecticut for the purchase price of \$20,000.00 (Twenty Thousand Dollars and No Cents) and that Mayor Keith Hedrick be authorized to execute said contract.

Motion to approve made by Councilor McCabe, second by Deputy Mayor Depot.
All in favor. Motion carried. 6-0-0

X. ADJOURNMENT

Motion to adjourn made by Councilor McCabe, second by Deputy Mayor Depot.
All in favor. Motion carried. 6-0-0

Mayor Hedrick adjourned the meeting at 8:53 p.m.