Town of Simsbury

933 HOPMEADOW STREET SIMSBURY, CONNECTICUT 06070

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BOARD OF SELECTMEN
Regular Meeting Agenda – August 10, 2026 – 6:00 P.M.
Main Meeting Room, Simsbury Town Hall

CALL TO ORDER

PLEDGE OF ALLEGIANCE

PRESENTATION
Financial Strategic Planning Roadmap Proposal by Finance Director-Treasurer Amy Meriwether

PUBLIC AUDIENCE
- 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

CONSENT AGENDA

FIRST SELECTMAN'S REPORT

TOWN MANAGER'S REPORT

LIAISON AND SUBCOMMITTEE REPORTS

SELECTMEN ACTION
a) Authorize the Town Manager to Execute Tax Overpayment Refunds
b) Review and Discuss Updates to Draft Amendments to the Town Code Chapter 13: Ethics, Code of
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 the Simsbury Community Fund Grant
e) Schedule a Public Hearing to Receive Public Comment Regarding Adopting Two Local Options Allowed by Connecticut Public Act No. 25-168
f) Authorize the Town Manager to Engage with Efficient Lighting & Maintenance Inc. Regarding Implementation of the New England Smart Energy Group, LLC Master Agreement
g) Authorize the Town Manager to Apply for a 2026 Greyfield Revitalization Program Grant for 82 Hopmeadow Street
h) Review and Adopt the Board of Selectmen Goals for the 2025-27 Term of Office

APPOINTMENTS AND RESIGNATIONS

a) Reappoint Matthew Arthur to the Economic Development Commission
b) Appoint Jeremy Pearlman and Michael Zemel to the Economic Development Commission
c) Acknowledge Receipt of William Clegg's Resignation from the Public Building Committee

APPROVAL OF MINUTES

a) July 13, 2026 Regular Meeting

COMMUNICATIONS

a) Memorandum from the Town Manager re: SPAC Maintenance Responsibilities dated August 3, 2026
b) Memorandum from the Town Manager re: Administrative Approval of Public Gathering Permits dated August 10, 2026
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
d) Memorandum from the Public Works Director/Town Engineer re: Stoddard Reservoir Dam, dated August 10, 2026

ADJOURN

Town of Simsbury

933 HOPMEADOW STREET SIMSBURY, CONNECTICUT 06070

BOARD OF SELECTMEN MEETING
AGENDA SUBMISSION FORM

1. **Title of Submission:** Authorize the Town Manager to Execute Tax Overpayment Refunds

2. **Date of Board Meeting:** August 10, 2026

3. **Individual or Entity Making the Submission:**
   Marc Nelson, Town Manager; Sherry Clemens, Tax Collector

4. **Action Requested of the Board of Selectmen:**
   If the Selectmen support approving the tax refunds as presented, the following motion is in order:

   Move, effective August 10, 2026, to approve the presented tax refunds in the amount of $4,179.21 and authorize Town Manager, Marc Nelson, to execute the tax refunds

5. **Summary of Submission:**
   Tax refunds need to be issued from time to time for motor vehicles, real property, and personal property. Some of the most common reasons tax refunds need to be issued for motor vehicles include: sale of the vehicle; the vehicle is destroyed; the vehicle is donated; the owner has moved out of state; or, the owner has successfully appealed the taxes. Real estate refunds are typically due to the fact that during the sale or refinancing of a property, both a bank and an attorney's office have paid taxes owed, resulting in an overpayment to the Town. Overpayments of personal property taxes are rare; often overpayments of personal property are due to a person or entity forgetting that they paid in full in July, then also sending the January installment.

   In a legal opinion from the Town Attorney dated May 22, 2001, he stated that C.G.S. § 12-129 "requires that all applications for tax refunds be referred to the Board (of Selectmen) for their consideration and action." Once approved by the Board of Selectmen, the Town Manager will sign off on tax refund applications. As a reminder, the Tax Collector's Office is responsible for collecting revenue for the Fire District pursuant to Special Act #264 of the Legislature in 1945. However, tax refunds for the Fire District are not under the jurisdiction of nor approved by the Board of Selectmen and are therefore not included in the requested tax refunds presented.

6. **Fiscal Impact:**
   The aggregate amount of all tax refunds as presented is $4,179.21. The attachment dated August 10th has a detailed listing of all requested tax refunds.

7. **Description of Documents Included with Submission:**
   a) Requested Tax Refunds, dated August 10, 2026

	BILL NUMBER	TAX	FIRE	INTEREST	TOTAL	
BOS 8/10/26						
LEASING						
NISSAN INFINITI LT LLC	2024-03-0064015	$ 261.33	$ -	$ -	$ 261.33	
VW CREDIT LEASING LTD	2025-03-0007537	$ 283.38	$ 0.88	$ -	$ 284.26	
VW CREDIT LEASING LTD	2025-03-0070530	$ 229.53	$ 0.71	$ -	$ 230.24	
			$ -	$ -	$ -	LEASING TOTAL
						$ 775.83
MOTOR VEHICLE						
ARSENAULT HEATHER & EVAN	2023-03-0050707	$ 433.02	$ 14.05	$ -	$ 447.07	
BLACK EMILY	2024-03-0051645	$ 56.22	$ -	$ -	$ 56.22	
DANNOLFO JOSEPH	2025-03-0054453	$ 78.88	$ -		$ 78.88	
HORN THOMAS & MAUREEN	2025-03-0058869	$ 224.26	$ 0.69	$ -	$ 224.95	
MARTINELLI JOSHUA	2024-03-0062219	$ 274.29	$ -	$ -	$ 274.29	
NOBEL ROGER	2024-03-0064065	$ 127.89	$ -	$ -	$ 127.89	
NOBEL ROGER	2024-03-0064067	$ 303.83	$ -	$ -	$ 303.83	
NOBEL ROGER	2024-03-0064061	$ 945.24	$ -	$ -	$ 945.24	
NOBEL ROGER	2024-03-0064062	$ 115.88	$ -	$ -	$ 115.88	
PINKHAM LINDSEY	2025-03-0065379	$ 426.12	$ 1.32	$ -	$ 427.44	
PRESTON JOHN	2025-03-0065671	$ 299.44	$ -	$ -	$ 299.44	MOTOR VEHICLE TOTAL
YACHANIN MICHAEL & CAROL	2025-03-0071547	$ 119.90	$ 0.37	$ -	$ 120.27	$ 3,421.40
ABATEMENT						
COCHRAN ELNORA	2025-03-0053573	$ 227.22	$ -	$ -	$ 227.22	ABATEMENT
						$ 227.22
		TAX	FIRE	INTEREST	GRAND	
GRAND TOTALS		$ 4,179.21	$ 18.02	$ -	$ 4,424.45	

Town of Simsbury

933 HOPMEADOW STREET SIMSBURY, CONNECTICUT 06070

BOARD OF SELECTMEN MEETING
AGENDA SUBMISSION FORM

1. **Title of Submission:** Review and Discuss Updates to Draft Amendments to the Town Code Chapter 13: Ethics, Code of

2. **Date of Board Meeting:** August 10, 2026

3. **Individual or Entity Making the Submission:**
   Marc Nelson, Town Manager

4. **Action Requested of the Board of Selectmen:**
   No action requested; discussion item for Board guidance to staff regarding any other changes or edits the Selectmen would like to see before a final version is presented.

5. **Summary of Submission:**
   At your June 8, 2026 regular meeting, the Board of Selectmen scheduled a public hearing on the proposed amendments to the ordinance. At your July 13th public hearing, the Selectmen heard from members of the public regarding the proposed amendment. The current draft incorporates feedback received over the last couple of months, including from the HR Director and the Superintendent of Simsbury Public Schools.

   The ordinance saw its last full revision/review back in 2009, predating the 2017 Charter change to a Town Manager/CEO form of government. Under the proposed amendments, the referral of matters not dismissed as unfounded, shift from going to the Board of Selectmen, to going to the Town Manager or, in the case of Board of Education employees, to the Superintendent of Schools. The amendments also clarify where referrals are directed if a complaint against an elected official – either to the Board of Selectmen, or to the Board of Education, respectively, the same would be true in the event of a complaint against the Town Manager or the Superintendent of Schools.

   The only other significant change concerns the administrative process around training of staff, maintenance of relevant records, and responsibility to ensure initial and periodic acknowledgments, in writing, by employees. The establishment of the Town's Human Resources Department provides, as it was planned to, opportunities to centralize important matters which had previously been dispersed amongst the various departments. That centralization, in turn, allows for strengthening compliance, education, and training.

6. **Fiscal Impact:**
   None

7. **Description of Documents Included with Submission:**
   a) Proposed Amendments to Town Code Chapter 13: Ethics, Code of

Chapter 13

ETHICS, CODE OF

§ 13-1.	Legislative intent.	§ 13-8.	Equal treatment.
§ 13-2.	Board of Ethics.	§ 13-9.	Conflict of interest.
§ 13-3.	Definitions.	§ 13-10.	Disclosure.
§ 13-4.	Consultants.	§ 13-11.	Incompatible employment and activities.
§ 13-5.	Confidential information.		
§ 13-6.	Use of influence.	§ 13-12.	Acknowledgment form.
§ 13-7.	Gifts and favors.		

[HISTORY: Adopted by the Board of Selectmen of the Town of Simsbury 9-14-1988; amended ~~in its entirety~~ 4-13-2009~~. Subsequent amendments noted where applicable.~~] and August XX, 2026.

GENERAL REFERENCES

Personnel — See Ch. 48.

Salaries and compensation — See Ch. 57.

Purchase of alcoholic beverages at Town expense — See Ch. 63.

Gift policy — See Ch. 100.

Personnel Rules and Regulations — See Ch. A160.

§ 13-1. Legislative intent.

The proper operation of government requires that public officials and public employees be independent, impartial, and responsible to the people; that governmental decisions and policies be made free from undue influence and in the proper channels of governmental structure; that governmental office and employment not be used for unauthorized personal gain; that governmental officials and employees strive to avoid even the appearance of impropriety; and that the public have confidence in the integrity of its government. The purpose of this Code of Ethics is to set forth standards of ethical conduct to guide officials and employees of the Town of Simsbury in the conduct of their public responsibilities and to develop and maintain a tradition of responsible and effective public service. In recognition of these goals, this Code of Ethics is established pursuant to authority granted to the Town by Connecticut General Statutes Section 7-148h, as amended.

§ 13-2. Board of Ethics.

~~A.~~ Establishment. As authorized by Section~~s~~ 702 ~~and 715~~ of the Charter of the Town of Simsbury ("Charter") and Section 7-148h, as amended, of the Connecticut General Statutes, the Board of Selectmen shall appoint a Board of Ethics consisting of six members, two of whom shall be registered Republicans, two of whom shall be registered Democrats and two of whom shall be unaffiliated voters. The members of the Board shall serve four-year terms.~~, except that at the first appointment by the Board of Selectmen, one Republican, one Democrat and one unaffiliated voter shall be appointed for two-year terms, with the remaining members appointed for four-year terms.~~ Biennially~~, thereafter,~~ the Board of Selectmen shall appoint in the manner provided in the Charter ~~of the Town of Simsbury.~~, except in the case of an appointment to fill a vacancy, which appointment shall be for the remaining unexpired term of ~~-~~ ~~-~~that ~~-~~seat.

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B. Organization and procedure.

B. The Board shall elect a Chairman and Vice Chairman/Secretary and shall establish its own rules and procedures, which shall be available to any elector of the Town upon request to the Town Clerk to the Board. The first rules and procedures shall be established within six months of the date this chapter becomes effective. The need to maintain confidentiality in order to protect the privacy of public officials, employees, and consultants shall be considered when establishing the rules and procedures. It shall keep records of its meetings and shall hold meetings at the call of the Chairman and at such other times as it may determine.

C. C. Powers and duties.

(1) The Board mayshall render advisory opinions with respect to the applicability of the Code of Ethics to specific situations to any agency or any official, employee, or consultant pursuant to a written request or upon its own initiative. The Board may also issue guidelines. Such opinions and guidelines, until amended or revoked, shall be binding on the Board, and reliance upon them in good faith is an absolute defense in any action brought under the provisions of this chapter or under Section 1003 of the Town Charter. Any request or opinion, the disclosure of which invades the personal privacy of any individual [as that term is used in Connecticut General Statutes Section 1-21019(b)(2), as amended, by the Connecticut Freedom of Information Commission and the courts], shall be kept confidential in a personnel or similar file and shall not be subject to public inspection or disclosure. The Board may make available to the public any advisory opinions that do not invade an individual's privacy and may take other appropriate steps in an effort to increase public awareness of this Code of Ethics.

(2) The Board shall establish procedures by which the public may initiate complaints alleging a violation of this Code of Ethics. The Board itself may also initiate such a complaint. The Board shall have that power and to hold hearings concerning the application of this Code and its violation and may administer oaths and compel the attendance of witnesses by subpoena. As required by Section 7-148h(a) of the Connecticut General Statutes, as amended, the provisions of Section 1-82(a) through (c) of the Connecticut General Statutes, as amended, shall apply to all investigations and hearings held under this chapter. If the Board determines that there is probable cause, it shall continue the investigation and hold such further hearings as may be necessary; and if the Board determines that the respondent has, in fact, violated the provisions of this Code, it shall file a memorandum of decision with a recommendation for appropriate action with the Board of Selectmen in any matter involving an elected official of the Town, or with the Town Manager in any other matter, except with respect to individuals under the jurisdiction of the Board of Education, in which cases the memorandum of decision shall be filed with the Board of Education. In the case of a vendor or consultant to the Town, it shall also be filed with the contracting agency, and a copy shall be provided to the Director of Finance.

(3) If an official, employee, or consultant who is the subject of a complaint under investigation leaves office or employment after filing of the complaint but before resolution of the complaint, the Board shall have the power, by majority vote, to continue investigation of the complaint. If an ethics complaint is filed against a former Town of Simsbury official, employee, or consultant within 90 days after he or she has left employment for the Town, the Board shall have the power, by majority vote, to initiate an investigation.

(4) The recommended action may include reprimand, public censure, a fine not to exceed $100 or other such action as the Town Manager, Board of Selectmen, or Board of Education may deem appropriate in accordance with their respective responsibilities under the law, provided that in the case of union employees, such recommended action does not constitute a unilateral change in conditions of employment. No such recommendation shall limit the authority of the Board of

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Selectmen, ~~or~~ the Board of Education, or the Town Manager under the Charter ~~of the Town of Simsbury~~ or under any ordinance, statute, or any other law, and the actions hereunder shall be supplemental to any

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authority the Board of Selectmen or Board of Education has under any ordinance, statute, or any other law. Any discussion by the Board of Selectmen, Board of Education, or contracting agency of an individual affected by said memorandum of decision shall be in executive session, unless the individual affected requests that such discussion be held in open session.

§ 13-3. Definitions.

For the purpose of this chapter, the following terms shall have the indicated meanings:

AGENCY — All boards, commissions, authorities, and committees of the Town of Simsbury, including the Board of Education~~, but not including a Town Meeting~~.

BENEFICIAL INTEREST — Any nonfinancial interest or special treatment that is not common to other citizens of the Town. An individual's beneficial interests shall include the beneficial interests of all members of their~~his/her~~ family.

CONFIDENTIAL INFORMATION — Information, whether transmitted orally or in writing, that is obtained by an official or employee by reason of their~~his/her~~ public position and is of such nature that, at the time of transmission, it is not a matter of public record.

CONSULTANT — Any independent contractor or professional person or firm that is engaged by and receives compensation from any agency for the purpose of providing scientific, technical, or other specialized opinion to such agency and is in a position to influence any decision of an agency, official, or employee.

EMPLOYEE — Includes all persons, including but not limited to officers and supervisors, employed by the Town and encompasses all persons, including but not limited to officers and supervisors, employed by the Board of Education.

FINANCIAL INTEREST — Any interest that has a monetary value of $100 or more or generates a financial gain or loss of $100 or more in a calendar year; and is not common to the other citizens of the Town. An individual's financial interests shall include the financial interests of all members of their~~his/her~~ family but shall not include any duly authorized compensation from the Town.

OFFICIAL — Includes all persons who are members of a Town agency.

§ 13-4. Consultants.

A. This Code of Ethics shall be incorporated into all contracts entered into by an agency and a consultant.

B. Persons or firms who are engaged by and receive compensation from other entities, such as the state or federal government, and who are in a position to influence any decision of an agency, official, or employee shall be guided by this Code of Ethics, and the Board of Ethics, upon complaint or its own motion, may make recommendations to the entity employing such persons.

