

**BOARD OF SELECTMEN
REGULAR MEETING MINUTES
APRIL 16, 2025**

Present: Michael Pelton-First Selectman, John Dillon, Robert Hetrick, Jr., Tim Lavoy (via Zoom), Rick Sharr, Jim Tripp

Absent: Michael Hernandez

Others Present: Members of the Public and Media

1. FIRST SELECTMAN CALL MEETING TO ORDER

First Selectman Michael Pelton called the Regular Meeting to order at 7:02 p.m. in the Buck-Foreman Community Room located at 265 Main Street, Portland, Connecticut.

2. PLEDGE OF ALLEGIANCE

3. APPROVE MINUTES:

Tim Lavoy had a correction regarding a question he had asked Dr. Britton on March 25th. The reimbursement percentage should have been 70% not 7%. John Dillon made a motion, seconded by Jim Tripp to approve the amended (Budget Workshop) March 25, 2025 minutes, all were in favor, motion carried.

John Dillon made a motion, seconded by Jim Tripp to approve the (Budget Workshop) March 26, 2025, the (Special) March 26, 2025 minutes, and the (Regular) April 2, 2025 minutes, all were in favor, motion carried.

4. ACCEPT AGENDA

Michael Pelton added a new item "8 D) Fee for Returned Checks." Jim Tripp made a motion to accept the amended agenda, seconded by Tim Lavoy, all were in favor, motion carried.

5. COMMUNICATIONS/CORRESPONDENCE:

6. PUBLIC COMMENT

7. OLD BUSINESS

A) Monthly Report – Committee on Solidarity –

Hope Jones told of the activities of the Committee and the plans for the upcoming events, such as Quarry Day (5/31), Juneteenth (6/14) and the Middletown PRIDE event (6/7). Michael thanked the committee for all their participation.

B) Appointments/Reappointments to Boards and Commissions

Michael asked the BOS members to let him know if they wanted to become liaisons for some of the town committees.

- **America 250/Portland CT Committee (1 alternate)**

Michael said the BOE hasn't come back with a name yet. He will hold the alternate position open until the next meeting.

8. NEW BUSINESS

A) ADOPTION OF THE WATER AND SEWER BUDGETS FOR THE 2025-2026 FISCAL YEAR

Jim Tripp made a motion to adopt the Water and Sewer Budgets for the 2025-26 Fiscal Year, seconded by Robert Hetrick, all were in favor, motion carried.

<p style="text-align:center">RESOLUTION BOARD OF SELECTMEN Town of Portland, Connecticut April 16, 2025 Adoption of the Water and Sewer Budgets for the 2025-2026 Fiscal Year RESOLVED, that the Water and Sewer Budgets for the Fiscal Year 2025-2026 as outlined on the attached, in the amount of \$1,997,422 in the Water Budget and \$1,339,582 in the Sewer Budget, be and are hereby adopted.</p>
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B) FAIR HOUSING POLICY: PROCLAMATION: FAIR HOUSING MONTH

John Dillon read the Fair Housing Policy Statement into the record and made a motion to accept it, seconded by Rick Sharr, all were in favor, motion carried.

<p style="text-align:center">FAIR HOUSING POLICY STATEMENT</p> <p>It is both the policy and strong commitment of the Town of Portland to promote fair housing opportunities in all its programs and housing development activities and to take affirmative action through education and implementation of policies which ensure equal housing opportunities for all persons and families.</p> <p>The Town of Portland will take affirmative action to ensure that all tenants, applicants, and residents are treated fairly without regard to their race, color, religion, age, sex, marital status, sexual orientation, national origin, ancestry, political beliefs, mental disabilities, learning disabilities, physical disabilities (including blindness), lawful source of income, or because the individual has children.</p> <p>The Town of Portland will continue to make a good faith effort to comply with all federal and state laws and policies which speak to fair housing practices.</p>

It is the policy of the Town of Portland that all housing-related personnel be trained and educated in the principles of fair housing and equal opportunity so that equal housing opportunity may be available to all qualified applicants.

This Fair Housing Policy Statement reaffirms our commitment to the principles of fair housing and equal opportunity housing practices.

The Fair Housing Officer, First Selectman Michael Pelton, or his designated representative is responsible for the implementation of the Fair Housing Policy Statement and the enforcement of this policy. The Fair Housing Officer may be reached at 860-342-6715.

Complaints pertaining to discrimination in any program funded by the Town of Portland may be filed with the Fair Housing Officer. The Town's Grievance Procedure will be utilized in these cases.

Complaints may also be filed with the Commission on Human Rights and Opportunities, Housing Discrimination Unit, 450 Columbus Boulevard, Suite 2, Hartford, Connecticut 06103, telephone 860-541-3403; fax 860-541-4701 (1-800-477-5737 ext. 3403).

