Board of Selectmen
Municipal Office Complex
Meeting Rooms 1 & 2
September 2, 2026
Regular Meeting Minutes

Present: T. Gelston; E. Dill, T. Sevigny
Others Present: V. Belles, L. Zemienieski

1. Call to Order and Pledge of Allegiance: First Selectman Todd Gelston called the Board of Selectmen meeting to order at 7:00 p.m. The attendees recited the Pledge of Allegiance.

2. Approval of Agenda: The agenda was reviewed. No additions or changes were requested.

   Motion made by Mr. Dill, seconded by Mr. Sevigny, to approve the agenda as written. Unanimous aye.

3. Approval of Minutes: Regular Meeting of August 19, 2026: The minutes of the Regular Meeting of August 19, 2026 were presented for approval.

   Motion made by Mr. Dill, seconded by Mr. Gelston, to approve the minutes of the Regular Meeting of August 19, 2026. Mr. Sevigny abstained from the vote and the motion passed by a majority of ayes.

4. Correspondence: There was no correspondence to report.

5. First Selectman's Report: Mr. Gelston reported as follows:

   Public Works:

   1. This fall Public Works is focusing on paving the roads that have stormwater drainage piping improvements completed. Initially, these roads were Hemlock Valley, Bone Mill 1 & 2, Old Town Street, Hungerford, and Cold Spring. Recently, Public Works added two more roads to the list – Neptune Avenue and Glimmer Glen. Public Works expects to start paving by the second week in September.

   Public Safety:

   1. Solving the Speeding Problem

      a. 8 electronic speed limit monitoring signs. (NOTE: These are not Speed Cameras which are commonly called License Plate Readers. The Town has never installed Speed Cameras that read license plates; it has only installed electronic speed monitoring devices.)

- 6 are post mounted, 2 are on trailers;
- the trailers are being moved around depending on residents' requests

b. As was done last year, police cruisers will be monitoring traffic for adherence to speed limits.

- During the month of August (8/1/26 to 8/31/26):
  1. 90 Traffic Stops: 17 Infractions issued, 65 written warnings, 8 verbal warnings
  2. The Traffic Stops continue to increase - March/April total 38, May 55, June 60, July 74
- Last month the police started monitoring traffic on Saturdays along with weekdays.
- Some residents have offered their driveways as places for the cruisers to park.

2. New Firehouse Public Information

a. Presentation with question-and-answer period conducted during the August 3rd Board of Finance meeting.

- Many East Haddam residents attended this meeting.

b. Taxpayers need to understand the justification for a new firehouse.

c. Working toward an October 13th referendum

- No immediate source for Grant Funding;
- Therefore, the principal source of funding will be bonding.

3. Ambulance & Fire Service Working Together

a. Have conducted 8 workshop meetings and another one is being scheduled for later this month.

- GOAL: Work together to achieve the best ambulance service at the least cost.
  1. For both the Short Term (FY 27) and Long-Term (FY28 and beyond) periods of performance.
- Need to evaluate issues with cost and ambulance personnel capability issues to meet our goal. We are really getting into the details now.
- The Town of East Haddam has an Ambulance Service Capability equal to or better than many of our surrounding Towns. However, we need to be careful to improve our capability while controlling costs.

Commercial / Recreational Development:

1. The East Haddam Village Redevelopment Agency is working the next phase of site development and planning. Mr. Gelston encouraged the public to either physically or electronically attend the meetings.

2. The Black Birch Golf Course Feasibility Study Committee provided its report to the Board of Selectmen last month. The Study concludes - "*As set forth above, the Committee does not recommend the purchase and restoration of the Course by the Town. The Committee believes the Course should be purchased by a private owner/operator, perhaps a joint venture between an experienced and well-capitalized residential developer, current ownership, the Banner Estates condo association, and a professional golf course management firm*."

   The Report further states – "*The Town should be supportive of the efforts of potential private developers to facilitate the revival of the Course and the completion of the residential community pursuant to an appropriate revised plan*.