§ 13-5. Confidential information.

Except as otherwise required by law, no official, employee, or consultant shall disclose, without proper authorization, confidential information, nor shall they~~he/she~~ use such information to advance their~~his/her~~ financial or beneficial interests or the financial or beneficial interests of others. This section shall not be used to restrict the release of information that is properly available to the public.

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§ 13-6. Use of influence.

No official, employee, or consultant may inappropriately use their~~his/her~~ position to influence a decision affecting a financial interest or a beneficial interest in their~~his/her~~ favor or in favor of any other person or entity.

§ 13-7. Gifts and favors.

A. No official, employee, or consultant or any member of their~~his/her~~ immediate family nor any agency, employee organization, or group of employees shall solicit or accept any valuable gift, whether in the form of a service, a loan at a less than a commercially reasonable rate, a material thing, or a promise, from any person or entity who or which is interested directly or indirectly in any business transactions or pending matters that are within the purview of such prospective recipient's official responsibilities. No official or employee shall accept any special favor, treatment, consideration, or advantage beyond that which is generally available to citizens of the Town from any person who, to the official or employee's knowledge, is interested directly or indirectly in any business transactions or pending matters that are within their~~his/her~~ official responsibilities. For purposes of this section, pending matters include, but are not limited to, applications to agencies, bids for work to be performed, applications for employment, and bids for the furnishing of supplies, equipment, or other items.

B. The Board of Ethics shall formulate guidelines for delineating gifts and favors deemed not to be of value in order to avoid de minimis situations. Such guidelines shall become effective upon adoption by the Board of Selectmen.[1]

C. This section shall not apply to a political contribution otherwise reported as required by law.

§ 13-8. Equal treatment.

Without proper authorization, no official, employee, or consultant shall grant any special consideration, treatment, or advantage to any citizen beyond that which is available to every other citizen.

§ 13-9. Conflict of interest.

A. An official or employee or consultant has a conflict of interest when they~~he/she~~ engage~~s~~ in or participate~~s~~ in any transaction, including private employment and the rendering of private services, that is incompatible with the proper discharge of their~~his/her~~ official responsibilities in the public interest or would tend to impair their~~his/her~~ independent judgment or action in the performance of their~~his~~ official responsibilities.

B. An official or employee or consultant has a financial interest or beneficial interest that is incompatible with the proper discharge of their~~his/her~~ official responsibilities in the public interest if they~~he/she has~~ have reason to believe or expect that they~~he/she~~ will derive such interest by reason of their~~his/her~~ performance of their~~his/her~~ official responsibilities.

C. An official or employee or consultant does not have a financial or beneficial interest that is incompatible with the proper discharge of their~~his/her~~ official responsibilities in the public interest if any such interest accrues to them~~him/her~~ as a member of a business, profession, occupation, or group to no greater extent than it accrues to any other member of the business, profession, occupation, or group that they~~he/she~~ represent~~s~~. This does not relieve an individual from their~~his/her~~ obligation to refrain from voting on any matter that would directly benefit their~~his/her~~ business, profession, occupation, group, or family as required by § 13-10 of this Code of Ethics, Section 1003 of the Charter of the Town of

1. **Editor's Note: The Guidelines for Gifts and Favors is included at the end of this chapter.**

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Simsbury and General Statutes Section 7-148h(b), as amended.

§ 13-10. Disclosure.

A. Any official, employee, or consultant who has a financial or beneficial interest, direct or indirect, in any contract, transaction, or decision within the purview of their~~his/her~~ official responsibilities shall disclose that interest in writing to the Board of Selectmen. Such disclosure also shall be provided, in the case of an official, to the agency of which the official is a member, and, in the case of an employee or consultant, to the agency by which they~~he/she~~ are~~is~~ employed or has been retained. Such disclosure shall disqualify the official, employee, or consultant from participation in the matter, and violation of this section shall be grounds for removal by the appropriate agency in accordance with applicable law.

B. No official or employee or consultant shall appear on behalf of any private person or party before any agency in connection with any cause, proceeding, application, or other matter in which they~~he/she has~~ have a financial or beneficial interest without first disclosing such interest to the agency, which shall record such disclosure in the record of the agency's proceeding.

~~B.~~C. The Secretary or Clerk of said agency shall notify the First Selectman, in the case of an elected official or the Town Manager, the Chair of the Board of Education, in the case of the Superintendent of Schools, and shall notify the Town Manager in the case of a Town employee, or the Superintendent of Schools if an employee of the Board of Education, along with the ~~, the Town Manager, in the case of an employee, and, in the case of an official or employee of the Board of Education, the Chairman of the Board of Education, and the~~ Chair~~man~~ of the Board of Ethics in writing of such disclosure within three business days.

§ 13-11. Incompatible employment and activities.

A. No official or employee shall engage in or accept private employment or render services for private interest when the employment or services: are incompatible with the proper discharge of their~~his/her~~ official duties; or would tend to impair their~~his/her~~ independence of judgment or action in the performance of their~~his~~ official duty. No consultant shall engage in employment or render services for interests other than the Town when such employment or services: are incompatible with the proper discharge of their~~his/ her~~ consulting duties; or would tend to impair the independence of their~~his/her~~ judgment or action on the matter for which he has been engaged by the Town.

B. No former official, employee, or consultant shall appear on behalf of any private person or other entity before any agency with which they~~he/she~~ previously was employed or affiliated with for a period of one year after the termination of their~~his/her~~ public service or employment. Such an individual may be relieved of their~~his/her~~ duty to refrain from such appearance upon written application to the Board of Ethics, which Board shall review the written application and relevant facts.

C. No former official, employee, or consultant shall appear on behalf of any private person or other entity before any agency in regard to a matter in which they~~he/she~~ previously participated in the course of their~~his/ her~~ official responsibilities for a period of one year after the termination of their~~his/her~~ public service or employment. Such an individual may be relieved of their~~his/her~~ duty to refrain from such appearance upon written application to the Board of Ethics, which Board shall review the written application and relevant facts.

D. Subsections B, C and D of this section shall not prohibit any current or former official, employee, or consultant from appearing before any agency on their~~his/her~~ own behalf or on behalf of members of their~~his/ her~~ family. To avoid the appearance of impropriety, officials are strongly discouraged from appearing before their own agency unless extenuating circumstances exist. When in doubt, an official should seek an opinion from the Board of Ethics prior to appearing before their~~his/her~~ own agency.

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E. An official should not appear before, or participate in the proceeding of, another agency in violation of Connecticut General Statutes Section 8-11 or 8-21, as amended, or any other provision of the

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General Statutes.

F. To avoid even the appearance of impropriety, an official not otherwise prohibited shall exercise care when appearing before other agencies and shall disclose whether theyhe/she isare appearing in theirhis/her official capacity or as a private citizen.

§ 13-12. Acknowledgment form.[2]

A. Every official shall sign and file with the Town ClerkBoard of Selectmen an acknowledgement form, supplied by the Town Manager, indicating theirhis/her awareness of the provisions of this Code of Ethics, the guidelines issued thereunder and Section 1003 of the Charter of the Town of Simsbury on or before being sworn into office and again thereafter in January of each even numbered year. The Board of Selectmen Superintendent of Schools, or Town Manager, as applicable, shall adopt and implement a procedure for monitoring compliance with the aforesaid filing requirement. **[Amended 7-12-2021]**

B. Every consultant shall sign and file with the agency by which they he/she isare retained an acknowledgment form, supplied by the TownFirst Selectman,, indicating theirhis/her awareness of the provisions of this Code of Ethics, the guidelines thereunder, and Section 1003 of the Charter of the Town of Simsbury on or before being retained by an agency. The Superintendent of Schools, or Town Manager, as applicable,Board of Selectmen shall adopt and implement a procedure for monitoring compliance with the aforesaid filing requirement.

C. Employees.

(1) The Town Manager Board of Selectmen shall adopt and the First Selectman shall implement a plan for making all employees, other than persons who are employed by the Board of Education, aware of the provisions of this Code of Ethics, the guidelines issued thereunder, and Section 1003 of the Charter of the Town of Simsbury. The plan established by the Town Manager adopted by the Board of Selectmen shall contain a provision requiring that the Human Resources Director or theirhis/her designee department heads review such provisions with all such employees upon hiring, and three year intervals thereafterat an interval to be determined by the Board of Selectmen. The plan shall be completed within 120 days after the adoption of this Code of Ethics, and. A a copy of the plan shall be filed with the Board of Ethics upon implementation and upon any subsequent revision.its adoption.

(2) Every employee, other than persons employed by the Board of Education, shall execute an acknowledgment form, supplied by the Human Resources Director or theirhis/her designeeFirst Selectman, indicating the employee's awareness of the provisions of this Code of Ethics, the guidelines issued thereunder, and Section 1003 of the Charter. of the Town of Simsbury as follows:

(a) New employees shall execute the form at the time of employment and thereafter in accordance with Subsection C(2)(b) below.

(b) Current employees shall execute the form within 60 days after the adoption of the procedure set forth in Subsection C(1) above and thereafter at intervals specified by the Board of Selectmen, but in no event shall such intervals be less frequent than a period of two years from the date of signing the last acknowledgement form.

D. Board of Education.

(1) The Board of Education shall adopt and the Superintendent shall implement a plan for making all employees of the Board of Education aware of the provisions of this Code of Ethics, the guidelines issued thereunder, and Section 1003 of the Charter of the Town of Simsbury. The

2. **Editor's Note: The Acknowledgement Form is included at the end of this chapter.**

plan adopted by the Board of Education shall contain a provision requiring that department heads review such provisions with all employees at an interval to be determined by the Board of Education. ~~The plan shall be completed within 120 days after the adoption of this Code of Ethics, and~~ Aa~~a~~ copy of the plan shall be filed with the Board of Ethics upon its adoption.

(2) Every employee of the Board of Education, shall execute an acknowledgment form, supplied by the Superintendent, or their designee, indicating the employee's awareness of the provisions of this Code of Ethics, the guidelines issued thereunder, and Section 1003 of the Charter~~ of the Town of Simsbury~~, as follows.~~:~~

(a) New employees shall execute the form at the time of employment. ~~and thereafter in accordance with Subsection D(2)(b) below.~~

(b) Current employees shall reacknowledge the policy at intervals specified by the Board of Education, or at least every three years, whichever is less.~~execute the form within 60 days after the adoption of the procedure set forth in Subsection D(1) above and thereafter at intervals specified by the Board of Education, but in no event shall such intervals be less frequent than a period of two years from the date of signing the last acknowledgement form.~~

Town of Simsbury

933 HOPMEADOW STREET SIMSBURY, CONNECTICUT 06070

BOARD OF SELECTMEN MEETING
AGENDA SUBMISSION FORM

1. **Title of Submission:** Authorize the Town Manager to Submit an Agreement for a State of Connecticut Secretary of State Early Voting Grant

2. **Date of Board Meeting:** August 10, 2026

3. **Individual or Entity Making the Submission:**
Marc Nelson, Town Manager; Karen Cortes, Democratic Registrar of Voters; Jennifer Batchelar, Republican Registrar of Voters

4. **Action Requested of the Board of Selectmen:**
If the Selectmen support executing an agreement to assist with the cost of early voting, the following motion is in order:

Move, retroactively, to submit a grant agreement to the State of Connecticut Secretary of the State to assist with the costs of early voting, and authorize Town Manager Marc Nelson to execute the agreement.

In the event that the grant is awarded, the following additional motions are in order:

Move, to accept the grant and authorize Town Manager Marc Nelson to execute all documents related to the grant award.

Further move, to appropriate the grant's funds and recommend said appropriation to the Board of Finance.

5. **Summary of Submission:**
Public Act 26-68 authorized the Secretary of the State's Office to distribute funds to municipalities for costs associated with implementing and administering early voting. Each town in the state will receive at least $5,000 for these costs. Towns must report expenditures within 30 days of fully expending funds, and no later than June 30, 2027.

6. **Fiscal Impact:**
Simsbury is estimated to receive $17,492.25 from this grant.

7. **Description of Documents Included with Submission:**
None

Town of Simsbury

933 HOPMEADOW STREET SIMSBURY, CONNECTICUT 06070

BOARD OF SELECTMEN MEETING
AGENDA SUBMISSION FORM

1. **Title of Submission:** Authorize the Town Manager to Apply for the Simsbury Community Fund Grant

2. **Date of Board Meeting:** August 10, 2026

3. **Individual or Entity Making the Submission:**
   Marc Nelson, Town Manager; Lisa Miceli, Library Director

4. **Action Requested of the Board of Selectmen:**
   If the Selectmen support applying for a grant to provide programs and resources for seniors experiencing dementia and cognitive impairment, and their caregivers, the following motion is in order:

   Move, effective August 10, 2026, to submit the Simsbury Community Fund grant application and authorize Town Manager Marc Nelson to execute the grant application.

   In the event that the grant is awarded, the following additional motions are in order:

   Move, to accept the grant and authorize Town Manager Marc Nelson to execute all documents related to the grant award.

   Further move, to appropriate the grant's funds and recommend said appropriation to the Board of Finance.

5. **Summary of Submission:**
   The purpose of providing the Community and Conversation programs and resources is to support community members experiencing dementia or cognitive impairment and their caregivers. The Simsbury Public Library will be partnering with the Simsbury Aging and Disability Commission, the Simsbury Senior Center, and Skybrooke Simsbury on this project.

   This project is dedicated to fostering meaningful connections among older adults and addresses an important community need by promoting mental well-being, reducing loneliness, encouraging social engagement, and empowering seniors to remain active and connected.

   The Library will provide the entire Reading2Connect book collection, to be used in both programming and be available for community borrowing. The books are specifically designed for those with dementia or cognitive impairment to be used individually or in group settings. The Library will also provide sewing cards and conversation cards, also

specifically designed for those with dementia or cognitive impairment, to be used in programing and available for borrowing.

Programs which foster engagement and interaction will be held on a monthly basis for those experiencing dementia or cognitive impairment and their caregivers. The location of programs will rotate between the Library, Senior Center and Skybrooke Simsbury. As staff facilitate programs, the caregivers will be provided a time for fellowship and support among themselves.

Over the past year, the Library has received requests from residents to provide these resources for older adults. Results from the Simsbury Public Library's Strategic Planning Survey also indicated the community's wish for the Library to provide a place and opportunities for connection and engagement.

6. **Fiscal Impact:**
   This grant allows funding for the program and resources outlined above in the amount of $3,925 and includes: the entire 60 book Reading2Connect collection, training for its use, 6 sets of sewing cards for seniors and those with cognitive impairment, 6 boxes of conversation cards for seniors and those with cognitive impairment, and four 36 by 36-inch folding tables to be used in programming. Staff from the Simsbury Public Library, Simsbury Senior Center and Skybrooke Simsbury will be trained to facilitate group programming with the Reading2Connect books.

7. **Description of Documents Included with Submission:**
   a) Partnership Letter: Simsbury Aging & Disability Commission
   b) Partnership Letter: Simsbury Senior Center
   c) Partnership Letter: Skybrooke Simsbury

Town of Simsbury

754 HOPMEADOW STREET P.O. BOX 495 SIMSBURY, CONNECTICUT 06070

Aging and Disability Commission

24 July 2026

Simsbury Community Fund Committee

Dear Selection Committee:

The Town of Simsbury Aging and Disability Commission is very pleased to support the proposed Simsbury Public Library program dedicated to fostering meaningful connections among older adults. This initiative addresses an important community need by promoting mental well-being, reducing loneliness, encouraging social engagement, and empowering seniors to remain active and connected.

The Simsbury Public Library is a trusted community gathering place that is uniquely positioned to bring people together regardless of background or income. Investing in programs that strengthen senior connections will improve quality of life, support positive mental health, and build a more inclusive and compassionate community.

The Simsbury Aging and Disability Commission supports this proposal and believes it will have a lasting, positive impact on the lives of older adults. Thank you for your consideration and for your commitment to creating opportunities that help seniors feel connected, valued and empowered.

Sincerely,

Edward J. LaMontagne

Edward J. LaMontagne
Chairman
Town of Simsbury
Aging and Disability Commission

Telephone (860) 651-9161
Facsimile (860) 408-7046

kmarschall@simsbury-ct.gov
www.simsbury-ct.gov

An Equal Opportunity Employer
8:30 - 4:30 Monday through Friday

Marc S. Nelson, MPA
Town Manager

Kristen Formanek, LCSW
Director

Community and Social Services

July 27, 2026

Simsbury Community Fund Committee

Dear Grant Review Committee:

I am writing to strongly support the grant application submitted by Simsbury Public Library expanding services and programs for older adults with cognitive issues and their caregivers.

