CALL TO ORDER

The Regular Meeting of the Board of Selectmen was called to order at 6:00 p.m. in the Main Meeting Room of the Simsbury Town Offices. Present were: First Selectman Wendy Mackstutis; Deputy First Selectman Steve Antonio; Board members Kevin Beal; Curtis Looney; Diana Yeisley; and Mike Paine. Others in attendance included: Town Manager Marc Nelson; Deputy Town Manager Tom Fitzgerald; Treasurer/Finance Director Amy Meriwether; Budget Director Melissa Appleby; Town Assessor Francine Beland; Library Director Lisa Miceli and other interested parties.

PLEDGE OF ALLEGIANCE

Everyone stood for the Pledge of Allegiance.

PRESENTATION (4:52)

Financial Strategic Planning Roadmap by Finance Director/Treasurer Amy Meriwether

Mr. Nelson said this will be a continuation from the last Board of Selectmen meeting concerning the capital plan and financial constraints the Town has and working through this. They will try to focus attention on the biggest issues on the municipal side of the capital plan. He said the budget planning begins in mid fall. They are going to try to start capital planning a little bit earlier this year and want to give the Board a taste of what's coming and give them time to think about some key issues this year.

Ms. Meriwether said the Board wanted to move forward with a strategic plan and working on a capital plan to try to get a long-term strategic goal. She said the staff put together this proposal on the next steps to get to our goal.

Ms. Meriwether started with a staff roadmap: Review of the existing CIP Plan (they want to change it up a little from last year and work with the Board of Ed to get one cohesive plan), by revamping the plan based on need and removing the "unfunded" category; internal prioritization of projects; and getting the Board of Selectmen to provide policy guidance. Then they would be reviewing the plan with the Town Manager who would establish a final plan based on need and financial capacity. Then they would be presenting to the Board of Selectmen for their feedback while utilizing budget modeling to evaluate the long-term impact of the plan.

Ms. Meriwether said they will need policy guidance and direction from the Board of Selectmen, who represent the residents, on Memorial Pool Redesign/Splash Pad; Eno Memorial Hall Building Maintenance and Usage; Intergenerational Community Center and Police Facility; and Town hall Renovations. There are a lot of options within these plans that need to be looked at, and the staff would put together something to show options, pros and cons, and possible costs. These are big community-based projects, and the staff will need help to see if the project will be on the plan and to what extent it should be handled.

Ms. Meriwether said the next steps would be for the departments to review current requests, plan studies and timeline of managing the projects; the Board of Selectmen feedback and guidance would be needed at the September 14th and September 28th meetings; the Town

Manager uses staff and the Board's feedback to finalize a draft plan; and the plan is presented to the Board of Selectmen at the October 26th meeting.

Ms. Meriwether said when the plan is presented to the Board of Selectmen it will show the full CIP Plan with out years; budget modeling, proposed mill rates, capital planning and the bonding, etc. This is the first step in building a future plan and where we need to be.

Ms. Mackstutis noted that the Board of Education should be following this plan for cohesion as well. There was some discussion on Squadron Line School costs and the cost of delaying the projects. She would like a fact sheet and information to compare when looking at these four projects. After Board comments and some discussion, there was no motion made at this time.

Mr. Nelson said they do need Board guidance before trying to cost projects out. They also need to know the cost of delaying a project. He also noted that if they did a project at Eno Memorial Hall, the hall would have to be emptied out, and they would need a cost for that as well.

PUBLIC AUDIENCE (24:40)

- **Email townmanager@simsbury-ct.gov by noon on Monday, August 10, 2026 to register to address the Board of Selectmen live through Zoom**
- **Written comments can be emailed to townmanager@simsbury-ct.gov. not read into the record, but forwarded to all Selectmen via email**

Susan Masino via Zoom, 41 Madison Lane, encouraged the Town to allow for virtual participation for all public meetings, like public hearings, etc., for those who have difficulty actually getting to meetings. She also said the Open Space Committee is working on a comprehensive document that includes their policies and inventory. She said they would like to present this document to the Board of Selectmen late October/early November.