   "*In their current state, both the Course and Banner Estates represent a lost economic opportunity for the Town. The restoration of the Course and the resumption of residential development would support the revival of the Moodus commercial district and increase the commercial and residential tax base.*

   "Although the Committee does not recommend the purchase of the golf course by the Town, there is a local desire and benefit in having the public golf course restored and reopened, but it should be operated by a professional golf course owner/manager."

   Mr. Gelson noted that the report is on the Town website and that the work of the Study Committee is an item on this meeting's agenda.

Economic Development Commission:

1. Has 2 openings on the Economic Development Commission and they are looking for volunteers to fill those vacancies.

   a. The Economic Development Commission is composed of 7 regular members and 2 alternate members.

      i. 3 new regular members recently joined Economic Development Commission and the Commissioners plans to elect a new Chairman at their meeting this month.

      ii. Two alternate positions are open. Mr. Gelston provided instructions on how interested members of the public can secure a Volunteer Application Form to complete and return to the Municipal Office Complex.

Property Revaluation for Grand List update:

- By State Law, towns must complete a property revaluation every 5 years. This is the year for revaluations of all residential and commercial properties.

- Two proposals have been received from vendors that complete property revaluations. The lower cost vendor has been chosen and the Assessor is in the process of negotiating the details of the contract. The vendor proposal selection and contract negotiation process is following Sections 106-5 and 106-6 of the East Haddam Ordinance under Chapter 106.

  The Revaluation is expected to start by November 1.

6. Public Comment: There was no public comment.

7. Unfinished Business

   A. Cell Tower Discussion – 440 Town Street or 7 Hood Lane: Mr. Gelston reported that there was no new information regarding the two potential cell-tower companies interested in the Hood Lane site. The companies are awaiting decisions from wireless carriers regarding whether a tower is needed. Mr. Gelston planned to contact the installers for an update. If there is still no information, the item is to be removed from the next meeting agenda.

   B. Ethics Commission Discussion on Potential Changes to the Code of Ethics Ordinance: The Board reviewed work by the Ethics Commission on proposed revisions to the Code of Ethics Ordinance. Town Counsel reviewed the amendments and found them generally well written, with no objections to most changes. Counsel suggested additional language in Section III, Definitions, Item 11.B and removal of language in Section IV, Items 1 and 6. The changes will be communicated to Ethics Commission Chairman Kevin Stahley. The Board agreed that, because the ordinance is undergoing substantial changes, it should be presented at a public hearing before being sent to Town Meeting. Potential public hearing dates discussed were September 30, October 1, October 5, October 28, and November 5.

      Motion made by Mr. Sevigny, seconded by Mr. Dill, to hold a public hearing to discuss the potential changes to the Code of Ethical Conduct Ordinance prior to sending this to Town Meeting. Unanimous aye.

   C. Agriculture Recommendation for Farm Equipment and Farm Building Tax Exemption Ordinance Discussion: Mr. Gelston reported that the Board had discussed the Agriculture Commission's request with Town Counsel at the September 1st special meeting. A local option for farm equipment and farm buildings would require separate ordinances. The State already provides an exemption for farm equipment, and the Town may consider increasing that exemption through a local option. The Assessor provided a potential Farm Building Tax Exemption Ordinance, which Town Counsel found to be in proper form. The Board also agreed to contact the Agriculture Commission to determine whether it seeks an increase above the existing state allowance.

Motion made by Mr. Sevigny, seconded by Mr. Gelston, to forward the potential Tax Exemption for Farm Building Ordinance to the Board of Finance for their review and approval prior to sending this ordinance to a Public Hearing. Mr. Dill recused himself from the vote and the motion passed by a majority of ayes.

D. Assessor Recommendation for Exemption for Ambulance-Type and Modified Handicap-Accessible Vehicle Ordinance Discussion: Mr. Gelston reported that the Assessor had advised that the Town had inadvertently granted this exemption without a local-option ordinance, and the exemption was discontinued for the 2025 Grand List. If enacted, the proposed ordinance would permit a certificate of correction for 2025 Grand List applicants and allow the exemption for future Grand List years. Town Counsel found the proposed ordinance to be in proper form.