This initiative will provide vital cognitive engagement, reduce loneliness and provide caregiver relief.

As the Coordinator of the Simsbury Senior Center, I have collaborated with Simsbury Public Library for many years on older adult support programs and have seen firsthand the positive difference they make in the lives of participants.

The Simsbury Senior Center is fully committed to partnering on this initiative by providing space, promoting programs and offering resources as needed.

I have full confidence in Simsbury Public Library's leadership, capacity and dedication to seeing this initiative succeed.

Best regards,

Kathleen Marschall

Kathleen Marschall
Senior Center Coordinator

754 Hopmeadow St.
Simsbury, CT 06070
simsbury-ct.gov/social-services

Mon. (8:30-7:00)
Tue. Wed. Thu. (8:30-4:30)
Fri. (8:30-1:00)

Tel. (860) 658-3283
Fax. (860) 408-7046
kformanek@simsbury-ct.gov

Simsbury Community Fund Committee

Dear Members of the Simsbury Community Fund Committee,

On behalf of Skybrooke at Simsbury, I am pleased to offer our enthusiastic support for the Simsbury Public Library's grant application for the **READING2CONNECT** program.

At Skybrooke, we witness every day the profound impact that meaningful engagement has on the lives of older adults, including those living with cognitive impairment. Reading has the unique ability to spark memories, encourage conversation, reduce feelings of isolation, and provide comfort and enjoyment. Unfortunately, many traditional reading formats become difficult for individuals as cognitive changes progress. READING2CONNECT offers an innovative and compassionate solution by making literature more accessible through adaptive books and reading supports.

We are especially excited by the program's vision of creating opportunities for small group reading experiences that foster social connection while also providing caregivers with meaningful respite. These types of programs align closely with our mission to enrich the lives of older adults through purposeful engagement, lifelong learning, and community partnerships.

We would welcome the opportunity to partner with the Simsbury Public Library by hosting READING2CONNECT sessions at Skybrooke, bringing these valuable resources directly to our residents. We believe this collaboration would greatly enhance the quality of life for participants and strengthen connections between our community and one of Simsbury's most treasured institutions.

We wholeheartedly support the Simsbury Public Library's request for funding and encourage the Simsbury Community Fund Committee to give this project your full consideration. Thank you for your commitment to supporting programs that improve the well-being of our community members.

Sincerely,

Amber Corr
Resident Engagement Director
Skybrooke at Simsbury

Town of Simsbury

933 HOPMEADOW STREET SIMSBURY, CONNECTICUT 06070

BOARD OF SELECTMEN MEETING
AGENDA SUBMISSION FORM

1. **Title of Submission:** Schedule a Public Hearing to Receive Public Comment Regarding Adopting Two Local Options Allowed by Connecticut Public Act No. 25-168

2. **Date of Board Meeting:** August 10, 2026

3. **Individual or Entity Making the Submission:**
   Marc Nelson, Town Manager; Amy Meriwether, Finance Director-Treasurer; Francine Beland, Assessor

4. **Action Requested of the Board of Selectmen:**
   If the Selectmen support scheduling a public hearing to receive public comment regarding adopting two local options allowed by Connecticut Public Act No. 25-168, the following motion is in order:

   Move, 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.

5. **Summary of Submission:**
   The Town of Simsbury is required by Connecticut law to provide a mandatory property tax exemption for veterans whom the United States Department of Veterans Affairs (VA) has determined to have a **100 percent permanent and total (P&T) service-connected disability**. Eligibility for this mandatory exemption is based on the VA's disability rating determination.

   The VA also recognizes certain veterans as **totally disabled due to Individual Unemployability (TDIU)**. Although these veterans are considered totally disabled by the VA because their service-connected disabilities prevent them from maintaining substantially gainful employment, they do not automatically qualify for the mandatory exemption established under Connecticut law.

   Instead, the General Assembly authorized municipalities to determine locally whether to extend the exemption to veterans receiving TDIU benefits. A municipality may do so by adopting a local ordinance that expands eligibility beyond the minimum requirements established by state law.

   If the Town of Simsbury elects to adopt the above provision, it would have the following fiscal impact on the upcoming fiscal year 2027/2028 budget:

Current Law

- Property Assessment Exemptions: $11,200,000
- Tax Revenue Loss: $380,000
- Total Vets Qualified = 50

Addition of Local Option (including TDIU)

- Estimated Property Assessment Exemptions: $12,750,000
- Estimated Tax Revenue Loss: $434,000*
- Estimated Total Vets Qualified = 58

In addition to the TDIU option, the General Assembly authorized municipalities to adopt other optional provisions by local ordinance. These include extending the exemption to cover up to **two acres of land** associated with the qualifying residence, expanding eligibility to certain **surviving spouses**, or limiting the exemption to the municipality's **median assessed residential property value**.

If the Town of Simsbury elects to adopt the above provisions, it would have the following fiscal impact on the upcoming fiscal year 2027/2028 budget:

Addition of Local Option including TDIU & Median Assessed Residential Property Value

- Estimated Property Assessment Exemptions: $11,000,000
- Estimated Tax Revenue Loss: $374,000*
- Estimated Total Vets Qualified = 58

Addition of Local Option including TDIU, Median Assessed Residential Property Value & Two Acres of Land

- Estimated Property Assessment Exemptions: $15,500,000
- Estimated Tax Revenue Loss: $527,000*
- Estimated Total Vets Qualified = 58

*Dollar values are only projections for FY2027/2028 as Veterans have until January 1st to submit applications for tax relief.

Note: The legislation does allow for retroactive implementation of the local ordinances, however, management recommends against this as those budgets have already been completed and would need to be adjusted based on the updated ordinances.

6. **Fiscal Impact:**
   Included in the above narrative.

7. **Description of Documents Included with Submission:**
   a) Connecticut Public Act No. 25-168

Sec. 240. (NEW) (*Effective October 1, 2025*) (a) Any municipality, upon approval by its legislative body, may provide that, in lieu of the exemption prescribed under subdivision (20) of section 12-81 of the general statutes, any resident of this state who has served in the Army, Navy, Marine Corps, Coast Guard, Air Force or Space Force of the United States and has been determined by the United States Department of Veterans Affairs to have a service-connected total disability based on individual unemployability shall be entitled to an exemption from property tax on (1) that fractional share of a dwelling, including a condominium, as defined in section 47-68a of the general statutes, a unit in a common interest community, as defined in section 47-202 of the general statutes, and a mobile manufactured home, as defined in section 12-63a of the general statutes, (A) that belongs to or is held in trust for such resident, or that is possessed by such a resident as a tenant for life or tenant for a term of years liable for property tax under section 12-48 of the general statutes, and (B) that is occupied by such resident as the resident's primary residence, or (2) lacking such residence, one motor vehicle that belongs to or is held in trust for such resident and is garaged in this state. As used in this subsection, "dwelling" does not include any portion of the unit or structure used by such resident for commercial purposes or from which such resident derives any rental income.

(b) If such resident lacks such dwelling or motor vehicle in such resident's name, the dwelling or motor vehicle, as applicable, belonging to or held in trust for such resident's spouse, or possessed by such resident's spouse as a tenant for life or tenant for a term of years liable for property tax under section 12-48 of the general statutes, who is domiciled with such resident, shall be so exempt. When any resident entitled to an exemption under the provisions of this section has died, the dwelling or motor vehicle, as applicable, belonging to or held in trust for such deceased resident's surviving spouse, or possessed by such deceased resident's surviving spouse as a tenant for life or tenant for a term of years liable for property tax under section 12-48 of the general statutes, while such spouse remains a widow or widower, or belonging to or held in trust for such deceased resident's minor children during their minority, or both, while they are residents of this state, shall be so exempt as that to which such resident was or would have been entitled at the time of such resident's death.

(c) No individual entitled to the exemption under this section and under one or more of subdivisions (19), (22), (23), (25) and (26) of section 12-81 of the general statutes or section 241 of this act shall receive more than one exemption.

(d) (1) No individual shall receive any exemption to which such individual is entitled under this section until such individual has complied with section 12-95 of the general statutes and has submitted proof of such individual's determination by the United States Department of Veterans Affairs, to the assessor of the town in which the exemption is sought. If there is no change to an individual's determination, such proof shall not be required for any assessment year following that for which the exemption under this section is granted initially. If the United States Department of Veterans Affairs modifies an individual's determination to other than a service-connected total disability based on individual unemployability, such modification shall be deemed a waiver of the right to the exemption under this section. Any such individual whose determination was modified to other than a service-connected total disability based on individual unemployability may seek the exemption under subdivision (20) or (83) of section 12-81 of the general statutes, as applicable.

(2) Any individual who has been unable to submit evidence of such determination by the United States Department of Veterans Affairs in the manner required by this section, or who has failed to submit such evidence as provided in section 12-95 of the general statutes, may, when such individual obtains such evidence, make application to the tax collector not later than one year after such individual obtains such proof or not later than one year after the expiration of the time limited in section 12-95 of the general statutes, as the case may be, for abatement in case the tax has not been paid, or for refund in case the whole tax or part of the tax has been paid. Such abatement or refund may be granted retroactively to include the assessment day next succeeding the date as of which such individual was entitled to such determination by the United States Department of Veterans Affairs, but in no case shall any abatement or refund be made for a period greater than three years.

(3) The tax collector shall, after examination of such application, refer the same, with the tax collector's recommendations thereon, to the board of selectmen of a

town or to the corresponding authority of any other municipality, and shall certify to the amount of abatement or refund to which the applicant is entitled. Upon receipt of such application and certification, the selectmen or other duly constituted authority shall, in case the tax has not been paid, issue a certificate of abatement or, in case the whole tax or part of the tax has been paid, draw an order upon the treasurer in favor of such applicant for such amount, without interest. Any action so taken by such selectmen or other authority shall be a matter of record and the tax collector shall be notified in writing of such action.

(e) (1) In any municipality that provides the exemption under subsections (a) to (d), inclusive, of this section, such municipality may, upon approval by its legislative body, further provide that, for any individual receiving the exemption under said subsections for a dwelling described in subdivision (1) of subsection (a) of this section, not more than two acres of the lot upon which such dwelling sits shall be exempt from taxation.

(2) In any municipality that provides the exemption under subsections (a) to (d), inclusive, of this section, such municipality may, upon approval of its legislative body, further provide that the surviving spouse of any resident of this state who (A) had served in the Army, Navy, Marine Corps, Coast Guard, Air Force or Space Force of the United States, (B) had been determined by the United States Department of Veterans Affairs to have a service-connected total disability based on individual unemployability, and (C) died prior to October 1, 2025, but after a date to be determined by such legislative body, shall, while such spouse remains a widow or widower, be entitled to the exemption under this section.

(3) In any municipality that provides the exemption or exemptions under this section, such municipality may, upon approval of its legislative body, limit the total amount of the exemption or exemptions granted under this section to the median assessed valuation of residential real property in such municipality.

Town of Simsbury

933 HOPMEADOW STREET SIMSBURY, CONNECTICUT 06070

BOARD OF SELECTMEN MEETING
AGENDA SUBMISSION FORM

1. **Title of Submission:** Authorize the Town Manager to Engage with Efficient Lighting & Maintenance Inc. Regarding Implementation of the New England Smart Energy Group, LLC Master Agreement

2. **Date of Board Meeting:** August 10, 2026

3. **Individual or Entity Making the Submission:**
   Marc Nelson, Town Manager on behalf of the Simsbury Sustainability Committee

4. **Action Requested of the Board of Selectmen:**
   If the Selectmen support engaging with Efficient Lighting & Maintenance Inc. to support business programming that promotes energy efficiency and increased renewable energy use, the following motion would be in order:

   Move, effective August 10, 2026, to authorize Town Manager Marc Nelson to engage with Efficient Lighting & Maintenance Inc. for the purpose of Simsbury business outreach and marketing support related to the New England Smart Energy Group, LLC Master Agreement.

5. **Summary of Submission:**
   At your March 23, 2026 regular meeting, the Selectmen authorized me to execute an agreement and collaborate with New England Smart Energy (NESE), to conduct outreach to residential property owners to inform them about the benefits of the **EnergizeCT Program.**

   Public participation has been going extremely well with eight property owners signing up for Home Energy Assessments as of July 15th (NESE provides updates every month; next update expected August 15th) since data tracking began on June 15, 2026.

   The Sustainability Committee would like to expand the outreach to include local businesses, which will require this separate authorization due to the fact that a different authorized vendor will manage the commercial and retail spaces.

   For background, on October 15, 2025, the Board unanimously endorsed the Sustainability Committee's Sustainability Plan (Part 1: Energy) with the major themes of promoting community awareness of sustainability programs, energy audits, and improving business energy efficiency through the adoption of renewable energy strategies. According to the EnergizeCT Municipal Energy Dashboard, approximately 34% of Simsbury businesses have participated in a utility-run efficiency program since 2010.

The proposed engagement with Efficient Lighting & Maintenance Inc. (EL&M) is a direct, no-cost-to-the-Town mechanism to begin closing that gap. The Town will collaborate with EL&M to receive marketing and outreach support and Simsbury businesses will receive energy assessments, at no cost to the Town.

6. **Fiscal Impact:**
   No direct cost, however some staff resources are assisting in this initiative, including Cyn Thomas our new part-time Business Development Coordinator.

7. **Description of Documents Included with Submission:**
   a) Draft EL&M Letter to Simsbury Businesses

OFFICE OF THE
TOWN MANAGER

Dear Simsbury Business Community,

The Sustainability Committee is an appointed board/commission of the Town of Simsbury and Simsbury Public Schools, supported by the Town Manager's Office.

For residents, the Sustainability Committee has partnered with New England Smart Energy, bringing low-cost home energy audits. For the business community, the Committee is proud to partner with Efficient Lighting & Maintenance Inc (EL&M) to help Simsbury businesses participate in Energize Connecticut's Small Business Energy Advantage (SBEA) program.

Simsbury businesses may use EL&M as a contractor or choose another authorized contractor at www.EnergizeCT.com/FindAContractor. EL&M has been a utility-authorized contractor for SBEA assessments for over 26 years. EL&M will identify ways to reduce your energy consumption, save money, and improve the health, safety, and comfort of your business.

The Committee encourages you to consider scheduling an assessment. There is *no cost* for an assessment. EL&M will need a copy of your utility bills for one month to start the process. EL&M will conduct the assessment and submit the recommendations to the Utility. The Utility offers robust incentives for energy upgrades. The Utility will do the energy study to determine the estimated savings of electricity, oil, or gas. They will then offer an incentive to do the suggested work. EL&M will present this information to you, and if you choose to move forward, you would just have to complete some minor paperwork.

The Utility offers 0% on bill financing for qualified customers. There is rarely an upfront cost to do the project, but rather on-bill financing to cover the customer's portion of the project costs. EL&M offers a 2-year warranty on work performed and there are warranties by the manufacturers of the materials as well. All materials used are certified by Eversource. If you did an upgrade several years ago to your space, there still may be an opportunity.

To schedule an assessment, call Sara Doutney, EL&M Operations Manager, at (203) 794-7506 or email at sarad@el-m.net. Thank you for your commitment to making Simsbury a cleaner, healthier, and more energy-efficient place to live!

Sincerely,

Town Manager
On behalf of the Simsbury Sustainability Committee

DRAFT

Town of Simsbury

933 HOPMEADOW STREET SIMSBURY, CONNECTICUT 06070

BOARD OF SELECTMEN MEETING
AGENDA SUBMISSION FORM

1. **Title of Submission:** Authorize the Town Manager to Apply for a 2026 Greyfield Revitalization Program Grant for 82 Hopmeadow Street

2. **Date of Board Meeting:** August 10, 2026

3. **Individual or Entity Making the Submission:**
   Marc Nelson, Town Manager; Cyn Thomas, Business Development Coordinator

4. **Action Requested of the Board of Selectmen:**
   If the Selectmen support applying for the grant, the following motion is in order:

   Move, effective August 10, 2026, to submit the 2026 Greyfield Revitalization Program Grant application and authorize Town Manager Marc Nelson to execute the grant application.

   In the event that the grant is awarded, the following additional motions are in order:

   Move, to accept the grant and authorize Town Manager Marc Nelson to execute all documents related to the grant award.

   Further move, to appropriate the grant's funds and recommend said appropriation to the Board of Finance.

