

**Town of Montville
Town Council
Regular Meeting Agenda
April 14, 2025, 7:00 p.m.
Montville Town Hall – Town Council Chambers**

1. Call to Order
2. Pledge of Allegiance followed by a moment of silence in honor of our military
3. Roll Call
4. Special Recognitions/Presentations
5. Alterations to the Agenda
6. To Consider and Act on a Motion to Approve:
 - a. The Regular Meeting Minutes of March 10, 2025
 - b. The Special Meeting Minutes of March 20, 2025
 - c. The Public Hearing Minutes of April 7, 2025
7. Executive Session
 - a. To Consider and Act on a Motion to enter into Executive Session for the purpose of interviewing candidates for the Housing Authority and Inland Wetlands Commission. Discussions to include members of the Town Council and Mayor Leonard Bunnell, Sr.
 - b. To Consider and Act on a Motion to enter into Executive Session for the purpose of discussing the sale and/or purchase of real estate in the town of Montville Discussions to include members of the Town Council, Mayor Leonard Bunnell, Sr. and Attorney Mike Satti.
8. Remarks from the public relating to matters on the agenda with a three-minute limit
9. Communications
10. Report from the Town Attorney on Matters Referred
11. Remarks from the Mayor and/or Administrative Department Heads to include Matters Referred
12. Reports from Standing Committees
 - a. Town Administration/Rules of Procedure
 - b. Finance
 - c. Public Works/Solid Waste Disposal
13. Reports from Special Committees and Liaison Councilors
 - a. Councilor Caron: Commission on Aging, Non-Profit Organizations, Social Services, Volunteer Firefighters' Relief Fund
 - b. Councilor Jaskiewicz: Board of Education, Planning & Zoning Commission
 - c. Councilor Lathrop: Economic Development Commission, Water Pollution Control Authority
 - d. Councilor Sabilia: Conservation Commission, Public Safety Commission, Youth Services Bureau and Advisory Board
 - e. Councilor Southard: Farmers Market Committee, Library Committee, Parks & Recreation Commission
14. Appointments and Resignations
 - a. To Consider and Act on a Motion to accept the resignation of Joseph Berardy from the Inland Wetlands Commission, effective immediately.

- b. To Consider and Act on a Motion to accept the resignation of Sandra Berardy from the Inland Wetlands Commission, effective immediately.
- c. To Consider and Act on a Motion to appoint Rich Kohlbrecher to fill a vacancy on the Economic Development Commission, with a term to expire on June 14, 2026.
- d. To Consider and Act on a Motion to appoint Rich Kohlbrecher to fill a vacancy on the Regional Tourism District, with a term to expire on August 12, 2025.
- e. To Consider and Act on a Motion to re-appoint Walter Hewitt to the Economic Development Commission, with a term to expire on May 13, 2029.
- f. To Consider and Act on a Motion to accept the resignation of Kari Wall from the Conservation Commission, effective immediately.
- g. To Consider and Act on a Motion to waive the waiting period for appointments, Rules 14C of the Town Council Rules of Procedure, for the Housing Authority and Inland Wetlands Commission.
- h. To Consider and Act on a Motion to re-appoint or appoint one of the following persons: DeeAnn Morton or Karen Perkins to the Housing Authority with a term to expire on April 30, 2030.
- i. To Consider and Act on a Motion to appoint Eric Majewski as a member of the Inland Wetlands Commission, with a term to expire on February 9, 2027.
- j. To Consider and Act on a Motion to accept the resignation of Kelley Orbe from the Farmers Market Committee, effective immediately.

15. Unfinished Business

16. New Business

- a. **THE TOWN OF MONTVILLE HEREBY RESOLVES** to refund taxes due to overpayments and corrections in the amount of \$4,702.10 (four thousand seven hundred two dollars and ten cents) as requested by the Tax Collector. (Councilor May)
- b. **THE TOWN OF MONTVILLE HEREBY RESOLVES** to waive the sealed bid requirement in Section 708(a) of the Town Charter for the Senior Center Boiler as it is in the best interest of the Town. (Mayor Bunnell)
- c. **THE TOWN OF MONTVILLE HEREBY RESOLVES** to consider and act on a motion to introduce and set the date for a public hearing for an ordinance titled “An Ordinance Regarding the Conveyance of Real Property Located at 14 and 22 Bridge Street” on _____ at _____ p.m. The Public Hearing will be held at Montville Town Hall in the Town Council Chambers. (Mayor Bunnell)
- d. **THE TOWN OF MONTVILLE HEREBY RESOLVES** to authorize the appropriation of \$40,000.00 (forty thousand dollars) from the Town of Montville’s LOCIP Entitlement account, to account 36101 – 52156 to complete the Boat Launch and Pier Project. (Councilor May)
- e. **THE TOWN OF MONTVILLE HEREBY RESOLVES** to authorize the transfer of \$12,303 (twelve thousand three hundred three dollars) from account 10480-52164, Contingency to account 10440 – 52036 to implement the Tyler Technologies Content Manager Core module. (Councilor May)
- f. **THE TOWN OF MONTVILLE HEREBY RESOLVES** to adopt the fiscal year 2025-2026 Town of Montville Water Pollution Control Authority proposed water budget in the amount of \$1,760,440.00 (one million seven hundred sixty thousand four hundred forty dollars). (Councilor May)
- g. **THE TOWN OF MONTVILLE HEREBY RESOLVES** to consider and act on a motion to set the date of _____ at _____ p.m. regarding the proposed revisions to the

existing water rate schedule. The Public Hearing will be held at Montville Town Hall in the Town Council Chambers. (Councilor May)