Ms. Masino also spoke about affordable housing and needing real common-sense definitions on this. She spoke about the State's definition of affordable housing versus a resident's definition. She feels their situations that regular citizens would use as affordable housing that the State doesn't see. She feels the State would benefit from having conversations with citizens on this issue.

Joan Coe, 26 Whitcomb Drive, once again spoke about a no trespassing order against her. She also spoke about a citation about dumpsters on Railroad Street. She also spoke about a sign that the compliance officer said wasn't really a sign. Ms. Coe said the use of AI should be implemented with Town staff to improve administrative efficiency. She also spoke about who would be running for First Selectman and feels the Democratic party should be looking for new candidates. She feels Section 830g has stringent requirements and undo burdens on the community. She feels the Town should find a mechanism to reverse these laws. She feels the Town has not protected the residents with an increase in solar panels. These panels deplete farmland, fragmenting animal and plant habitat. She also spoke about the International Skating Center that she feels is not paying its share of taxes. She feels their agreement should be renegotiated at this time, so they do pay the correct taxes.

Maria Ecke spoke about a letter she said she received from Town Manager, Marc Nelson, about her hostile actions while using the Public Library. She said the letter stated the policy for use at

the library. She said she was shocked to receive this letter and explained some issues she has been having there. She went through some questions she said she had asked on July 13th.

Brian Smith, 7 Wintergreen, spoke about the six flock cameras that we have in Town. He said we rent these cameras, and they can do whatever they want to with the data they get from them, even sell the data. He said there are a lot of Towns that are now cancelling their contracts for these cameras so the money can be used for more important things. He has no problem with using cameras but feels we should not be using flock cameras so they can use the data for whatever they want. The Police should purchase their own cameras to use.

FIRST SELECTMAN'S REPORT (42:54)

First Selectman, Wendy Mackstutis, reviewed her First Selectman's report.

TOWN MANAGER'S REPORT (47:38)

Town Manager, Marc Nelson, reviewed his Town Manager's report.

CONSENT AGENDA (58:12)

Mr. Beal made a motion, effective August 10, 2026, to move items a) Authorize the Town Manager to Execute Tax Overpayment Refunds; c) Authorize the Town Manager to Submit an Agreement for a State of Connecticut Secretary of State Early Voting Grant; d) Authorize the Town Manager to apply for a Simsbury Community Fund Grant; f) Authorize the Town Manager to Engage with Efficient Lighting and Maintenance, Inc., Regarding the Implementation of the New England Smart Energy Group, LLC Master Agreement; and items under Appointments and Resignations, item a) Reappoint Matthew Arthur to the Economic Development Commission; and c) Take Receipt of William Clegg's Resignation from the Public Building Committee to the consent agenda. Mr. Antonio seconded the motion. All were in favor and the motion passed.

LIAISION AND SUB-COMMITTEE REPORTS (59:23)

Ms. Yeisley said school starts on August 26th.

She noted that "Burgers on the Bridge" will take place on September 9th from 4 – 6:30 p.m. on the Flower Bridge.

Ms. Yeisley said DEI is working on a Hispanic Heritage month event between September 15 – October 15th.

Ms. Yeisley said the Simsbury Civic Forum will take place on September 16th from 6-8 p.m. at the Library. They are also working on a plan for a Juneteenth Fiscal Agency. There are more plans to come on this.

Ms. Yeisley said the library is still going through their strategic plan results. The library exceeded their summer reading goal with 3,308 participants. She said there were 25 local businesses and sponsors who donated raffle prizes with the drawing to be held on August 18th. She slowed notecards featuring local artwork for the adult reading prizes.

Ms. Yeisley said the Junior Police Academy has 13 graduates, and it was a huge success.

She said we have had some very strong storms this year and we assume they will continue throughout the summer months. Public works would like everyone to report their power outages and trees down.

Ms. Yeisley said the Fashion Show will be held on October 8th at noon, and they do need volunteers and models.

Ms. Yeisley said the Performing Arts Center Talcott Mountain Music Festival has ended for the year. Now they will start their own concert series, beginning with the 502's on August 14th, etc.

Mr. Paine said he appreciates adding members to EDC and he looks forward to their meeting next week.