5. **Summary of Submission:**
   A Greyfield is generally defined as previously developed commercial, retail, office, or knowledge-work space or property that is no longer economically viable and has significantly declined in use or occupancy. These sites are typically structurally sound but outdated, underutilized, or mismatched with current market needs and pose significant challenges to economic development, land use, and community revitalization. Unlike brownfields, greyfields do not require major soil and groundwater cleanup; instead, their challenges stem from long term vacancy, obsolete design, changing economic patterns, or physical deterioration that makes redevelopment difficult. 82 Hopmeadow Street is the parcel identified as most appropriate for this submission and we propose partnering with the owner to present a compelling case for the award of up to $175,000 for this "Assessment and Planning Grant". There would be no cost to the Town and the owner would be responsible for any cost overages beyond the award amount. Our State Representative has had conversations with the Connecticut Department of Economic and Community Development about the process and the applicability of this particular property, and we have secured letters of support from both the Simsbury Main Street Partnership and the Statewide Main Street organization.

6. **Fiscal Impact:**
   No direct cost, merely some staff time in preparation and submission and, if awarded, grant administration.

7. **Description of Documents Included with Submission:**
   a) Copy of Grant Solicitation and submission cover letter



CONNECTICUT

Greyfield Revitalization Program

Planning and Assessment Grant Opportunity

Matthew Pugliese, Deputy Commissioner
Binu Chandy, Executive Director
Almariet Roberts, Programs Unit Supervisor (Applications)

Office of Community Development
Connecticut Department of Economic & Community Development

June 15, 2026

Housekeeping Announcements

- Please remain on mute until the Q&A session.
- Meeting will be recorded
  - The slide deck and presentation recording will be posted on the Greyfield website (Greyfield Revitalization Program)
- Enter questions and comments into the Chat and they will be answered at the end of the presentation during the Q&A

Program Overview

What are “Greyfields?”

A Greyfield is generally defined as **previously developed commercial, retail, office, or knowledge-work space or property** that is no longer economically viable and has significantly declined in use or occupancy.

These sites are typically structurally sound but outdated, underutilized, or mismatched with current market needs and pose significant challenges to economic development, land use planning, and community revitalization.

Unlike brownfields, greyfields do not require major soil and groundwater cleanup; instead, their challenges stem from long-term vacancy, obsolete design, changing economic patterns, or physical deterioration that makes redevelopment difficult.

Greyfields Revitalization Program

DECD's new Greyfields Revitalization Program (GRP) helps facilitate the repurposing of Greyfields

- DECD has issued an RFP for a consultant to help DECD design the Program (consultant yet to be selected)
- Announcing the **pilot round for the Planning & Assessment Grant (GPA)**
- Future opportunities: Implementation funding

Current Opportunity:
Greyfields Planning and Assessment Grant

- support early-stage planning, assessment, and feasibility work;
- encourage public-private partnerships; and
- ready the property/site for the next implementation phase.

- **Total availability**: $4 million
- **Funding limits**: $100 to $250K/application
- No restriction on number of applications from each eligible entity
- Larger municipalities (larger sites) – DECD funding discretion.

Schedule and Opportunity Details

Schedule

Webinar and Office Hours	
Webinar: Monday, June 15, (1 PM – 2 PM) Office Hours: Thursdays 10 AM – 11 AM June 25, July 9, July 16	Click HERE to join Teams on your computer or mobile app. Or call in (audio only) +1 860-840-2075 Phone Conference ID: 194 952 63#
Questions on the NOFA	
Wed, July 8, 2026	Deadline for questions to DECD on this NOFA
Fri, July 10, 2026	Posting of FAQ Addendum (if any) on Greyfields Website
Application Deadline	
Mon, August 3, 2026	Request for SharePoint folder (see Application Process)
Wed, August 5, 2026 (noon)	Deadline to submit or upload Application Package
Award Announcement	
September 2026	Award Announcements (tentative)

Application Process

How to Apply

- Applicants are required to submit the Application through the application portal link available on the GREYFIELDS PROGRAM WEBPAGE.
- Required attachments must be uploaded to a DECD SharePoint folder
  - Applicants must request a SharePoint link by emailing decd.greyfields@ct.gov
  - Include Applicant & Project Name and Program Code (GPA1) in subject line.
  - **Recommended** to make folder request by **noon** on **Monday, August 3, 2026**
- An email will be sent to applicants to confirm receipt of the form and application package

Due Date

Applications will be accepted until **NOON** on **Wednesday, August 5, 2026.**

Eligible Applicants

- Municipalities
- Municipal economic development agencies or corporations
- Regional Councils of Governments
- Capital Region Development Authority (CRDA)
- CT Municipal Development Authority (CMDA)

Developers or private property owners must partner with an eligible applicant

Eligible Uses of Funds

(studies to help early-stage planning, assessment, and feasibility work)

- architectural and engineering assessment
- structural and building condition assessments
- hazardous building material investigation
- Limited environmental site assessment to rule out soil and groundwater contamination
- geotechnical investigation
- conceptual site plan alternatives
- sustainability and resilience strategy
- renovation or conversion construction estimation
- planning or feasibility studies
- financial feasibility modeling
- economic resilience analysis
- infrastructure or utility assessments
- stormwater analysis
- traffic or multimodal assessments
- legal and title due diligence
- phasing plan feasibility
- reasonable administrative expenses (5% of grant)

Threshold Eligibility Requirements

- Satisfies Greyfields definition
- Currently commercial, retail, office, or knowledge-work space (workforce training hubs or educational institutions)
- Redevelopment possible without significant soil and groundwater remediation (***Please note***: *Funding can be used to investigate hazardous building materials that were used in accordance with the State Building Code when the structure was constructed*)
- NOT receiving funds for environmental cleanup under a DECD Program
- Proof of site access/control
- Vacancy > 25%.
- Square footage > 7,500 square feet

Application Review and Award Criteria

The following criteria will **be used to score** the applications (these are not threshold requirements)

- Clarity of planning & assessment needs.
- Economic & community development impact.
- Locational benefits (TOD, distressed, hubs).
- Developer interest & external support.
- Zoning & POCD alignment.
- Applicant experience.

Application Overview

- Part A – Section I & II (Eligibility Criteria)
  - Basic Application Questions
  - Don't forget your FEIN#
- Part B – Section I (Project Details)
  - This gives us the full explanation of the project
  - Please read all the instructions
  - Note: There will be multi-part questions from time to time – Please tell us as much as you can based on what you know
- Budget
  - List Other Sources (Not just DECD)
  - Provide a snapshot of what you are requesting funds for
  - Not mandatory to have any preliminary assessments or cost estimates, but please include, if available
  - You may not know anything at this point – That is OK!!

Project Examples

Greyfield Project Example #1

The site is a former **20,000 sq. ft. office building** in the Town of Pizzaz (ToP), CT, **built in the 50s has been fully vacant** since COVID. The new telework culture has not helped and the property owner and the Town's ED Director are working towards identifying an end use. The former uses of the site and the Phase I Environmental Site Assessment **do not indicate any soil or ground-water contamination**. The Town of Pizzaz is **partnering with the property owner** and is applying to the GPA Grant Round to conduct hazardous building material investigation, renovation estimation and conversion feasibility analyses.

Would this site and project be eligible?

- **Yes**
  - Generally satisfies the Greyfields definition
  - Office use
  - No below-surface contamination concerns
  - >25% vacancy rate
  - >7,500 sq ft., and
  - There is site access

Greyfield Project Example #2

The site is a former **5,000 sq. ft. office building** in the Town of Pizzaz (ToP), CT, **built in the 50s has been fully vacant** since COVID. The new telework culture has not helped and the property owner and the Town's ED Director are working towards identifying an end use. The former uses of the site and the Phase I Environmental Site Assessment **do not indicate any soil or ground-water contamination**. The Town of Pizzaz is **partnering with the property owner** and is applying to the GPA Grant Round to conduct hazardous building material investigation, renovation estimation and conversion feasibility analyses.

Would this site and project be eligible?

- **No**
- Threshold requirement for the program is that the property should be >7,500 sq ft.

Greyfield Project Example #3

The site is a former **20,000 sq. ft. office building** in the Town of Pizzaz (ToP), CT, **built in the 50s has a 15% vacancy rate**. The property owners are anxious that given the trend the vacancy rate is going to worsen. They are exploring all marketing strategies to reduce the vacancy rate. The property owner saw the greyfields announcement and contacted the Town's ED Director to explore the possibility of submitting an application for some market demand and strategy studies.

Would this site and project be eligible?

- **No**
- The threshold requirement for the program is that the property should be at least 25% vacant.

Greyfield Project Example #4

The site is a former **20,000 sq. ft. office building** in the Town of Pizzaz (ToP), CT, **built in the 50s has been fully vacant** since COVID. The new property owners acquired the property in a bankruptcy sale. **Taxes are being paid but they are not motivated to rush into redeveloping the property.** They are waiting for the market to change. In the meantime, the building is getting shabbier and is an eyesore and a reminder of the tough economic times. The ToP's ED would like to submit an application for this Greyfield property to conduct a Phase I ESA and Hazardous Building Material Investigation. But **the new property owners will not give access.**

Would this site and project be eligible?

- **No**
  - The Town does not have site access to demonstrate that they can enter the property and conduct the studies.

Greyfield Project Example #5

The site is a former **20,000 sq. ft. office building** in the Town of Pizzaz (ToP), CT, **built in the 50s has been fully vacant** since COVID. The current property owners have **not been paying their taxes and the ToP is considering a tax lien foreclosure.** This has been affecting ToP's tax base. The property has been abandoned, the building is an eyesore, is attracting homeless occupation and vandalism; thus becoming a public safety threat. The ToP's ED would like to submit an application for this Greyfield property to conduct structural investigations, inspect the site and anything that is allowable under its municipal rights.

Would this site and project be eligible?

- **Maybe**
  - The Town maybe eligible provided it demonstrates that it has the authority to enter the property, inspect and conduct such studies.

Greyfield Project Example #6

The site is a former **20,000 sq. ft. office building** in the Town of Pizzaz (ToP), CT, **built in the 50s has been fully vacant** since COVID. The new telework culture has not helped and the property owner and the Town's ED Director are working towards identifying an end use. **The Phase I Environmental Site Assessment identifies former contaminating uses** – no records exist to indicate that they were remediated. There are also visual indications to suspect areas of concern on the property. The project could be eligible for DECD's Brownfield Program.

Would this site and project be eligible under the Greyfields Revitalization Program?

- **No**
  - Although this appears to satisfy the Greyfield definition at first glance – there is indication of potential soil and G/W contamination.
  - The ToP should look into applying for DECD's Brownfield Program instead.

Greyfield Project Example #7

The site is a **former school building (>7,500 sq. ft)** owned by the Town of Pizzaz that has been fully vacant since 2020. The Phase 1 indicates asbestos and lead paint, universal waste (lightbulbs and mercury thermometers). There is also an Underground Storage Tank (UST) on the property – there are no documented spills or leaks or any soil or groundwater concerns. The Town's ED Director is applying to the GPA Grant Round to conduct hazardous building material investigation, renovation estimation and conversion feasibility analyses.

Would this site and project be eligible? **Yes**

- Use – Knowledge work space (workforce training hubs or educational institutions)
- Although eligible for DECD's Brownfield Program does not have significant below-surface contamination concerns
- Above-ground issues are eligible: hazardous building materials (such as asbestos-containing material, PCB-containing caulk, lead paint/piping, etc.) that were used in accordance with the State Building Code when the structure was constructed and presence of universal waste.

Greyfield Project Example #8

The site is **an old residential multi-family housing complex** (>7,500 sq. ft) with limited investigation but no soil or groundwater concerns. The site is currently vacant. The City is interested in revitalizing this property. The Town's ED Director is applying to the GPA Grant Round to conduct hazardous building material investigation, renovation estimation and conversion feasibility analyses.

Would this site and project be eligible?

No

- This site was not formerly used as a commercial, retail, office, or knowledge-work space, so it will not qualify for the Greyfields Program.
- This could qualify for DECD's Brownfield Program.
- Visit the Brownfields Redevelopment website or contact brownfields@ct.gov for more information about future funding rounds.

Greyfield Project Example #9

The site is a **former vacant strip mall** (>7,500 sq. ft.) in the Town of Pizzaz (ToP), that is vacant. One of the **former tenants was a dry-cleaning facility, which resulted in soil contamination**. The property owner and the Town's ED Director are working towards identifying an end use.

Would this site and project be eligible?

- **No**
  - Strip Mall (commercial/retail) is an eligible land use under the GRP Program
  - But there are below surface contamination concerns
  - Better suited to apply to DECD's Brownfield Program
  - Visit the Brownfields Redevelopment website or contact brownfields@ct.gov for more information about future funding rounds.

Questions

FAQ Document and Addendum

- FAQ document – great resource
- Available on the Greyfield website
- Will be updated with addendum on **Friday, July 10, 2026**

Questions

There are many similarities between the Greyfields and Brownfields Programs– how can one distinguish between the two? (FAQ #5)

- Brownfields – not economically viable due to significant building and below ground contamination; Greyfields – primarily not economically viable due to market shifts – there may be building contamination due to age of buildings and material usage when constructed.
- If the preliminary environmental investigation does not identify need for soil or groundwater remediation (with the exception of limited cleanup of a single-occurrence leak or spill.): Application better fit for Greyfields
- Sites enrolled in the Transfer Act, Superfund Program, or any voluntary cleanup programs at the state or federal level are not eligible for the Greyfields Program.
- Projects that have received funding through DECD's Brownfields Program are not eligible for Greyfields Funding (Exception of BAR Planning and Assessment-Only grants).

Questions

Is a Phase I Environmental Site Assessment report mandatory? (FAQ #24)

- No, a Phase I is not mandatory but will be helpful for applications that want to justify that the project does not have soil or groundwater contamination issues and thus, is not characterized as a typical “brownfield.”

Questions

What constitutes proof of access to the site, site control, or path to site control? (FAQ #7)

- If applicant is not property owner - must be able to demonstrate that they can enter the site and complete the project scope
- An Access Agreement, MOU, or other documentation must be provided prior to the grant contract closing to ensure that site access is guaranteed for the duration of the project.
- All documents prepared using the funds will be the property of the state and are subject to the Freedom of Information Act (FOIA).

Questions

There are a number of questions in the Application especially Part B that suggest that there is an expectation for projects to have progressed in their path towards their Greyfield redevelopment? (FAQ #8 and 9)

- DECD understands that proposed projects will be at different stages of maturity.
- We are looking for the best available information for the project to understand project need and merits.
- Projects may be conceptual or more fully developed; both are welcome. Applications with limited information at this time will not be penalized in the evaluation or consideration for funding.
- However, projects that are more shovel-ready or advanced may fare better in the competitive scoring process.
- Please answer all questions to the best of your ability for higher scoring.

Questions

Will DECD only be funding projects within a particular area or district (for example, a distressed municipality, opportunity zone, transit-oriented development area, downtown, or regional/state district or hub)? (FAQ #10, 11 and 12)

- No, DECD will not be only funding projects within a particular area or district.
- Responses will be used for comparative scoring
- Please visit the FAQ document for definitions of various districts and hubs, as well as additional resources.

Questions

Does the Application have to identify the targeted end use? (FAQ #14)

- A successful application is not dependent on having a finalized end use or a confirmed redevelopment outcome.
- If an end use has been considered and early planning work has begun, demonstrating a credible path toward redevelopment can help strengthen the overall competitiveness of the application.
- DECD is also encouraging all efforts to support the highest and best end use that maximizes economic and community benefit and state policies to foster housing growth.

Questions

Do you anticipate that there will be another round in the near future? (FAQ #23)

- The Greyfields Planning and Assessment funding opportunity is a pilot round. A future round has not been finalized but will be decided based on the demand and success of the pilot round, and funding availability.

Questions

Are matching funds required? (FAQ #30)

- No, matching funds are not required/mandatory for this opportunity. However, any additional participation or leverage will make the application more competitive.

Post-funding Review Process

Post-Funding Award Process

- The project will be assigned a Project Manager as the primary point of contact
- All reports/project deliverables property of DECD/State (accessible by the public)

Process

- Financial Assistance Proposal (Layman terms of DECD contract)
- Kick-off Meeting
- Assistance Agreement/DECD Contract
- Internal set-up for grant drawdown process
- Consultant Procurement
- Project Implementation
- Project Closing (two-year period for Planning and Assessment projects)

Reminders

- Meeting is recorded
  - The **slide deck and presentation recording** will be posted on the Greyfield website (Greyfield Revitalization Program)
- **FAQ** document will be updated with **addendum** on **Friday, July 10**.
- Request for a **SharePoint** folder by **Monday, August 3**
- Application **deadline** is **Wed, August 5 (noon)**

CONNECTICUT

For additional questions or to arrange for a pre-application meeting:
Please send email to decd.greyfields@ct.gov (preferred)

Contact the dedicated Greyfield hotline number at 860-500-2395

Visit the Greyfield Website to access the Application material: Greyfield Revitalization Program – Planning & Assessment Grant

CONNECTICUT

Thank you for joining us!