   Motion made by Mr. Dill, seconded by Mr. Sevigny, to forward the potential Tax Exemption for Ambulance-Type and Modified Handicap-Accessible Vehicle Ordinance to the Board of Finance for their review and approval prior to sending this ordinance to a Public Hearing. Unanimous aye.

E. Tax Relief for Elderly & Disabled Ordinance Discussion: Mr. Gelston called attention to the Tax Relief for Elderly and Disabled Ordinance in the meeting packet. The ordinance is due to sunset with the 2026 Grand List. The Board of Finance, pursuant to statute, is responsible for setting the terms. The matter will be sent to the Board of Finance for review and action and, following that action, will return to the Board of Selectmen for referral to Town Meeting.

F. Town Investment Committee Ordinance Discussion: Following discussions with the Board of Selectmen, staff, the Board of Education, and counsel, the Town is proceeding toward creation of a Town Investment Committee to oversee Town investments. Membership is expected to include representatives from various boards and a citizen at large. Town Counsel has drafted a proposed ordinance. The Board discussed the draft at their September 1st special meeting and identified questions for the attorney to research. Once finalized, the proposed ordinance will be shared with the various boards before being advanced to a public hearing. No further discussion was held.

G. Black Birch Golf Course Feasibility Study Committee Discussion: The Board noted that the Black Birch Golf Course Feasibility Study Committee presented its final report on August 19, 2026 and has completed its assigned charge. The Board expressed appreciation for the committee's work, noting that members worked for more than four months at no cost to the Town.

   Motion made by Mr. Sevigny, seconded by Mr. Dill, to discharge the Black Birch Golf Course Feasibility Study Committee as they have provided a final report and completed the charge assigned to them. Unanimous aye.

8. New Business

A. Grant Acceptance – Early Voting Grant 2026: Mr. Gelston called attention to the notification of a State of Connecticut grant to offset costs associated with implementing and conducting early voting.

Motion made by Mr. Dill, seconded by Mr. Sevigny, to adopt the following resolution to be referred to the Board of Finance and then Town Meeting for approval:

RESOLVED: That a grant in the amount of $5,950.51 is hereby accepted from the State of Connecticut, Office of the Secretary of the State for the purpose of costs related to implementing and conducting early voting upon the terms and conditions set forth in an Agreement between The State of Connecticut, Office of the Secretary of the State and the Town of East Haddam.
Unanimous aye.

B. Grant Acceptance – FY 2025 Emergency Management Performance Grant: Mr. Gelston called attention to the notice of a grant award from the Department of Emergency Services and Public Protection advising that the Town had been awarded an Emergency Management Performance Grant.

Motion made by Mr. Sevigny, seconded by Mr. Dill, to accept a grant in the amount of $6,000.00 from the State of Connecticut, Department of Emergency Services & Public Protection, Division of Emergency Management and Homeland Security, entitled "FY 2025 Emergency Management Performance Grant", and send acceptance of said grant to the Board of Finance and then to Town Meeting for approval. Unanimous aye.

C. RESOLUTION AUTHORIZING AN APPROPRIATION OF $15,975,000 FOR THE COMPANY NO. 2 FIREHOUSE PROJECT AND THE FINANCING OF SAID APPROPRIATION BY THE ISSUANCE OF GENERAL OBLIGATION BONDS OF THE TOWN AND NOTES IN ANTICIPATION OF SUCH BONDS IN AN AMOUNT NOT TO EXCEED $15,975,000, OR SO MUCH AS MAY BE NECESSARY AFTER DEDUCTING GRANTS THEREFOR, AS WELL AS ESTABLISHING A DATE FOR REFERENDUM

The Board considered the proposed resolution concerning the Company No. 2 firehouse project. The resolution was read into the record. The Board discussed the proposed $15,975,000 appropriation, financing through general obligation bonds and/or notes, authorization for Town officials to carry out financing and project-related actions, referral to the Board of Finance, a Special Town Meeting on September 29, 2026, and a referendum on October 13, 2026. There was no further discussion.