Mr. Antonio said Simsbury Main Street's Taste of Simsbury fundraiser will be on Thursday, August 27th.

Mr. Looney said the Culture, Parks and Recreation meeting along with the Police Commission meetings were cancelled this month.

Mr. Looney said there was a discussion at Zoning about the car wash coming into Town. There is a lot of feedback from the public about not having a car wash in Town, but no decision was made about this yet.

Mr. Beal said Sustainability and Community Media did find a way to livestream. He said residents can continue to review content on their channels on regular cable channels and there will still be archives of previous shows as well. He said the goal is to continue to provide access, and he hopes the Town will continue Simsbury Community Media. It was no fault of the non-profit that this content was displayed, nor any fault of the Town. He hopes the Town will support an organization that provides access to the community for all the video content. YouTube also ends up being a small but important revenue source due to the ads displayed.

Mr. Beal said he is also involved with a Civic Community Forum, which is a civic engagement forum to be held on September 16th from 6 – 8 p.m. You can register on the Simsbury Public Library site. The goal is to provide a venue to have a conversation with fellow residents (not a debate and not on tough issues). Hopefully this will make our community even better.

Ms. Mackstutis said the Personnel Sub-committee meeting was cancelled.

Ms. Mackstutis said she went on the open space office tour at 175 and 125 Powder Forest. She was impressed with the office space and hopes someone will take-up this nice space soon.

SELECTMEN ACTION

a) Authorize the Town Manager to Execute Tax Overpayment Refunds

This item was moved to the Consent Agenda.

b) Review and Discuss Updates to Draft Amendments to the Town Code Chapter 13; Ethics, Code (1:07:55)

Ms. Mackstutis said there was a Public Hearing on this item at their last meeting. Mr. Nelson said the Town Attorney blessed the draft, subject to any changes tonight. There is a red line edited version in the packet, and it was discussed with the Superintendent of Schools. He said we are making progress and thanked everyone for their comments. He said there are still some questions about how to treat elected vs. non-elected Boards and Commissions in the draft. This should be discussed further.

Ms. Mackstutis went through the changes she had submitted. After discussion on sections 13-2(c)2; adding a clause if there is an ethics concern with the Town Manager should be like 13-12c as he is an employee – it should say Town Manager like it says Superintendent of Schools, to be explicit; section 13-2 Appointed or Elected – Mr. Beal would like two sentences removed. Ms. Mackstutis also had a question on Section 13-2-2 on page 7, but that was not changed. Mr. Nelson said Ms. Mackstutis's suggestions were already changed in the draft.

After discussion, Mr. Nelson will get a final draft to the Board of Selectmen on Town Code Chapter 13; Ethics, Code of, before final approval.

c) Authorize the Town Manager to Submit an Agreement for a State of Connecticut Secretary of State Early Voting Grant

This item was moved to the Consent Agenda.

d) Authorize the Town Manager to apply for Simsbury Community Fund Grant

This item was moved to the Consent Agenda.

e) Schedule a Public Hearing to Receive Public Comment Regarding Adopting Two Local Options Allowed by Connecticut Public Act No. 25-168 (1:19:01)

Ms. Mackstutis said last year the State added exemptions for Veterans on taxes and now people are asking about this. Mr. Nelson said it is helpful to hear comments from the public on these issues. He said the legislature makes it possible to redo changes retroactively and he would like to get the Board's feedback on what changes could be made. He said staff is not recommending making any changes retroactive to the grand list of October 1, 2026. His recommendation is to set a Public Hearing and then take it from there.

Ms. Beland said originally TDIU (Totally Disabled due to Individual Unemployability) was included in these options, but at the last minute the State made changes and they were taken off. She feels they should be included. She said after reviewing this ordinance, there are local options that can be adopted and she feels there may be others that should be looked at like acreage and widows. There is a lot of information needed to make these options work.

Mr. Beal encouraged the Board to set a Public Hearing and to do their homework to make sure this ordinance happens as it is long overdue.

Ms. Yeisley asked if Gold Star Veterans are included in this ordinance. Ms. Beland said no, as that is for parents or spouses of veterans that have died while in action. This is just TDIU and not a part of these local options.