OFFICE OF THE TOWN MANAGER

Marc S. Nelson, MPA

August 5, 2026

Mr. Matthew Pugliese, Deputy Commissioner
Connecticut Department of Economic & Community Development
Via Electronic Mail to: decd.greyfields@ct.gov
& Via grant application portal

Re: Application for 2026 Greyfield Revitalization Program Grant – Property Address 82 Hopmeadow Street, Simsbury, CT.

Dear Mr. Pugliese:

We are pleased to submit this application for funding support of $175,000 for site-assessment and development planning relating to the above-referenced property. This commercial property, long vacant, was the former home of Chubb, Inc., a major insurer worldwide, which began vacating the building some years ago.

In partnership with the new owner, the Town of Simsbury is committed to identifying the best and highest use for the parcel that conforms to our Plan of Conservation & Development and overall strategic vision for thoughtful development here in Simsbury. This proposal has significant external support, including that of the Simsbury Main Street Partnership.

As you know well, the declining property values of vacant commercial properties must inevitably, all-other-things-remaining-equal, shift additional tax burden to residential properties on our grand list at our upcoming revaluation in 2028. The assessment and investigation this grant will enable, is foundational to efforts to mitigate such negative outcomes and provide the best possible range of development options for this property.

Sincerely,

Marc Nelson, Town Manager

cc: Wendy Mackstutis, Simsbury First Selectman
State Representative Melissa Osborne
State Senator Paul Honig
George McGregor, AICP, Simsbury Director of Community Planning & Development
Sarah Nielsen, Executive Director, Simsbury Main Street Partnership
Charmaine Seavy, Chair, Simsbury Economic Development Commission

Town of Simsbury

933 HOPMEADOW STREET SIMSBURY, CONNECTICUT 06070

BOARD OF SELECTMEN MEETING
AGENDA SUBMISSION FORM

1. **Title of Submission:** Review and Adopt the Board of Selectmen Goals for the 2025-27 Term of Office

2. **Date of Board Meeting:** August 10, 2026

3. **Individual or Entity Making the Submission:**
   Wendy Mackstutis, First Selectman

4. **Action Requested of the Board of Selectmen:**
   If the Selectmen support adopting their goals for the 2025 – 2027 Term, the following motion is in order:

   Move, effective August 10, 2026 to adopt the Board of Selectmen goals for the 2025 – 2027 term as presented.

5. **Summary of Submission:**
   The Board of Selectmen reviewed the attached PowerPoint at our last meeting and reached consensus on the items we wanted to include as our goals and tasks. We plan to focus on these for the remainder of this term, as most are achievable and, at a minimum, can be started.

   The summary of the final prioritized goals is included in the worksheet to make tonight's review easier.

   Once they are approved, we will combine them with the high-level descriptions from the PowerPoint and create a final, more formal document to be posted on our website.

6. **Fiscal Impact:**
   None

7. **Description of Documents Included with Submission:**
   a) BOS 2026 Goal Spreadsheet for Review
   b) BOS Goal PowerPoint from the July 13th meeting

Goal Review and Approval - Summary

Category	Overview	Priority
Municipal Facilities & Community Assets	*Develop a long-term strategy for utilization of Town-owned facilities and account for accessibility, ongoing maintenance. Ensures long-term use of municipal assets and aligns investments with community needs.*	1
Economic Development & Grand List Growth	*Expands tax base, supports businesses, and reduces pressure on residential taxpayers. Improves coordination among economic development partners. Supports economic activity and community identity.*	1
Governance (Elected)	*Ensures policies remain current and effective. Strengthen governance and Board processes. Brings current out-of-date laws and adds needed policies.*	1
Government Operations/Financial Sustainab	*Modernize municipal operations and organizational excellence. Supports recruitment, retention, and succession planning. Strengthens trust and resident participation. Reduces costs and improves service*	1
Public Safety, Sustainability & Community Se	*Ensure sustainable public safety and community services. Addresses needs of an aging population and vulnerable residents.*	1
Housing, Land Use & Open Space	*Balance housing opportunities with preservation of open space. Weighs housing needs with infrastructure and community character.*	1

Category	Goal/Task	*Level*
Municipal Facilities & Community Assets	Revisit the Tecton Master Plan for town buildings that was done a few years back as a starting point	*1*
Municipal Facilities & Community Assets	Focus on Eno, but need to have supporting location to house Senior Center/Social Services	*1*
Municipal Facilities & Community Assets	Consideration of Apple Barn for community use to support activities (as we submit grant application for 300K from the state)	*1*
Economic Development & Grand List Growth	Brainstorm and determine structure for the optimal use of the economic development resources (above)	*1*
Economic Development & Grand List Growth	Bring the abatement policy to the table – as requested by the SHPAC and also needed because the current one is out of date.	*1*
Economic Development & Grand List Growth	Revisit Main Street MOU in June 2027	*2*
Economic Development & Grand List Growth	Update – estimate for enhanced/replaced town signage – funding? Tville plan?	*2*
Economic Development & Grand List Growth	Discuss initiation of an Arts Council – policy, resolution, look at other towns, hearing?	*2*
Governance (Elected)	Charter implementation January 2027	*1*
Governance (Elected)	Update Ordinances – get town's priorities	*1*
Governance (Elected)	Update Policies – town recommended if outdated	*1*
Governance (Elected)	Introduce New Policies (from other goals that require a policy as identified, and any others)	*1*
Governance (Elected)	Appointments – Party designation/Path/Procedures to a board and commission	*2*
Government Operations/Financial Sustainability	Shared Services Expansion (happening anyway for some, but paving, buildings, maintenance? (we do vehicles)	*2*
Government Operations/Financial Sustainability	Performance metrics – software budget?	*2*
Government Operations/Financial Sustainability	Standardize communications from TM Office (ask was to reword last item above)	*1*
Government Operations/Financial Sustainability	Continue focus on 5-year CIP and capital Priorities	*1*
Government Operations/Financial Sustainability	Town to provide high priority maintainance and infrastructure items – then we can move to items that support town policy and resident needs	*1*
Government Operations/Financial Sustainability	Alternative Revenue Streams	*2*
Public Safety, Sustainability & Community Services	SVAA Strategy and MOU renewal options	*1*
Public Safety, Sustainability & Community Services	Rooftop Solar – Latimer Lane, High School, explore other options (Performing Arts Center Next Act addition)	*1*
Housing, Land Use & Open Space	Educate the Public on the State laws (830-g) and Board and Commission Roles (hold a forum?)	*1*
Housing, Land Use & Open Space	Follow up on any SHPAC items left open – Eno Farms/CHFA – others being done by Zoning regulartions?	*2*
Housing, Land Use & Open Space	Open Space Position – Policy form BOS (add to policy list)	*2*

Board of Selectmen
Goal Planning for
Remainder of 2025-2027 term

Discussion Framework

Objectives for Tonight

- Quick overview of accomplishments/In Progress/Not done
- Agree on strategic themes
- Discuss action items under each theme
- Develop framework for final Goals document

Completed from 2023-2025 goal list

Action Item - From our Goals	Goal Category - From our Goals
Begin Charter and Completed mandated review	Charter Review
Moved the DEI Council's partnership from the Department of Social Services to the Town Manager's Office	Diversity, Equity & Inclusion
Increased grant revenue to the Town and key partners	Funding & Revenue Sources
Establish uses for opioid settlement funds	Funding & Revenue Sources
Implement recommendations of classification & compensation study and ratify fair and reasonable successor collective bargaining agreements	General Government
Establish the Simsbury Housing Policy Advisory Committee and implement recommendations (in progress)	Housing
Create agreement with SVAA with benchmarks and goals	Public Safety, Community Health & Quality of Life
Upgrade website to improve access to town services	Technology, Transparency & Efficiency
Improve Town technological capabilities and security	Technology, Transparency & Efficiency
Implement ClearGov budget books	Technology, Transparency & Efficiency
Create Disaster Recovery/Cyber Disaster Plan	Technology, Transparency & Efficiency
Establish updates on capital projects and streamline RFP process	Technology, Transparency & Efficiency

In progress from 2023-2025 goal list

Action Item - From our Goals	Goal Category - From our Goals
Clarify charge and survey objective of DEI Council	Diversity, Equity & Inclusion
Grow the grand list by attracting and retaining local business	Economic Development
Create Business Development Plan with external stakeholders and public input	Economic Development
Build stronger partnerships to promote tourism and grow visitors	Economic Development
Review tax benefit opportunities	Economic Development
Design targeted approaches to improve economic development	Economic Development
Improve and enhance Town grant writing capabilities	Funding & Revenue Sources
Engage in long range capital planning between BOS and BOE	General Government
Encourage smart growth to support housing options at all price points	Housing
Consolidate ongoing work within the housing policy space	Housing
Enhance services for seniors	Public Safety, Community Health & Quality of Life
Install additional EV chargers	Public Safety, Community Health & Quality of Life
Boost public engagement and support volunteer community	Technology, Transparency & Efficiency

Not Started from 2023-2025 goal list

Action Item from Goals	Goal Category
Renew exploration of construction (or acquisition) of new intergenerational community center and potential synergies with new police facility and establish timeline	Public Safety, Community Health & Quality of Life
Maintain social services while seeking program efficiencies and enhancement	Public Safety, Community Health & Quality of Life
Establish "performance metrics" in order to create a data-driven decision-making process within Town government	General Government
Have the Town Manager establish a succession plan for Town leadership positions	General Government

Municipal Facilities & Community Assets

Develop a long-term strategy for utilization of Town-owned facilities and account for accessibility, ongoing maintenance. Ensures long-term use of municipal assets and aligns investments with community needs.

- Discussion Items/Tasks:
  - ___Start with existing building strategy from past boards
  - ___Eno Memorial Hall
  - ___Apple Barn, Community Center
  - ___Social Services and Senior Center location
  - ___Town Hall, Police Department

Economic Development & Grand List Growth

Expands tax base, supports businesses, and reduces pressure on residential taxpayers. Improves coordination among economic development partners. Supports economic activity and community identity.

___Tax incentives – Abatement policy (SHPAC/Update exisiting)
___Org Chart – Coordinate plan for Town Manager's Office, Planning, EDC, Main Street and other resources
___Main Street MOU update/Other
___Vacant office space strategy
___Tourism/Commercial attraction toolbox
___Improve and Update Town signage
___Arts & Culture Council established

Governance (Elected)

Ensures policies remain current and effective. Strengthen governance and Board processes. Brings current out-of-date laws and adds needed policies.

- Discussion Items/Tasks:
  - ___Charter implementation
  - ___Update Ordinances and Policies (also rec of CRC)
  - ___Appointments – Party designation/Path/Procedures
  - ___Acting Town Manager policy (from CRC)
  - ___Annual Land Use Summit (from CRC)

Government Operations

Modernize municipal operations and organizational excellence. Supports recruitment, retention, and succession planning. Strengthens trust and resident participation. Reduces costs and improves service delivery.

- Discussion Items/Tasks:

  ___Shared Services – Paving, buildings, vehicles, maintenance

  ___Performance Metrics – how are we doing

  ___Succession Planning

  ___Communications Strategy to the Public and Boards

  ___Professional and Transparent output from TM's office - better meeting minutes, information on TM meetings, follow-up notes on internal meetings, etc

Technology, Transparency & Communications

Improve transparency, communications and cybersecurity for the public and protection of data assets and information. Protects municipal systems and improves resident access to services. Strengthens trust and resident participation.

- Discussion Items/Tasks:
  - ___Website
  - ___ClearGov - needed enhancements
  - ___Capital dashboards
  - ___Meeting minutes
  - ___Cybersecurity
  - ___Resident engagement

Public Safety, Sustainability & Community Services

Ensure sustainable public safety and community services. Addresses needs of an aging population and vulnerable residents.

- Discussion Items/Tasks:
  - ___SVAA strategy and MOU renewal option
  - ___Senior and Social Services improvements
  - ___EV chargers installed – pay to use
  - ___Rooftop Solar – Latimer Lane School, others
  - ___Community Health

Financial Sustainability & Capital Planning

Maintain long-term fiscal sustainability.

- Discussion Items/Tasks
  - __5-Year CIP and Capital priorities
  - __Grant strategy
  - __Shared purchasing
  - __Alternative revenue streams

Housing, Land Use & Open Space

Balance housing opportunities with preservation of open space. Weighs housing needs with infrastructure and community character.

- Discussion Items/Tasks:
  - __Educate the Public of the State Laws, Board/Commission roles
  - __SHPAC Implementation
  - __Open Space Inventory/Planning Department Coordination
  - __Housing Growth Plan Strategy
  - __Open Space Position - Policy from BOS
  - __Affordable & workforce housing

Next Steps

- Refine strategic themes based on Board discussion.
- Organize action items under approved themes
- Prioritize initiatives and tasks
- Develop measurable objectives
- Present final 2026–2027 Goals for adoption

Action Item - From our Goals	Goal Category - From our Goals
Begin Charter mandated review	Charter Review
Clarify charge and survey objective of DEI Council	Diversity, Equity & Inclusion
Move the DEI Council's partnership from the Department of Social Services to the Town Manager's Office	Diversity, Equity & Inclusion
Grow the grand list by attracting and retaining local business	Economic Development
Create Business Development Plan with external stakeholders and public input	Economic Development
Build stronger partnerships to promote tourism and grow visitors	Economic Development
Review tax benefit opportunities	Economic Development
Design targeted approaches to improve economic development	Economic Development
Improve and enhance Town grant writing capabilities	Funding & Revenue Sources
Increase grant revenue to the Town and key partners	Funding & Revenue Sources
Establish uses for opioid settlement funds	Funding & Revenue Sources
Engage in long range capital planning between BOS and BOE	General Government
Implement recommendations of classification & compensation study and ratify fair and reasonable successor collective bargaining agreements	General Government
Establish "performance metrics" in order to create a data-driven decision-making process within Town government	General Government
Have the Town Manager establish a succession plan for Town leadership positions	General Government

Action Item - From our Goals	Goal Category - From our Goals
Establish the Simsbury Housing Policy Advisory Committee and implement recommendations	Housing
Encourage smart growth to support housing options at all price points	Housing
Consolidate ongoing work within the housing policy space	Housing
Renew exploration of construction (or acquisition) of new intergenerational community center and potential synergies with new police facility and establish timeline	Public Safety, Community Health & Quality of Life
Address short and long term ambulance service sustainability	Public Safety, Community Health & Quality of Life
Create agreement with SVAA with benchmarks and goals	Public Safety, Community Health & Quality of Life
Maintain social services while seeking program efficiencies and enhancement	Public Safety, Community Health & Quality of Life
Enhance services for seniors	Public Safety, Community Health & Quality of Life
Install additional EV chargers	Public Safety, Community Health & Quality of Life
Upgrade website to improve access to town services	Technology, Transparency & Efficiency
Improve Town technological capabilities and security	Technology, Transparency & Efficiency
Implement ClearGov budget books	Technology, Transparency & Efficiency
Create Disaster Recovery/Cyber Disaster Plan	Technology, Transparency & Efficiency
Boost public engagement and support volunteer community	Technology, Transparency & Efficiency
Establish updates on capital projects and streamline RFP process	Technology, Transparency & Efficiency