Motion made by Mr. Sevigny, seconded by Mr. Dill, to approve the following resolution:

RESOLVED, that the Board of Selectmen (the "Board") of the Town of East Haddam (the "Town") hereby adopts, and recommends to the Board of Finance with respect to, the

following:

(1) That the Town appropriate the sum of $15,975,000 for costs related to the Company No. 2 firehouse project (the "Project"), consisting of (a) the demolition of the current Company No. 2 firehouse building and (b) the planning, design and construction of an approximately 14,475 square foot Company No. 2 firehouse building to be located at 44 William F. Palmer Road, Moodus, Connecticut (the "Firehouse"). The Firehouse shall include, without limitation, (i) five (5) apparatus bays double deep, (ii) a fire chief's office, a deputy chief's office and other public safety staff and administrative offices, (iii) locker rooms, sleeping quarters, bathrooms, kitchen and pantry space, training room and space, a day room, watch room, work bench room, laundry room, hose maintenance area, public access areas, lobby space, fitness areas, storage space and other rooms and support areas as needed or required, (iv) decontamination facilities, the installation of showers and the making of other related system improvements to treat personal protective equipment (PPE) and personnel, (v) building code compliance work, including the installation of handicap accessibility improvements, (vi) vehicle exhaust system improvements, (vii) site improvements, including parking, fencing, lighting, landscaping, improved site lines and other on-site improvements, (viii) the purchase and installation of boilers and building generators, (ix) electrical, mechanical, lighting, plumbing, fire protection, fire alarm system, HVAC system and other building system improvements, (x) the purchase and installation of information technology and communication system equipment, (xi) well and/or septic installation, (xii) hazardous material remediation and asbestos abatement related to current building, (xiii) the purchase and installation of equipment, fixtures, furniture and other materials, (xiv) the preparation and printing of bid documents, grant applications, cost estimate reports and studies, informational materials, schematic drawings, specifications, architect, engineering, construction and other consulting studies and reports, and other preliminary materials, studies and reports, and (xv) design, remediation, construction, site work, signage, engineering, architectural, construction administration, legal, testing, monitoring, temporary and permanent financing costs and expenses and any other costs and expenses related to the Project, all of the above with such changes as the Board may approve. The Board is authorized to determine the scope and particulars of the Project. The Board may reduce or modify the scope of the Project, and the entire appropriation authorized hereby may be spent on the Project as so reduced or modified.

(2) That to finance said appropriation for the Project, the Town issue general obligation bonds and/or notes pursuant to Chapter 109 of the Connecticut General Statutes, Revision of 1958, as amended (the "Connecticut General Statutes"), or any other applicable provision of law thereto enabling, in an amount not to exceed $15,975,000 (or so much thereof as may be necessary after the deduction of grants or other sources of funds received by the Town for the Project).

(3) That the Town issue and renew notes from time to time in anticipation of the receipt of the proceeds from the sale of the bonds or notes for the Project or the receipt of grants for the Project. The amount of the notes outstanding at any time shall not

exceed $15,975,000. The notes shall be issued pursuant to Section 7-378 of the Connecticut General Statutes. The Town shall
comply with the provisions of Section 7-378a of the Connecticut General Statutes with respect to any notes that do not mature within the time permitted by said Section 7-378.

(4) That the First Selectman, or a majority of the Board, and the Treasurer (the "Officials") be authorized to sign any bonds or notes by their manual or facsimile signatures and to determine the amounts, the rates of interest, the maturities, dates of principal and interest payments on such bonds and notes, redemption provisions, the form of such bonds and notes, the provisions for protecting and enforcing the rights and remedies of the holders of such bonds and notes and all other terms, conditions and particular matters regarding the sale, issuance and securing of such bonds and notes and to execute, sell and deliver the same, and provide all supporting documentation as may be necessary or desirable to accomplish such purposes and to comply with the requirements of the Internal Revenue Code of 1986, as amended, Securities and Exchange Commission Rule 15c2-12 ("Rule 15c2-12"), and in accordance with the provisions of the Connecticut General Statutes and any other applicable provision of law thereto enabling. The bonds and notes authorized hereby shall be general obligations of the Town secured by the full faith and credit of the Town.