After discussion, Mr. Beal made a motion, effective August 10, 2026, to schedule a Public Hearing on adopting two local options allowed by Connecticut Public Act No. 25-168 for 6:00 p.m. on Monday, September 14, 2026, with possible changes after the public hearing. Ms. Yeisley seconded the motion. All were in favor and the motion passed.

f) Authorize the Town Manager to Engage with Efficient Lighting and Maintenance, Inc. Regarding Implementation of the New England Smart Energy Group, LLC Master Agreement

This item was moved to the Consent Agenda.

g) Authorize the Town Manager to Apply for a 2026 Greyfield Revitalization Program Grant for 82 Hopmeadow Street (1:37:49)

Mr. Nelson said that this would be a retroactive approval of a grant application that he filed last week for a Greyfield Revitalization Program for 82 Hopmeadow Street. They applied for the grant, so they didn't miss the deadline. Greyfield is a property that has no known environmental challenges but is essentially a vacant commercial piece of property. There are environmental issues at the site so they are not sure this grant would even apply. This can be supplemented or augmented as more information is available to us. It can also be withdrawn if the Board doesn't support this. He said the ask is for $175,000 from the State to conduct an assessment of the most appropriate use of the property at 82 Hopmeadow Street. This property was selected by Main Street Partnership to help resolve vacancies. He feels the assessment give property owners ideas of what works on that property. This study would yield a document that would be constructive in guiding the possible decisions of a developer.

Ms. Mackstutis said she read the correspondence on this property, and it said the purchaser was going to try to renovate the property, but if not, may demolish it and make it residential. She would like to see commercial business there. She asked if the Board would be able to see the proposals for the property so we can get the highest and best use of the property. Mr. Nelson said he feels the motion makes it so the proposal comes back to the Board before any decisions are made. If the grant is approved, it must come before the Board again. There is usually a back and forth with the State and they need to approve proposals as well.

Mr. Beal said he was in favor of authorizing the grant application retroactively, but not the other two motions regarding the acceptance or the appropriation and then decide what to do if the application is approved.

After more discussion, Ms. Yeisley made a motion, effective August 10, 2026, to submit the 2026 Greyfield Revitalization Program Grant application and authorize the Town Manager, Marc Nelson, to execute the grant application retroactively. Mr. Looney seconded the motion. All were in favor and the motion passed.

h) Review and Adopt the Board of Selectmen Goals for the 2026-2027 Term of Office (1:47:19)

Ms. Mackstutis said the Board started on their goals last year. They have discussed them and changed or added to them at many meetings that followed. The Board now has the results that she put together to see if they can get them approved. She said she combined the government operations with the financial part now. She also made a few other changes. She also put in levels as some things are already in progress and need to be noted. The Board now has a final spreadsheet to work with. These would be short-term goals. She said if these are approved, maybe they should discuss resources and who is interested in working with staff on these projects.

Mr. Nelson said it is very important to put shared services, expansion, paving, building, and maintenance as top priority as this will figure prominently in the budget submission in February.

Mr. Paine said there needs to be more discussion on economic development and grand list growth with the initiatives of an arts council policy resolution. He needs the meaning of this. Ms. Mackstutis said it is about people meetings to discuss how to bring more arts to Town.

Mr. Beal said in the Open Space part he wants to add to the language in the goals is to protect Town-owned open space by ordinance or conservation easement. He would like this under policy from the Board of Selectmen or as a new line. Ms. Mackstutis said she would want to add where applicable or desired as well. Mr. Antonio felt this could be binding to the Board. Mr. Beal is ok not adding this as long as the Board is under the same thinking about this. There were also a couple of typos that need to be corrected.

Mr. Beal made a motion, effective August 10, 2026, to adopt the Board of Selectmen goals for 2025-2027 term as presented. Ms. Mackstutis seconded the motion. All were in favor and the motion passed.

APPOINTMENTS AND RESIGNATIONS

a) Reappoint Matthew Arthur to the Economic Development Commission

This item was moved to the Consent Agenda.

b) Appoint Jeremy Perlman and Michael Zemel to the Economic Development Commission (2:02:37)

Ms. Mackstutis said Personnel interviews EDC applications. They reviewed Mr. Perlman's, but Mr. Zemel's never came through the Town by the Democratic Town Committee. She said Personnel did interview him as there is a need to populate EDC. Another candidate couldn't meet the timeline, but there will be another one or two openings in October.