Additions
Review Policies and Ordinances to bring up to date and add as needed
Expansion of Shared Services like paving, vehicles, maintenance to DPW - budget discussions
Determine best use of Town buildings for current needs: SPD, Town Hall, ENO, Senior Center, Community Center, BOE, etc
Create an flowchart for all of our Economic Development pieces and how they will work together - budget discussion
Professional and Transparent output from TM's office - better meeting minutes, information on TM meetings, follow-up notes on internal meetings, etc
Open Space Inventory coordinate w/ Planning Department in advance of HB8002
Clarify the path to appointments of U, D, and R party designation to all boards and commissions
To establish 5-year CIP that is realistic and attainable - remove all other wish list items
Eno Memorial Hall Plan and timeline
Economic Development plan and organizational chart depicting the now 4 components: SMSP, EDC, Chamber and new Town Manager Staff
Consider how to acknowledge our population growth percentage per year and how to control such
Move Senior Center and/or Social Services to apple barn
Deal with excessive vacant office space in town
Finalize a tool bag for attracting external stakeholders (as well as internal) to develop commercial grand list growth - i.e. tax abatements, etc.
Explore regionalization of services and asset procurement
Create an Arts Council or Commission
To create a master plan of all buildings, especially those that are under utilized as town assets. Buildings like the Apple barn, Eno Memorial, Hall, Boy Scout, Hall, etc. not only usage and ways to monetize and promote better use of these buildings. But what the usage of each building should be, who should be managing them since they each fall under a different department head at this point. Who is maintaining them both from a structural as well as cleaning standpoint. I think we should have a standard and process for all of this. Additionally look at accessibility in all spaces
Eno Memorial Hall, I would like to truly get a vision around what The plans should be for long-term use of this building
Creating a cultural art center. Whether that's at Eno Memorial Hall or another building, it is an economic development Driver and something that is a huge asset for the town and brings community together.
social service and senior center plan
I agree with you about policies and ordinances and taking a deep dive and cleaning out and making sure they are up-to-date and appropriate
create an open space and town own land use master plan
Long term SVAA plan and public safety
Open Space Position - Policy from BOS
Town of Simsbury Signage
Put Solar on Latimer Lane School (and other Schools, Schools, Buildings

2025 Charter Revision Commission Recommendations to the Board of Selectmen
Ø Enact an Open Space Committee ordinance to provide more clarity regarding open space
Ø Reference Connecticut General Statues Section 7-131b
Ø Reference the “Open Space Committee Form” in Code Chapter 21 or new open Space Committee ordinance
Ø Include “Open Space” definitions, categories and define stewardship
Ø Enact a Conservation Commission-Inland Wetlands & Watercourses Agency ordinance and include comments from UConn report re: powers and duties
Ø Amend charter references in appointed board and commission ordinances
Ø Amend Code Chapter 34 to state nine (9) members and change “Directors” to “Trustees” and review language since no updates have been made since 1968
Ø Allow for an annual land use board and commission meeting (similar to the Tri-Board of the Boards of Selectmen, Education and Finance)
Ø When reviewing the Code of Ordinances (Proposed Charter Section 403b) chapters pertaining to boards and commissions, consult with the members of that respective board and commission
Ø Create a policy regarding the appointment of an Acting Town Manager
Ø Create, clarify, and publicize unaffiliated protocols regarding the path to getting on the ballot for elected boards and commissions and how to be considered for appointed commissions
Ø Work with the Town Manager to ensure all current forms of communication to the public are functioning as intended and find additional ways to educate and communicate directly with the public
Ø If the Proposed Charter is adopted, within six (6) months, review Simsbury Code Chapter 9: Economic Development Commission

Town of Simsbury

933 HOPMEADOW STREET SIMSBURY, CONNECTICUT 06070

BOARD OF SELECTMEN MEETING
AGENDA SUBMISSION FORM

1. **Title of Submission:** Reappoint Matthew Arthur to the Economic Development Commission

2. **Date of Board Meeting:** August 10, 2026

3. **Individual or Entity Making the Submission:**
   Marc Nelson, Town Manager

4. **Action Requested of the Board of Selectmen:**
   If the Board of Selectmen support the recommendation as presented, the following motion is in order:

   Move, effective August 10, 2026, to reappoint:

   Matthew Arthur (R) as a Regular Member of the Economic Development Commission for a 3-year term starting on October 10, 2026 and ending on October 10, 2029.

5. **Summary of Submission:**
   Matthew Arthur (R) is a Regular Member of the Economic Development Commission with a term set to expire on October 10, 2026. If reappointed, he will serve a 3-year term ending on October 10, 2029. He was initially appointed on August 30, 2023.

6. **Fiscal Impact:**
   None

7. **Description of Documents Included with Submission:**
   None

Town of Simsbury

933 HOPMEADOW STREET SIMSBURY, CONNECTICUT 06070

BOARD OF SELECTMEN MEETING
AGENDA SUBMISSION FORM

1. **Title of Submission:** Appoint Jeremy Pearlman and Michael Zemel to the Economic Development Commission

2. **Date of Board Meeting:** August 10, 2026

3. **Individual or Entity Making the Submission:**
   Marc Nelson, Town Manager

4. **Action Requested of the Board of Selectmen:**
   If the Selectmen support the proposed appointments, the following motions are in order:

   Move, effective August 10, 2026, to appoint:

   Jeremy Pearlman (D) as a Regular Member of the Economic Development Commission for a term ending October 10, 2027.

   Michael Zemel (D) as a Regular Member of the Economic Development Commission for a term ending October 10, 2026.

   Further move, to reappoint Michael Zemel (D) as a Regular Member of the Economic Development Commission for a term ending October 10, 2029.

5. **Summary of Submission:**
   Jeremy Pearlman (D) is recommended to be appointed as a Regular Member of the Economic Development Commission. The appointee will fill the vacancy created by the January 16, 2026 resignation of Kevin O'Keefe (D) and will serve until the term ends on October 10, 2027.

   Michael Zemel (D) is recommended to be appointed as a Regular Member of the Economic Development Commission. The appointee will fill the vacancy created by the January 27, 2026 resignation of Tom Earl (D) until the term ends on October 10, 2026. At that time, Mr. Zemel will be reappointed for a 3-year term ending October 10, 2029.

6. **Fiscal Impact:**
   None

7. **Description of Documents Included with Submission:**
   a) Jeremy Pearlman Volunteer Submission Form
   b) Michael Zemel Volunteer Submission Form

Town Clerk

From: noreply@civicplus.com
Sent: Thursday, June 18, 2026 10:58 AM
To: Town Clerk
Subject: Online Form Submittal: Volunteer Form

External sender <noreply@civicplus.com>
Make sure you trust this sender before taking any actions.

Volunteer Form

First Name	Jeremy
Last Name	Pearlman
Home Address	[redacted]
City	[redacted]
State	[redacted]
Zip Code	[redacted]
Phone Number	[redacted]
Email Address	[redacted]
Party Affiliation	✓Democrat
Current Occupation	Attorney
Please tell us how much time you have available and any education, experience or special skills that may be relevant to the Committee(s) you are interested in.	I am available approximately 10-15 hours/week. I am an attorney with over twenty-two years of experience and leadership in a variety of areas of the law, and for the past four years I have served as Chief of Enforcement and Public Protection for the Connecticut Attorney General's Office.
Please select the Board(s) and/or Committee(s) that you are interested in serving on	Economic Development Commission

RECEIVED
TOWN OF SIMSBURY, CT
2026 JUN 18 P 1:07
TOWN CLERK'S OFFICE

Volunteer Form

First Name	Michael
Last Name	Zemel
Home Address	
City	West Simsbury
State	CT
Zip Code	
Phone Number	
Email Address	
Mailing Address	
City	
State	CT
Zip Code	06092
Party Affiliation	Democrat
Current Occupation	Software Engineer
Please tell us how much time you have available and any education, experience or special skills that may be relevant to the Committee(s) you are interested in.	4 hours/week Education: psychology, biology, philosophy Experience: volunteer fire, community service Skills: web design, graphic design, event organizing
Please select the Board(s) and/or Committee(s) that you are interested in serving on	Board of Ethics, Conservation Commission/Inland Wetlands & Watercourses Agency, Economic Development Commission

Town of Simsbury

933 HOPMEADOW STREET SIMSBURY, CONNECTICUT 06070

BOARD OF SELECTMEN MEETING
AGENDA SUBMISSION FORM

1. **Title of Submission:** Acknowledge Receipt of William Clegg's Resignation from the Public Building Committee

2. **Date of Board Meeting:** August 10, 2026

3. **Individual or Entity Making the Submission:**
   Marc Nelson, Town Manager; Trish Munroe, Town Clerk

4. **Action Requested of the Board of Selectmen:**
   The following motion is in order:

   Move, retroactive to July 29, 2026, to acknowledge the resignation of William Clegg as a Regular Member of the Public Building Committee.

5. **Summary of Submission:**
   The Town Clerk has received the resignation of William Clegg (D) as a Regular Member of the Public Building Committee effective July 29, 2026. Since Mr. Clegg is affiliated with the Democratic party, his replacement must be from the same political party. The appointee will serve until the term ends on January 1, 2030.

6. **Fiscal Impact:**
   None

7. **Description of Documents Included with Submission:**
   a) William Clegg's Resignation Letter

Trish Munroe

Town Clerk

Town of Simsbury

933 Hopmeadow Street

Simsbury, CT 06070

29 July 2026

Ms. Munroe, I am writing to submit my resignation from the Public Building Committee effectively on this date. I have been honored to serve on this committee but am now also serving on the Design Review Board and find the time needed to perform both difficult.

Respectfully



William Clegg

[redacted]

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 Mike Paine, Diana Yeisley, and Curtis Looney. Others in attendance included: Town Manager Marc Nelson; Deputy Town Manager Tom Fitzgerald; Treasurer/Finance Director Amy Meriwether; Budget Director Melissa Appleby; Town Engineer/Public Works Director Tom Roy; Library Director Lisa Miceli and other interested parties.

PLEDGE OF ALLEGIANCE

Everyone stood for the Pledge of Allegiance.

Ms. Mackstutis noted that Public Audience will be moved up before the Presentation.

PUBLIC HEARING

PROPOSED AMENDMENTS TO TOWN CODE CHAPTER 13: ETHICS, CODE OF

For the Purpose of Hearing Comments from the Public regarding the Proposed Amendments to Simsbury Code Chapter 13: Ethics, Code of

Joan Coe, 26 Whitcomb Drive, spoke about what unethical behavior means. She said the Code of Ethics establishes clear standards of conduct for public officials, employees, board members and consultants. This ensures transparency and forces community trust. It protects public resources. It is a roadmap for judging the conduct or actions of people that defy the rules of the law. The Board of Ethics needs to be able to judge their peers and need to be willing to reprimand those who are unethical with warnings, demotions, suspensions, or even immediate terminations. They must be impartial when judging conflicts.

Ms. Yeisley made a motion, effective July 13, 2026, retroactively, to open the Public Hearing on the proposed amendments to Town Code Chapter 13: Ethics, Code of. Mr. Looney seconded the motion. All were in favor and the motion passed.

Lori Boyko said these are nominal changes to the Board of Ethics Code, which she has addressed many times before. She said the people of a governing district can have trust and confidence in the public decision making. She said that those who make decisions don't seem concerned whatsoever about possible ethics violations and indeed brush it off as small-town politics. She said she has spoken to attorneys at the State Ethics Offices about "big E ethics and small e ethics." She said Big E ethics are related to matters that have been codified in State Statutes or local ordinances. Little e ethics are a matter of individual integrity or conflicts of interest that have not been codified but remain of paramount importance. Ms. Boyko went through a few

cases where the State changed a decision from local Ethics Boards. There should never be a question of propriety of the Town's official acts. She feels we have real issues in Simsbury in which conflicts occur much more regularly to the advantage of small groups or individuals than ever should. She feels this cannot continue.

After no further comments, Mr. Looney made a motion, effective July 13, 2026, to close the Public Hearing on Town Code Chapter 13: Ethics, Code of at 6:07. Mr. Paine seconded the motion. All were in favor and the motion passed.

Ms. Mackstutis said there will be more discussion and review from the Town Attorney and, if necessary, at the August Board meeting.

PUBLIC AUDIENCE (6:07:23)

- **Email townmanager@simsbury-ct.gov by noon on Monday, July 13, 2026, to register to address the Board of Selectmen live through Zoom**
- **Written comments can be emailed to townmanager@simsbury-ct.gov, not to be read into the record, but forwarded to all Selectmen via email**

Joan Coe, 26 Whitcomb Drive, spoke again about her no trespassing report to the Simsbury Police Department. She feels Mr. Antonio lives in Simsbury with a protective shield of government, which is unfairly protecting their own privileges. He has not assumed any responsibility for his actions. He destroys anyone who dares to challenge his credibility. She said she is asking, through social media, for everyone to boycott Antonio's Restaurant and Bar until he removes his no trespass report against her.

She said she recently questioned a sign at The Simsbury Inn entrance that was not permitted. When the compliance officer informed them of this, the sign was removed immediately. Ms. Coe said no action was taken when a sign at Antonio's was notified as illegal. She said the Fire Department was called to 133 Holcomb Street on July 4th for a big party and illegal fireworks. A report was made, but no arrests were made.

Ms. Coe said on June 10th several school trips went to High Meadow Day Camp in Granby. Officer Ball was there to assist with security at the Camp. There was a child who sipped in the pool and suffered a medical emergency. Officer Ball performed life-saving measures; however, the child was pronounced deceased. Other children who witnessed this also required medical assistance. The comfort dog was not with Officer Ball at that time.

Ms. Coe said now that the nation is celebrating the 250th, officials should be required to read the Declaration of Independence as a requirement for their public service. It says the government derives their legitimate authority entirely from the people they govern.

Margaret Haldeman, 17 Banks Road, said she strongly supported the deputy library director, head of children's services division position. She said the role focuses on the future at the library while protecting the exceptional services already at our library. She feels the library is more than a place to borrow books. They collaborate with the Aging and Disability Commission on events, and a co-sponsor of other events for the community. She feels the revised job description formalizes vital library responsibilities. This person will also serve as acting library director when necessary. These duties affect every patron at the library. This role also prioritizes long-term planning like pursuing grants, strengthening emergency preparedness, and assisting with budgeting, etc.

This position will help with financial stability and operational success. She said this is not a new position or expansion of staffing, but it formally recognizes management responsibilities. She feels it strengthens organizational continuity and secures successional planning. This update make excellent sense. With this update we will always be prepared to step in without interruption of vital services. She encouraged the Board to approve this position.

Katie Crawford, 32 Phelps Cross Road, spoke about being in favor of the Deputy Director/Head of Children Services job description. She has lived here for 12 years and has also served the Town in different capacities. She has worked in the children's department for almost 5 years and has seen exceptional leadership, professionalism, and dedication. She finds it unusual that with a Library this size, we don't have a deputy director to support the leadership. A deputy director position would create more space to allow for the investment and success of the staff and quality of service provided to the community. This formalizes the responsibilities that the head of children's services has been completing alongside of their other duties. Stephanie has already been very helpful and is very qualified. The position provides crucial operational leadership, ensures continuity in the library operations and strengthens support for the director in one of the most treasured facilities. The position utilizes existing staff without creating an entirely new administrative structure. She asked that the Board support this revision in this position.

Nicole Mohart said she was in support of the revised Library job description. She said she literally moved to Simsbury for the Library. She and her family are always at the library. She works with a youth organization, and the library has welcomed them as a community partner, and they have participated and contributed in their programing. It takes coordination, vision, and leadership to build community connections that they now have. She said organizing, programming and resources, etc. require a title and structure that reflects the scope of the work. This reclassification does exactly that. She said this is not a new hire or budget line and it is already funded and approved at the referendum. This sends a message that Simsbury values and invests in its people. She urged the Board to approve the reclassification.

Fred Bonini, a former 18-year Simsbury resident, and a 10-year President of the Simsbury Fish and Game Club, spoke about the Stoddard Reservoir. He spoke about a very difficult and complex conversion of a reservoir to a stream. He spoke on the importance of the reservoir on our environment and the protected freshwater clams in that water. He said there are also a population of native brook trout. These are critical for us to save in our State. He said it is also a habitat for blue herrings, snapping turtles, etc. There are so many beautiful things there in that

incredible setting. He would like to suggest that the Town, Fish and Game and Watershed Council go to the State for a grant to save the reservoir. He also spoke about the volume of water and the sediment there. He really wants the dam repaired. He said it is important for everyone to support this project and was appreciative that he could speak.

Norris Christensen, 6 Shinkle Mill Road, said in 1900 there were only 2000 people in Simsbury. Ensign Bickford just converted from water power to electric power 5 years before that. Now there was electricity and water in Town. Some families came together and created The Village Water Company of Simsbury in 1903. The Patterson Reservoir was then constructed. He said he went to a meeting on June 4th about the dam. He said they used a "fear factor" by using "catastrophic failure" is waiting to happen there. He feels the engineering firm "created the result" and it could be taken down, repair it, or it could be replaced. He would like everyone to pause any action so further studies can be done.