(5) That the Officials are hereby authorized to designate a bank or trust company to be the certifying bank, registrar, transfer agent and paying agent for such bonds and notes; to provide for the keeping of a record of the bonds or notes; to designate a municipal advisor to the Town in connection with the sale of the bonds or notes; that the law firm of Updike, Kelly & Spellacy, P.C., Hartford, Connecticut, is designated as the attorneys at law to render an opinion approving the legality of such issue or issues.

(6) That the Officials are authorized to sell the bonds or notes at a public or private sale; to deliver the bonds or notes; and to perform all other acts which are necessary or appropriate to issue the bonds or notes. If the bonds or notes authorized by this resolution are issued on a tax-exempt basis, the Officials are authorized to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds or notes, including covenants to pay rebates of investment earnings to the United States in future years.

(7) That the Town hereby declares its official intent under Federal Income Tax Regulations Section 1.150-2 that costs of the Project may be paid from temporary advances of available funds and that (except to the extent reimbursed from grant moneys) the Town reasonably expects to reimburse any such advances from the proceeds of borrowings in an aggregate principal amount not in excess of the amount of borrowing authorized above for the Project. The Officials are authorized to amend such declaration of official intent as they deem necessary or advisable and to bind the

Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds or notes authorized hereby if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years.

(8) That the Officials are authorized to exercise all powers conferred by Section 3-20e of the Connecticut General Statutes and to make representations and enter into written continuing disclosure agreements pursuant to Rule 15c2-12 for the benefit of holders of the bonds or notes to provide secondary market disclosure information, which agreements may include such terms as they deem advisable or appropriate in order to comply with applicable laws of rules pertaining to the sale or purchase of such bonds or notes.

(9) That the First Selectman is hereby authorized, on behalf of the Town, to execute any contracts with engineers, contractors, architects and other persons for the Project, to apply for and accept state and federal grants to finance the appropriation for the Project, and to execute and file any grant application or enter into any grant agreement or other obligations prescribed by the State of Connecticut or the federal government, including the United States Department of Agriculture, as applicable.

(10) That the Officials and other proper officers of the Town are authorized to take all other actions which are necessary or desirable to complete the Project consistent with the foregoing and to issue bonds or notes to finance the aforesaid appropriation.

(11) That this resolution shall become effective after approval at referendum vote.

FURTHER RESOLVED, that, should the Board of Finance approve the foregoing resolution for the appropriation of funds for the Project and the issuance of bonds and notes to finance such appropriation as recommended above, the Board hereby calls a Special Town Meeting of the Town to be held on Tuesday, September 29, 2026, at the Municipal Office Complex, 1 Plains Road, Moodus, Connecticut, at 8:00 p.m., and submits the following resolution to the electors and citizens eligible to vote at town meetings of the Town for their approval or disapproval, at said town meeting, the notice of such meeting to be published as required by the Connecticut General Statutes:

RESOLUTION AUTHORIZING AN APPROPRIATION OF $15,975,000 FOR THE COMPANY NO. 2 FIREHOUSE PROJECT AND THE FINANCING OF SAID APPROPRIATION BY THE ISSUANCE OF GENERAL OBLIGATION BONDS OF THE TOWN AND NOTES IN ANTICIPATION OF SUCH BONDS IN AN AMOUNT NOT TO EXCEED $15,975,000, OR SO MUCH AS MAY BE NECESSARY AFTER DEDUCTING GRANTS THEREFOR

FURTHER RESOLVED, that the Board, pursuant to Section 7-7 of the Connecticut General Statutes, hereby removes the aforesaid resolution on the call of the Special

Town Meeting for submission to the voters for a "yes" or "no" vote by voting machine to be held on Tuesday, October 13, 2026, during the hours from 6:00 a.m. to 8:00 p.m. at the Municipal Office Complex, 1 Plains Road, Moodus, Connecticut, in the manner provided by the Connecticut General Statutes, and that the Town Clerk be directed to post and publish notice of such referendum in accordance with the provisions of the Connecticut General Statutes, which notice shall state the question to be voted on as follows:

"Shall the resolution entitled, 'RESOLUTION AUTHORIZING AN APPROPRIATION OF $15,975,000 FOR THE COMPANY NO. 2 FIREHOUSE PROJECT AND THE FINANCING OF SAID APPROPRIATION BY THE ISSUANCE OF GENERAL OBLIGATION BONDS OF THE TOWN AND NOTES IN ANTICIPATION OF SUCH BONDS IN AN AMOUNT NOT TO EXCEED $15,975,000, OR SO MUCH AS MAY BE NECESSARY AFTER DEDUCTING GRANTS THEREFOR', be approved?
Yes _____ No _____"

The ballot label for said question shall read as follows:

"Shall the Town of East Haddam appropriate $15,975,000 for the Company No. 2 firehouse project and authorize the issuance of general obligation bonds and notes in the same amount to finance said appropriation?
Yes _____ No _____"

The moderator of such Special Town Meeting shall adjourn such meeting after reasonable discussion of such resolution and conclusion of other business as may properly come before the Special Town Meeting and order such vote by voting machine in accordance with this resolution and Section 7-7 of the Connecticut General Statutes.

FURTHER RESOLVED, that the Board hereby authorizes the preparation and printing of explanatory text in accordance with Section 9-369b of the Connecticut General Statutes for the question to be voted upon approved hereby. Subject to the approval of the Town Attorney, the Board further authorizes the preparation and printing of materials concerning the question to be voted upon approved hereby in addition to the explanatory text in accordance with Section 9-369b of the Connecticut General Statutes.

Unanimous aye.

A recess was taken immediately following consideration of the firehouse item at 7:48 p.m. The Board returned to regular session at approximately 8:55 p.m.

D. Beer & Wine Approval – Rathbun Library: Mr. Gelston called attention to an August 31, 2026 email from Evelyn Morgen advising that Rathbun Library would host the "Beat

Generations Event" on Friday, September 18, 2026 and requested approval to serve beer and wine.

Motion made by Mr. Sevigny, seconded by Mr. Dill, to approve beer and wine service at the Rathbun Library for the "Beat Generations Event" on Friday, September 18, 2026. Unanimous aye.

E. Board, Commission and Committee Changes: There were no changes to discuss.

F. Tax Refunds: Mr. Gelston called the Board's attention to five tax refunds.

Motion made by Mr. Sevigny, seconded by Mr. Dill, to award tax refunds in the amounts as presented:

- $ 638.19 to Honda Lease Trust;
- $1,233.67 to Nissan Infinity LT LLC;
- $ 15.37 to Dolores Tedford;
- $ 10.64 to Laura Wieleba, and
- $ 236.15 to Nicholas Morace.

Unanimous aye.

9. Selectmen's Discussion

A. Liaison Reports: The Board discussed the East Haddam Village Redevelopment Agency's September 24 developer roundtable. It was clarified that no developer was presenting a development proposal; the purpose is to meet with approximately 10–12 developers, present the Town's master plan, and obtain feedback. Developers may participate in person or by Zoom, and the public is invited.

B. Other: A road project involving Beebe Road was discussed. The dirt section is expected to undergo a reclamation process involving regrading to establish the proper crown and application of calcium chloride. A road closure of approximately two days was anticipated, with a projected start date of September 21st and projected end date of September 23rd. The Board discussed notifying residents, posting information on the Town website and Facebook, and communicating through East Haddam News; notices had also been sent to residents.

The Board also discussed an email from Town Attorney Jeremy Gustoson concerning revision of the Town's purchasing ordinance. Counsel reported that the General Assembly had raised the statutory cap for projects not requiring competitive bidding from $25,000 to $35,000. The Board discussed whether the Town's ordinance should use a $25,000 or $35,000 threshold. Members favored using the $35,000 threshold while retaining a requirement for a minimum of two quotes for purchases between $10,000 and $35,000. Counsel will continue revising the ordinance and return it to the Board for

consideration. No motion was made; the Board provided consensus to proceed using the $35,000 threshold.

10. Public Comment: There was no public comment.

11. Adjournment: There being no additional business to discuss, a motion made by Mr. Sevigny, seconded by Mr. Dill, to adjourn the meeting at 9:12 p.m.

Recorded

Respectfully submitted,
Erik Dill, Secretary