Mr. Beal said the record should be corrected that neither was recommended; Mr. Perlman was nominated by the Democratic Town Committee, both were interviewed by the nominating committee and sent to the full Board in absence of a recommendation.

Mr. Yeisley made a motion to appoint Jeremy Pearlman (D) as a Regular Member of the Economic Development Commission for a term ending October 10, 2027. Mr. Looney seconded the motion. All were in favor, with Mr. Beal abstaining, and the motion passed.

Ms. Yeisley made a motion to appoint Michael Zemel (D) as a Regular Member of the Economic Development Commission for a term ending October 10, 2026.

Further move, to appoint Michael Zemel as a Regular Member of the Economic Development Commission for a term ending October 10, 2029. Mr. Antonio seconded the motion. All were in favor, with Mr. Beal abstaining, and the motion passed.

c) Acknowledge Receipt of William Clegg's Resignation from the Public Building Committee

This item was moved to the Consent Agenda.

APPROVAL OF MINUTES (2:07:15)

a) July 13, 2026 Regular Meeting

Mr. Beal made a motion, effective August 10, 2026, to approve the Regular Meeting Minutes of July 13, 2026. Ms. Yeisley seconded the motion.

Ms. Mackstutis had a question on line 77 – about the Fire Department being called to Holcomb Road on July 4th. The year was not given, but she feels it was over 8 years ago. She would also like to note that the sign at Antonio's was legal.

Mr. Antonio spoke about Antonio's Restaurant, although he has an interest in it, it is a separate entity. It's a corporation that is under the eyes of the law and independent of him. Ms. Coe utilizing it to preach about boycotting it has no direct reflection on him. He feels it is inappropriate to have this in the minutes. You can't pick on a business. It is not the business that is a public figure. He is the public figure, and he has to tolerate the comments. He doesn't feel a business should be persecuted just because of an affiliation with him. It is just unfair. Antonio's Restaurant didn't put a restraining order on her. These things should not be in the minutes and should not be tolerated. This has affected other taxpayers that have no place in this discussion. It has gone too far.

Mr. Fitzgerald said the minutes can state a resident spoke about a topic, the minutes are not a transcript but that this was a Board policy decision they would have to consider.

Ms. Mackstutis said under the goals there should be a set of standardized communications from the Town Manager's office. More discussion is needed on this subject.

Mr. Beal thinks it is okay that the public comes here with their comments and that it's okay that they say things that are incendiary and feels it would be very dangerous to only truncate the comments on people from whom we disagree. He feels the Board needs to be worthy of their office.

Mr. Beal made a correction on page 9 – line 377: should be by invitation only not invi5q5ion. All were in favor, with the correction, and the motion passed.

COMMUNICATIONS

a) Memorandum from the Town Manager re: SPAC Maintenance and Responsibilities, dated August 2, 2026

Ms. Mackstutis said she had a question about Public Works cleaning there for the season to get an idea of the costs there would be and the impact to the Town. Mr. Nelson said that is true.

b) Memorandum from the Town Manager re: Administrative Approval of Public Gathering Permits, dated August 10, 2026

No discussion was held at this time.

c) Memorandum from the Public Works Director/Town Engineer re: Solar Power Purchase Agreements- High School and Latimer Lane Elementary School, dated July 20, 2026

No discussion was held at this time.

d) Memorandum from the Public Works Director/Town Engineer re: Stoddard Reservoir Dam, dated August 10, 2026

Ms. Mackstutis said the Board heard a lot of comments at the last meeting. She said Mr. Roy is following DEEP'S recommendations, and nothing was said about the impact on animals, etc. and she hopes that it is within the preview. She also asked him for information about the Fish and Game Club for the people who said they didn't know about this.

ADJOURN

Ms. Yeisley made a motion, effective August 10, 2026, to adjourn the meeting at 8:12 p.m. Mr. Looney seconded the motion. All were in favor and the motion passed.

Respectfully submitted,

Kathi Radocchio
Clerk