Nevin Christensen, 44 West Mountain Road, also spoke on the reservoir. He said it used to be an old fishing spot but now the back part of the pond is just growing grass. The deepest part is about 7ft; just a little brook now. He gave the Board a report from his son Chadum on the important things growing there. He said the Fire Department said there was a dry hydrant there, that if repaired, could be used again. The silt will fill any holes in the dam. He would also like to put a pause on this so more information can be obtained to see if this can be preserved as it is such a valuable property. Maybe there could be a park area there or something where everyone could enjoy it.

Michelle Rotundo, 4 Adams Road, said she attended the Congressional chat on July 1st on the opposition to 8-30g Statute for the large 689-unit Silverman proposal. She noted that this proposal was just denied by the Wetlands Commission. She said this may not stop them as they could re-apply with another proposal. She is strongly opposed to this development, and she is opposed to the 8-30g Statute. She does support affordable housing, but it must be done thoughtfully to preserve the qualities Simsbury has. She moved here for the open space, beauty, nature, and character of the Town. She feels the 8-30g Statute could allow huge developments in our Town and that would be unfathomable to her. Very large developments would put a strain on our Town schools, roads, water, sewer, emergency services, and increase traffic, etc. She feels this would permanently change the character of Simsbury. She feels this project would move Simsbury only modestly towards the 10% affordable housing threshold. We would absorb impact while remaining subject to that law. This all needs another look and this Board can be a powerful advocate for the Town. She asked that the Board make reform of CT 8-30g law one of Simsbury's legislative priorities. She asked that the Town work with State legislators to pursue reforms that recognize towns making real progress towards affordable housing. She asked that we advocate for changes that give greater credit for deed restricted affordable housing, recognize accessory dwelling units that meet affordability standards, explore ways to count renovated and preserved existing apartment communities by reclassifying them as affordable housing, revisit how the 10% is calculated, etc. We should also look in to expanding moratorium options for communities like ours that demonstrate measurable progress with affordable housing planning and development. She also asked that the Board speak frequently about the impacts that the developments would have on our infrastructure, municipal resources, etc., and character of our

community. We do have an affordable house plan and have adopted projects, and we deserve greater local control. She asked that the Board be a strong voice for a balanced approach while protecting our Town.

Sara Westhaver, 6 Adams Road, said a 689-unit property would affect the terrible traffic issues we already have in our main artery in Town. Latimer would directly be impacted by a big housing development as the school is already full. She wonders what the plan is for the children who move into this type of development. She gave a brief history of her growing up in this Town and what she does today and she loves this Town. She said she attended the 250th parade and it was great. She asked the Board to consider what we would loose if we keep adding more and more in Town. This is a very quaint and charming Town, and she asked the Board to help keep it this way. She feels the Hartford property would be a great sports complex of some kind.

Nord Christensen, 35 West Mountain Road, gave the Board a written report. He spoke about Stoddard Dam He has never heard about the removal before from anyone and he doesn't use a computer. There needs to be another place to get information on this issue. He said the pond has been a focal part of the community forever. Before electricity his great-grandparents and grandparents cut ice there. He said the icehouse is at the bottom of his driveway. He said this was a place for kids to fish and sled and learn how not to drown. It is now used by the Fish and Game Club for fishing. He said when he spoke to the Engineering Department, they said the State DEP wants it torn down or brought up to present day standards. He doesn't feel that everything needs to be brought up to present day standards. It has survived many floods. He doesn't understand how DEP doesn't consider Crystal Pond in Eastford, where he has property, that a downstream threat but thinks our little 6 ft. deep dam is. He would also like this project slowed down. He feels the grand list is only going to go down not up and we don't have the money to do this project.

Holly McGrath, 2 Old Barge Road, spoke as the Chairman of the Library Board of Trustees, and said the community has already spoken about the value the library provides. She thanked the Board for taking action to strengthen the leadership capacity of the library. The value it provides is critical for the quality of life for all ages at the library. It looks forward and strengthens the preparedness for our future. She has full confidence that this position is the right one for the future. She strongly supports the reclassification of the head of children's to include a deputy of duties.

Jennifer Kirkland, 54 Drumlin Road, said she wanted to amplify what others have said about the reclassification of a deputy director of children's services at the library. She asked the Board to approve this position. She is on the Aging and Disability Commission and feels the library is a valuable partner to all of the committees and commissions. She urged the Board to support this position to strengthen the libraries' future.

Taylor Lyden, 9 Oakhurst Road, said she loves this Town. She said the common thread that applies to what everyone has said is how much they all love this Town too. She wanted to speak about the Silverman project and whatever the Town might do to reform or amend 8-30g or to at least find a way to protect the Town. She wants to be more involved with this issue. She said

even though the project was denied tonight it probably won't be going away. She feels we need to find a sustainable way to preserve the integrity of our Town the way it is. We need to fight for nature, fields, etc. that can't fight for themselves. She said affordable housing is affordable housing and we should get credit for that no matter when it actually started. She supports reforming.

Lori Boyko, 15 Oakhurst Road, said that State Statutes specifically prevent requiring attendees at town meetings to sign in. Sign in documents are required, retained documents and are foi-able. Something needs to be put on the bulletin board explaining signing in and/or speaking at the meetings.

She also noted that the library takes donations that contribute to the activities and resources that they have.

She also said that Stoddard Dam is on Town-owned property and the public is not allowed to fish there. She said fishing is just for the Fish and Game members, which is quite pricy and people still need to pay for a State fishing license. She feels if this is on Town-owned property, people should be able to use it without additional costs.

She also said that after some research 8-30g, the State made errors to our estimations from reading the land records in terms of what they qualified as affordable housing. She thinks there are conversations going on considering reapplying for that moratorium. She said she looked at the records and strongly encouraged the Town to look at whether we can get a moratorium reapplication as quickly as possible.

Ms. Boyko said member Sandoval from the Board of Ethics is resigning. She wanted to express her gratitude to her and said she will be missed. She feels she deeply understood the ethical concerns and made a great effort to give a very careful decision. She hopes her replacement will be equally dedicated and balanced in their decisions.

Aiden Rhodes, 117 Firetown Road, said he is very passionate about the Stoddard Dam. He would love for it to be renovated and share the love for it. He is a high school student and a member of the Fish and Game Club. He also is a member of a high school club – Simsbury Big Fish and Game Club. He said this club is able to visit and fish there without having to pay. He said at the beginning of the school year they will have a go fund me page for the dam. He wants everyone to think about this dam and the fish in there so it can be renovated.

PRESENTATION (7:00:38)

a) Capital/Bonding Discussion

Ms. Meriwether said she would go through what capital planning matters and what our current capital looks like. She also went through the growing challenges with unfunded capital needs and the cost of delaying those needs. She will also go through long-term planning and give some

recommendations. She said if we are going to make any changes to how we approach the budget this year, now is the time to start, as the budget is right around the corner.

Ms. Meriwether said capital needs keep growing while resources are always limited. There are always aging buildings and equipment to deal with. She said long-term planning is always needed. She went through our current capital planning and information on where there is room for improvement. We need a sustainable roadmap for future budgets.

Ms. Meriwether said the Board needs to hear what the residents want, need, or can live without. We also need to know what people are willing to pay/not pay for services. She said our current funding source now is mainly bonding and we can do 10 million every two years in bonding. She said we need to have a plan to minimize or discontinue bonding. There are a lot of factors that go into this amount.

Ms. Meriwether said our capital improvement plan includes capital projects that need to be done but cannot be accommodated within the current bonding limits. She said the unfunded account limits the ability to effectively plan beyond the current fiscal year. We need to make the five-year plan more effective. She went through the unfunded capital needs and said the bonding constraints don't allow for adequate funding for our plan, which leads to having projects deferred. This gap will not close without long-term planning and she went through why capital planning matters.

She said we need to build a sustainable capital fund strategy to help create predictability. She would like to have a rotating schedule rather than what is going to fall apart this year. Ms. Meriwether said she would like to have the capital planning shift from reacting to annual budget pressures to proactively managing the Town's long-term infrastructure needs.

Ms. Meriwether went through some benefits in long-term planning, consistent funding practices, reducing reliance on reserves, increased focus on maintenance, and a reduced debt burden. She went through how delaying projects can cost more due to inflation and cost of the project. Deferring maintenance can become a major capital replacement as well. She said emergency verses planned replacements could be less cost effective as there is no time to negotiate pricing and can cause disruption in services.

Ms. Meriwether went through her long-term, multi-year financial budget modeling scenarios, that goes out 15 years, that she does for the Board of Finance. She went through the fiscal year 2027 CIP bonding limits that we will have for that plan. We have to fit into bonding 10 million every two years. She went through how the debt service works with an amortization schedule for any debt service issuance. She went through the capital plan graph, which shows different colors for different debt service issuances. She also went through the Board of Finance debt service policy. Ms. Meriwether said this modeling also shows cash for capital and the use of reserves.

Ms. Meriwether said if we could find a model that works long-term and that can be tweeked during the budget cycle, it would be more effective during the budget process, more transparent, and a better use of staff resources. This model would be a good way of balancing for debt,

reserves, grants, cash for capital, etc. It would ensure that we have sustainable funding strategies. This would bring consistent guidance year after year and would give the residents an idea of what is coming up so they can prepare for it.

She said the recommendations are to develop a realistic financially sustainable CIP that is a true long-term plan document with identifiable fund strategies for all planned projects. We need to incorporate the new CIP into the budget modeling tool. We need to establish long-term plan scenarios for future budgets, etc. We need to work collaboratively with the Board of Selectmen, Board of Education, and Board of Finance, and staff. However, the process starts with the Board of Selectmen. They are looking for guidance on how to plan for the future.

After further discussion, there was no motion needed at this time.

CONSENT AGENDA (7:45:26)

Ms. Yeisley made a motion, effective July 13, 2026, to move items d) Authorize the Town Manager to Apply for the Tai Ji Quan Grant Application, item e) Authorize the Town Manager to apply for the 2026 Community Energy Boost Grant Application; under Selectmen Action and item a) Acknowledge Receipt of Gabriela Sandoval's resignation from the Board of Ethics; under Appointments and Resignations to the consent agenda. Mr. Antonio seconded the motion. All were in favor and the motion passed.

FIRST SELECTMAN'S REPORT (7:45:54)

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

TOWN MANAGER'S REPORT (7:47:09)

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

LIAISON AND SUB-COMMITTEE REPORTS (7:49:04)

Mr. Paine said EDC has a meeting tomorrow night. They are hoping to have an application at the next meeting. They still have one more opening on that committee.

Ms. Yeisley said the Board of Education has a successful graduation.

She said TechCon gave a presentation at the last meeting on Squadron Line options, and part II of the Central School entry is being done during the summer.

She said Juneteenth was a success with over 2,000 people in attendance.

Ms. Yeisley said the library is reviewing their strategic plan survey results and they are not happy with the EV parking chargers taking up parking space.

She said Public Safety said there are multiple safety events happening more often and resources that are needed.

She said Farmington Valley Health said they are watching the new measles cases in Connecticut. There is a new emergency management plan for all camps in Town.

Ms. Yeisley congratulated Emily Nato, who graduated from the Police Academy. She said Officer Ball is on patrol due to vacancies and vacations.

She said SVAA had 19 students in their EMT class. There have been several heat protocols issued so far this summer, and we will continue to do so if needed.

Ms. Yeisley said Eversource would like people to contact them if their lights are flickering.

She said Aging and Disability said their disability picnic will be held Saturday the 18th from 2-4 at First Church. There is also a Super Thursday event on the 30th at noon at the Senior Center.

Ms. Yeisley said SMPAC is open and complete. Tickets are now available. The ribbon cutting will be on August 19th from 5-7 p.m. by invi5q5ion only.

Ms. Mackstutis said they did interview people for EDC, and they still have a person to interview as they couldn't make the meeting.

Mr. Antonio noted that there will be more openings in October for EDC. They are actively looking for members to join EDC, especially developers and businesspeople, but all who are interested should apply.

Mr. Antonio said the 250th was a huge success. Special thanks to John Fox and Kevin Kowalski, co-chairs, and everyone else who worked so hard to make it a success.

He said Simsbury Main Street Partnership has a ribbon cutting at Aerial Yoga on August 24th.

The Office Space Committee is working hard to try to be proactive in filling spaces.

Mr. Looney said Zoning approved the 42 units at McLean.

The Police Commission meeting was canceled.

Mr. Looney said Westminster School is having an open house on July 16th from 8:15 – 10 a.m. Everyone can come enjoy a breakfast and tour and watch their programs in action.

SELECTMEN ACTION

a) Authorize the Town Manager to Execute an Ambulance Lease Agreement with the Simsbury Volunteer Ambulance Association (7:53:16)

Ms. Mackstutis said this agreement still needs to have final review from the Town Attorney. Mr. Nelson noted that there were a few edits after a discussion with SVAA, so he would like the Town Attorney, who initially helped with the draft agreement, should give it a final review. She said the insurance and invoice questions had been answered. The radio system is not in yet.

Mr. Antonio made a motion, effective July 13, 2026, to authorize Marc Nelson, Town Manager, to execute a lease agreement for a new ambulance to be leased to the Simsbury Volunteer Ambulance Association for a five-year period from the date of placement into service or 175,000 miles, whichever occurs first.

Further move, to make the approval subject to final review of the Town Attorney.

Ms. Yeisley seconded the motion. All were in favor and the motion passed.

b) Revise the Head of Children's Services Job Description (7:56:18)

Ms. Mackstutis noted that this was approved unanimously by the Personnel Sub-Committee and is now before the Board of Selectmen for final approval. This was already approved during the budget process.

Ms. Yeisley made a motion, effective July 13, 2026, to approve the revised Deputy Library Director/Head of Children's Services Job Description. Mr. Antonio seconded the motion. All were in favor and the motion passed.

c) Revise the Business and Career Center Coordinator's Job Description (7:57:36)

Ms. Mackstutis said this was given to the Personnel Sub-Committee and then sent back for some revisions as they wanted to see the roles broken out by function. There were also a few minor changes. They went back to the Personnel Sub-Committee and was approved.

Mr. Nelson wanted to thank the union partners and everyone else on this as it was a lot of work.

After some discussion on the liaison clarification, Ms. Yeisley made a motion, effective July 13, 2026, to approve the revised job description, with the change to remove Sustainability, for the Business Development Coordinator position. Mr. Looney seconded the motion. All were in favor and the motion passed.

d) Authorize the Town Manager to Apply for the Tai Ji Quan: Money for Better Balance® Grant Application

This item was moved to the Consent Agenda.

e) Authorize the Town Manager to Apply for the 2026 Commercial Energy Boost Grant Application

This item was moved to the Consent Agenda.

f) Discussion on the Greater Hartford Giving Foundation Signage at the Simsbury Public Library (8:00:44)

Ms. Yeisley moved to un-table the discussion on the Greater Hartford Giving Foundation Signage at the Simsbury Public Library so it can be addressed now. Mr. Antonio seconded the motion. All were in favor and the motion passed.

Ms. Yeisley said the sign will not be a permanent fixture to the wall at the library.

Mr. Antonio made a motion, effective July 13, 2026, to allow the identification of The Greater Hartford Giving Foundation Partnership at the Simsbury Public Library according to the Library Board of Trustees policy. Mr. Paine seconded the motion. Mr. Paine, Ms. Yeisley, Ms. Mackstutis, and Mr. Antonio voted for, with Mr. Looney voting against. Therefore, the motion passed.

g) Discussion on the Board of Selectmen 2025-2027 Goals (8:02:04)

Ms. Mackstutis made a motion to un-table the discussion on the Board of Selectmen 2025-2027 Goals. Mr. Antonio seconded the motion. All were in favor and the motion passed.

Ms. Mackstutis gave the Board a PowerPoint chart that went through the objectives, accomplishments, and overall themes which were discussed before. She said the Board needs to start looking at items under each theme and then where they need to go to approve this. She said it includes items that are completed already. She said we did increase grant revenue and will continue to try to get grants. She said there are items that are in progress on their goal list along with items that we have not gotten to but might move forward with. She said there we detail level items, action or requested items from Selectmen, and charter recommendations in her report as well.

She said long-term strategies are needed for municipal facilities and community assets. She said they would like to see the old report from about 5-6 years ago on these facilities and assets. There should also be some usage agreements and fee schedules that they should look at.

There was some discussion on projects like the Eno Memorial Hall, the Apple Barn, a 5-year CIP, intergenerational community center, virtual community center, population growth, etc. We do need a building strategy. We need something realistic and obtainable on our goals.

There was also some discussion on government operations including building usage and accessibility. There needs to be consistent policies under ordinances and policies. If wanting to monetarize our assets, the process needs to be easier. We need to figure out the best use of Town assets. We need to spend money wisely. We do need to start with Eno Memorial Hall.