- h. **THE TOWN OF MONTVILLE HEREBY RESOLVES** to amend the 2011 the position description for the WPCA Senior Operator Class III Position, as approved and recommended by the Town Administration Rules/Procedure Committee. (Councilor Jaskiewicz)
 - i. **THE TOWN OF MONTVILLE HEREBY RESOLVES** to amend the 2019-19 Delinquent Tax Collection and Foreclosure Policy, as approved and recommended by the Town Administration Rules/Procedure Committee. (Councilor Jaskiewicz)
 - j. **THE TOWN OF MONTVILLE HEREBY RESOLVES** to approve the Nepotism policy, as approved and recommended by the Town Administration Rules/Procedure Committee. (Councilor Jaskiewicz)
 - k. **THE TOWN OF MONTVILLE HEREBY RESOLVES** to approve and adopt the revised 2025-12 Resolution entitled “Resolution Authorizing the Execution of a Lease-Purchase Agreement to Acquire Equipment” (M-37) a copy of which Resolution is attached hereto as Exhibit A; and to waive the reading of the entire resolution and to incorporate its full text into the minutes of the meeting. (Mayor Bunnell)
 - l. **THE TOWN OF MONTVILLE HEREBY RESOLVES** to authorize the Mayor to enter into an agreement with the Mohegan Tribe of Indians of Connecticut. (Councilor May)
- 17. Remarks from the Public with a three-minute limit
 - 18. Remarks from the Councilors and the Mayor
 - 19. Adjournment

ATTACHMENT A

**TOWN OF MONTVILLE, CONNECTICUT
TOWN COUNCIL**

**RESOLUTION AUTHORIZING THE EXECUTION OF A LEASE
PURCHASE AGREEMENT TO ACQUIRE EQUIPMENT**

WHEREAS, the Town of Montville, Connecticut (the “Town”), desires to enter into a lease purchase financing for the acquisition of a US Fire Medium Duty Rescue Truck Pumper from Community Leasing Partners, a Division of Community First National Bank (the “Lessor”) pursuant to a proposal from the Lessor dated February 26, 2025 in the amount of \$611,654.00 (the “Equipment”); and

WHEREAS, the Town desires to acquire the Equipment and enter into a lease purchase agreement with the Lessor to finance the acquisition of such Equipment.

NOW THEREFORE, BE IT RESOLVED,

1. That (i) the Mayor and the Director of Finance are hereby authorized to receive and review a proposal or proposals for the lease purchase financing of the Equipment, and make an award to the Lessor as the Mayor and the Director of Finance determine to be in the best interests of the Town, and (ii) the Mayor is hereby authorized to enter into a lease purchase agreement (the “Lease”) by and between the Town and the Lessor for the lease of the Equipment for a period of no more than ten (10) years, in such form and having such terms and details as determined by the Mayor and the Director of Finance, subject to the following limitations. The amount to be financed under the Lease shall be no greater than \$611,654.00 and payable in installments of principal and interest, the frequency of which to be determined by the Mayor and Director of Finance. At the conclusion of the term of the Lease, provided all the payments required under the Lease, including payments of rent, have been made, the Lessor’s interest in the Equipment shall terminate. Payments in respect of the Lease shall be subject to annual appropriations of the Town. The Lease shall include a “non-appropriation of funds” clause allowing for termination in the event that sufficient funds are not appropriated to make payments of rent and other amounts each fiscal year.

2. That the Mayor and the Director of Finance are hereby authorized to make such representations and covenants and to execute and deliver such contracts, financing statements, affidavits, agreements and documents, including but not limited to, an escrow agreement and a tax regulatory agreement, as are determined by the Mayor and the Director of Finance to be necessary or desirable to evidence and secure the Town’s obligations pursuant to the Lease, to ensure the interest paid on the Lease is exempt from taxation under the Internal Revenue Code of 1986, as amended (the “Code”), and to finance the purchase of the Equipment, and that the execution of such contracts, financing statements, affidavits, agreements and documents shall be conclusive evidence of such determination.

3. That the Mayor or the Director of Finance is hereby authorized to appoint a bank or trust company to act as escrow agent in connection with the foregoing lease purchase transaction and to do or cause to be done any and all other acts and things necessary or proper to further the purposes of this resolution and the terms and obligations in respect of the Lease.

4. The Town hereby expresses its official intent pursuant to Section 1.150-2 of the Federal Income Tax Regulations, Title 26 (the “Regulations”), to reimburse expenditures paid up to sixty days prior to and any time after the date of passage of this Resolution in an amount not to exceed \$611,654.00 for the Equipment with the proceeds of the Lease. The Lease shall be issued to reimburse such expenditures not later than 18 months after the later of the date of the expenditure or the substantial completion of the purchase of the Equipment, or such later date the Regulations may authorize. The Town hereby certifies that the intention to reimburse as expressed herein is based upon its reasonable expectations as of this date. The Director of

Finance or her designee is authorized to pay project expenses in accordance herewith pending the execution of the Lease.

5. Nothing contained in this Resolution, the Lease nor any other instrument shall be construed with respect to the Town as incurring a pecuniary liability or charge upon the full faith and credit of the Town or against its taxing power, nor shall the breach of any agreement contained in this Resolution, the Lease or any other instrument or document executed in connection therewith impose any pecuniary liability upon the Town or any charge upon its full faith and credit or against its taxing power, except to the extent that the payments payable under the Lease are special limited obligations of the Town as provided in the Lease.