Ms. Mackstutis said for economic development we need to increase grand list growth, support businesses, reduce the pressure on taxpayers, improve coordination among our economic partners, support economic activity, etc.

Ms. Mackstutis said we are working on the tax incentive/abatement policy; we approved the business development person, etc. There was some discussion on creating an organizational chart with the Town Manager's office, local business owners (Mr. Antonio and Mr. Paine) and EDC to create a work group, with measurable goals and outcomes. Mr. Nelson noted that it is the last year of the Main Street Partnership's MOU, so that should be looked at also. This ends as of June 30, 2027, as well as the SVAA agreement.

Mr. Antonio spoke about some welcome signs being in rough condition in Town and the pillars in Tariffville. There have been some creative ideas that have come up on the pillars as DOT said they could be dangerous.

Mr. Roy said they are looking at some options for the signs. There was also discussion on what is in the Tariffville Plan for signage. There was some discussion on the signs and if they all need to be done the same. The Board would like three different options and pricing. There was also some discussion on creating new Boards or Commissions and how they would have to be called temporary. This will be added to the policy list.

They will not reinstate the Tourism Commission at this time. The vacant office strategy is a goal that is ongoing. Under governance, the charter implementation will be started in January 2027. The Board is asking staff to give them a list of ordinances that are out of date and need updating. They need the same information on policies that are needed or need to be updated. Mr. Nelson said they are already working on this. Ms. Mackstutis said updating the policies to appointments to commissions and looping in the parties needs to be worked on.

Ms. Mackstutis said we need to schedule an annual land use board meeting for all the land use commissions. They should also get more information on the possible arts and cultural commission. Also, the list under government operations has all been brought up before.

Mr. Fitzgerald noted that the performance metrics software is in the budget and will be implemented this year.

There was also some discussion on cost savings goals including paving, vehicle maintenance, etc. There needs to be a better model for this for Board of Selectmen and Education. Mr. Roy said there have been conversations and conversations will continue on cost savings. Mr. Nelson said they are working on improving public engagement, transparency, and tracking the number of people who are looking at the website for more useful data, YouTube video bookmarking, etc. This is all a work in progress. There was some discussion on some of the last goals that were discussed. The website and cyber security is done.

After further discussion, no motion was made at this time.

APPOINTMENTS AND RESIGNATIONS

a) Acknowledge Receipt of Gabriela Sandoval's Resignation from the Board of Ethics

This item was moved to the Consent Agenda.

APPROVAL OF MINUTES

a) June 8, 2026 Regular Meeting (9:19:20)

Ms. Yeisley made a motion, effective July 13, 2026, to approve the minutes of the June 8, 2026 Regular Meeting. Mr. Looney seconded the motion. Mr. Antonio said on page 157 Simsbury Celebrates should be the 250th Celebration. All were in favor, with the change, and the motion passed.

b) June 15, 2026 Special Meeting (9:20:51)

Ms. Yeisley made a motion, effective July 13, 2026, to approve the minutes of the June 15, 2026 Special Meeting. Mr. Antonio seconded the motion. All were in favor and the emotion passed.

c) July 1, 2026 Special Meeting (9:21:05)

Mr. Antonio made a motion, effective July 13, 2026, to approve the minutes of the Special Meeting of July 1, 2026. Mr. Looney seconded the motion. All were in favor and the motion passed.

COMMUNICATIONS

a) Simsbury Performing Arts Proposed Plaque – there was no discussion at this time.

b) Memorandum from Town Manager, Marc Nelson re: Administrative Approval of Public Gathering Permits, dated July 13, 2026 – there was no discussion at this time.

ADJOURN

Ms. Yeisley made a motion, effective July 13, 2026, to adjourn the meeting at 9:21 p.m. Mr. Looney seconded the motion. All were in favor and the motion passed.

Respectfully submitted,

Kathi Radocchio
Clerk

OFFICE OF THE TOWN MANAGER

Marc S. Nelson, MPA

August 3, 2026

Allie Young, Executive Director
Simsbury Meadows Performing Arts Center
22 Iron Horse Boulevard, P.O. Box 245
Simsbury, Connecticut 06070

Re: SPAC Maintenance Responsibilities

Dear Ms. Young, Allie:

I am writing to confirm our understanding, based on our meeting two weeks ago, regarding the division of responsibilities for certain maintenance tasks at Simsbury Meadows and to clarify some of the broad provisions in the Facility Operation Agreement signed November 7, 2024. This is the understanding for the current season. We agree to revisit shared responsibilities in advance of the 2027 season, based on experience this year.

External Restrooms

The Performing Arts Center (PAC) will be responsible for the cleaning of the public restrooms after each PAC hosted event at the facility, during the length of the season, as defined in the Agreement. The PAC currently relies on an outside vendor to perform this service.

The Town shall be responsible for daily maintenance on non-event days.

The Town shall provide the customary and usual supplies for the public restroom, and the PAC's outside vendor may utilize these provisions during its cleaning cycles, drawing from a supply provided by the Town and maintained on site. The PAC's outside vendor is responsible for supplying their own cleaning supplies.

The public restrooms shall be locked during PAC events during which the past practice of public use of temporary restrooms shall continue; the provision and maintenance of which shall be the responsibility of the PAC.

General Cleaning; including the stage, offices and "green room."

The Town shall perform a weekly cleaning on Thursday of each week during the season as needed.

Grounds Generally

As has been the past practice, the Town will continue to service the exterior grounds, including mowing and related landscaping activities, such as, striping, fence maintenance, and refuse removal (exclusive of post-event day cleanup, which shall be handled by the PAC).

Other Items

Theatrical lighting and the maintenance thereof, including light-bulb replacement, shall be performed by the PAC.

Grounds area lighting, including the replacement of lightbulbs, shall be the responsibility of the Town.

For the avoidance of doubt, the only significant change from past practice has to do with the newly constructed addition to the bandshell, including the new public restrooms. The Town's undertaking of the once-weekly cleaning together with the daily cleaning of the public restrooms on days other than the days following public events during the season, is consistent with the Town's maintenance of other Town buildings.

The Town reserves the right to manage its performance of these tasks in accordance with its typical management of staff and resources. For example, if a regular facility cleaning falls on a holiday, the work may be performed on the next business day, and so on.

If you agree with my understanding please sign and return a copy of this letter for our records.

Sincerely,

Marc S. Nelson
Town Manager

cc: Simsbury Board of Selectmen
Tom Fitzgerald, Deputy Town Manager
Tom Tyburski, Culture, Parks & Recreation Director
Tom Roy, P.E., Director of Public Works/Town Engineer

Signature: Allie Young Date: 8/3/2026

OFFICE OF THE TOWN MANAGER

Marc S. Nelson, MPA

MEMORANDUM

To: Board of Selectmen
From: Marc Nelson, Town Manager
cc: Joe Hollis, Code Compliance Officer; Tom Tyburski, Director of Culture, Parks and Recreation; Danny Sousa, Building Official; Nick Boulter, Chief of Police; Chris Davis, Deputy Chief of Police; Greg Samselski, Police Lieutenant; Tom Roy, Director of Public Works/Town Engineer; Patrick Tourville, Fire Marshal; Karin Stewart, Simsbury Volunteer Ambulance Association Executive Director; Stephanie Johnson, Acting Farmington Valley Health District Director of Health
Date: August 10, 2026
Subject: Administrative Approval of Public Gathering Permits

This memorandum is to inform the Board of Selectmen of public gathering permits that I have administratively approved.

Staff from the Planning & Community Development Department, Police Department, Culture, Parks & Recreation Department, Department of Public Works, Fire District, Simsbury Volunteer Ambulance Association, and Farmington Valley Health District have reviewed the applications to ensure compliance and safety measures were addressed prior to approval. After review, I have approved the following public gatherings:

Event Name	Location(s)	Date	Type
The 502s Band Concert	Simsbury Performing Arts Center (22 Iron Horse Blvd.)	August 14, 2026	Concert
Badfish, Subliminal Doubt, and Foo Fightaz Concert	Simsbury Performing Arts Center (22 Iron Horse Blvd.)	August 15, 2026	Concert
Annual 'Burgers on the Bridge'	Old Drake Hill Flower Bridge & Hopbrook Landing Park	September 9, 2026	Fundraiser
Annual Rosh Hashana Observance	Town Forest Park	September 12, 2026	Religious Service

If you have any questions or concerns about the applications listed above, please contact my office.

Marc S. Nelson, MPA
Town Manager

Thomas J. Roy, PE
Director of Public Works
Town Engineer

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

To: Marc Nelson, Matt Curtis
From: Thomas J. Roy, PE, CEM – Director of Public Works/Town Engineer
CC: Amy Meriwether, Kyle Loveland
Date: July 20, 2026
Subject: Solar Power Purchase Agreements - High School and Latimer Lane Elementary School

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The Town has executed Power Purchase Agreements (PPAs) with Greenskies Clean Energy LLC for the installation, ownership, operation, and maintenance of rooftop solar photovoltaic systems at Simsbury High School and Latimer Lane Elementary School. Greenskies was selected through a competitive Request for Proposals (RFP) process, and the company has extensive experience developing, financing, constructing, and operating municipal and commercial solar energy systems throughout the Northeast and has completed numerous similar projects for Connecticut municipalities and school districts.

Greenskies will install rooftop photovoltaic systems totaling 882.57 kW between the two schools and generate over one million kilowatt-hours of electricity during the first year of operation.

School	System Size	Year 1 Production*
Simsbury High School	623.5 kW	764,378 kWh
Latimer Lane Elementary School	259.1 kW	312,033 kWh
Combined Total	882.6 kW	1,076,411 kWh

*As is typical for photovoltaic systems, production is expected to decline by approximately 0.5% annually due to normal panel degradation.

The Power Purchase Agreement structure allows the Town to benefit from on-site solar generation without any upfront capital investment. Greenskies is responsible for financing, designing, constructing, owning, operating, monitoring, maintaining, and insuring the systems throughout the 20-year agreement. The Town simply purchases the electricity generated at fixed contract rates.

The executed PPA rates are:

School	PPA Rate
Simsbury High School	**$0.0535/kWh**
Latimer Lane Elementary School	**$0.0776/kWh**

Both agreements provide **fixed pricing with no annual rate escalation** over the full 20-year term.

For comparison, the Town's current electric supply rate is $0.11190/kWh (through Fall 2027). Based on current supply rates, the projects are expected to reduce the Town's electricity supply costs during the first year by approximately:

School	Year 1 Savings	20-Year Savings*
Simsbury High School	$ 44,640	$ 1,452,000
Latimer Lane Elementary School	$ 10,700	$ 348,000
Combined Total	**$ 55,340**	**$ 1,800,000**

*Assumes a conservative 2.5% annual increase in electricity supply costs, along with 0.5% annual loss of production.

These estimates consider only the electricity supply portion of the Town's electric bills and do not include any potential savings associated with utility demand charges or other electric rate components; actual savings may be greater.

The agreements have an initial 20-year term, with an option to negotiate one additional five-year extension. Greenskies retains ownership of the solar equipment throughout the agreement and is responsible for all system monitoring, maintenance, repairs, equipment replacement, and warranties.

The Town has options to purchase the solar systems during years 6, 10, and 15, or at the conclusion of the agreement.

At the end of the contract term, the Town may:

- Purchase the systems;
- Negotiate an extension of the agreements; or
- Require Greenskies to remove the systems and restore the roofs at their expense.

One provision worth noting is that if either school roof requires replacement during the term of the agreement, Greenskies will remove and reinstall the solar equipment; however, the Town is responsible for the associated removal and reinstallation costs, as well as certain contractually defined losses while the system is out of service. Based on the anticipated remaining service life of both roofs, this provision is not expected to affect either project during the duration of this 20-year agreement.

The High School and Latimer Lane solar projects represent a long-term investment in both fiscal responsibility and environmental stewardship. The projects provide the Town with fixed, below-market electricity pricing, predictable operating costs, and protection from future increases in electricity prices, all without requiring a municipal capital investment into this infrastructure.

In addition to reducing operating expenses, the projects advance the Town's sustainability goals by generating more than one million kilowatt-hours of clean, renewable electricity annually, demonstrating a commitment to responsible environmental stewardship. The projects also provide an educational opportunity for students, staff, and the community. Greenskies will install real-time monitoring displays at each school and provide access to a web-based dashboard that can be viewed from computers and mobile devices, allowing users to monitor system performance and better understand the benefits of renewable energy in real time.

Marc S. Nelson, MPA
Town Manager

Thomas J. Roy, PE
Director of Public Works
Town Engineer

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

To: Board of Selectmen

CC: Marc Nelson – Town Manager, Adam Kessler – Deputy Town Engineer

From: Thomas J. Roy, P.E., Director of Public Works/Town Engineer

Date: August 10, 2026

Subject: Stoddard Reservoir Dam

Overview:

The proposed project to remove Stoddard Reservoir Dam in West Simsbury has received a fair amount of attention from residents and members of the Simsbury Fish and Game Club who would like the Town to keep the dam and the reservoir. Below is a summary of the history of the dam, its current condition, options for removal or repair and the proposed timeline.

Background:

Stoddard Reservoir Dam is owned by the Town of Simsbury and located adjacent to Onion Mountain Park on West Mountain Road. The masonry dam was constructed in the early 1900s and has a 2.35-acre reservoir/impoundment that is used exclusively by the Simsbury Fish and Game Club. The dam is 11 feet tall at its highest point.

The dam is classified by DEEP as a Hazard BB dam, which requires inspection and reporting every 7 years. A "Hazard BB" classification indicates that failure of a dam would result in, damage to unoccupied storage structures, damage to low-volume roads and/or moderate economic loss.

Inspection History:

The dam has been routinely inspected by several licensed Professional Engineers over the past decade in accordance with DEEP requirements. In 2016 the inspection rated the dam as being in "Fair" condition and recommended hydrologic and hydraulic analysis (H&H) be performed to determine if the spillway was adequate. In 2018, the H&H analysis found the existing spillway to be inadequate for a 100-year storm event. The most recent dam inspection, completed in 2023 rated the dam as being in "Poor" condition; noting the significant displacement of stone masonry, seepage through the face of the dam and inadequate spillway capacity.

The Town owns a Hazard BB dam that is in poor condition, and we need to take reasonable action to prevent a dam failure.

Alternatives:

The 2023 dam inspection report recommends either substantial repairs or removal of the dam.

- The estimated cost to rehabilitate the dam is $3.4M+
- The estimated cost to remove the dam is $1.3M+

These cost estimates are based on 2028 construction costs and do not include design or construction inspection costs and exclude any potential grant funding.

Grant Opportunities:

Town staff have investigated possible grant funding for the project and met with state officials regarding the FEMA BRIC Grant Program (Building Resilient Infrastructure and Communities). The BRIC grant could fund 75% of the construction costs for the dam removal. We have asked our consultants and state agencies for potential grants for the rehabilitation of the dam, but have not found any grant programs that support rehabilitation of existing dams that are not actively used for drinking water.

Current Plan – Dam Removal:

Currently, we are on a path to remove the dam, although we have the ability to change course anytime in the next year or so. Our consulting engineering firm is working through the extensive dam removal permitting process. This involves CTDEEP, Army Corps of Engineers, and an extensive review of wildlife and ecological impacts.

We have tested the sediment and found contamination from hydrocarbons. Laboratory testing indicates that the contamination level is below the thresholds requiring remediation, and we may be able to keep this soil on site as long as it is covered with 12 inches of clean soil.

November of 2026: We plan to remove the weir boards (which should have been removed each fall, by the Fish and Game Club). With the weir boards removed, the water levels will begin to drop and expose more of the shoreline. Our goal is to allow this area to dry out and begin to naturally revegetate naturally.

Summer 2027: We will remove a small section of the dam, to further lower the water level by approximately two additional feet. Assuming all permits are obtained, we would then be looking to move into construction of the removal of the dam in 2028. The masonry would be removed, and the area would be graded to return to a natural meadow with a defined stream channel.

Site Tour:

If members of the Board of Selectmen are interested in reviewing the condition of the dam, we can arrange for a field visit. Seeing the dam and reservoir firsthand may provide a better understanding of the project's scope and the condition of the structure. If you are interested in a tour or have any additional questions, please let me know.

Representative Photos – Showing the same location from 2016 and 2023:



Picture from the 2023 Dam Inspection Report, showing the displaced masonry and seepage. Note the displaced stone (void) in dam face.



Picture from the 2016 Dam Inspection Report, showing seepage at same location. Note the condition of the masonry.