Readopted this 16th day of April in the year 2025.

Town of Portland, Connecticut

County of Middlesex

Michael A. Pelton
First Selectman

John Dillon also read the proclamation into the record and made a motion to accept it, seconded by Robert Hetrick, all were in favor, motion carried.

Proclamation

FAIR HOUSING MONTH

WHEREAS, April 2025 marks the 57th Anniversary of Title VIII of the Civil Rights Act of 1968, known as the Civil Rights Fair Housing Act; and

WHEREAS, this Act provides equal housing opportunity for all Americans regardless of race, color, religion, sex or national origin, as well as to ensure fair practice in the sale, rental or financing of property; and

WHEREAS, the Fair Housing Amendments Act of 1988 added new rights, remedies, monetary penalties, and strengthened its enforcement procedures; and

WHEREAS, the Fair Housing Amendments Act seeks to provide equal housing opportunities, to affirmatively further housing choices, to eliminate legal barriers to equal housing and to emphasize equal housing as a fundamental human right for all; and

WHEREAS, recipients of funds from the Town must carry out an affirmative marketing program to attract prospective buyers or tenants of all majority and minority groups, without

consideration of race, color, religion, sex, disability, age, gender identity, familial status or national origin; *and*

WHEREAS, the Town of Portland, Connecticut fully supports the intent and purpose of the Federal Fair Housing Act, local fair housing laws and follows policies and practices in order to achieve its goal.

NOW, THEREFORE, BE IT RESOLVED that I, Michael A. Pelton, First Selectman of the Town of Portland Connecticut, do hereby proclaim the month of **April 2025** as “**Fair Housing Month.**”

IN WITNESS WHEREOF, I do hereby set my hand, and cause the seal of Portland to be affixed this 16th day of April in the year two thousand and twenty-five.

By,

Michael A. Pelton
First Selectman
Town of Portland, Connecticut



Portland Board of Selectmen:

John H. Dillon
Michael S. Hernandez
Robert W. Hetrick, Jr.
Edward J. Sharr Jr.
Timothy E. Lavoy
James K. Tripp

C) REFUNDS OF EXCESS PAYMENTS:

Robert Hetrick made a motion, seconded by Jim Tripp to reimburse Corelogic Centralized Refunds [\$2,875.20], [\$4,453.86], [\$3,261.76], all were in favor, motion carried.

D) FEE FOR RETURNED CHECKS

Jim Tripp read the resolution and made a motion to approve it, seconded by Tim Lavoy, all were in favor, motion carried.

RESOLUTION
BOARD OF SELECTMEN
TOWN OF PORTLAND, CONNECTICUT
APRIL 16, 2025
FEE FOR RETURNED CHECKS

RESOLVED, that the fee to be charged to the issuer for any check returned to the Town for whatever reason, be and is hereby set at \$20.00.

9. STATUS & COMMITTEE REPORTS

Water & Sewer: Jim Tripp said they are still in a holding pattern. They are waiting for the flooding to subside to do the pumpdown test. The Coe Avenue situation is still on hold. Supposedly it is a materials issue. Something isn't adding up with the delay. They are trying to get a better answer. There were no major breaks in the last month. The MDC fiscal year runs from January 1 through December 31st. We try to get the required gallons to satisfy them. In the spring, we run the well. It was noted that the well has been a little lighter and MDC a little more than normal.

Congratulations was expressed to Jim Lynch for his upcoming retirement and service in running the wastewater facility. Thanks were extended for his 30-some years of service.

Michael Pelton said there is to be a trash cleanup this Friday. The easement adjustment is to be signed off by Tilcon. They are waiting for Geoff Jacobson to come back with final plans. They are hoping to start construction on the river access project this summer.

- Regarding the Spa, Michael said the groundwork digging should be starting soon. They have it locked up with Eversource. Construction time should take about 18 months.
- A project group is working on plans for a Farmers Market. The location has not yet been identified.
- The grand opening for Starbucks will take place on April 29 from 3-5 with the ribbon cutting taking place at 4:00 p.m. An invitation was extended to BOS members.
- We may have the river access completed by the end of the year.
- Charging Stations for the Town: It is time for another discussion on this. Agenda item for next meeting. Where would they be located? Is there a requirement for them at Brainerd Place?
- Attended Firemen's Banquet: Awards given to firefighters based on their time. Also honored Shaun Manning with a commemorative coin.
- Was interviewed re things of Portland. Portland is the golf capital of CT. We have eight miles of river coast.
- Ruth Maio will be honored on April 27 at St. Mary's Church.
- Hasn't heard "noise" about the budget. Should be in *Rivereast* this week. Michael encouraged BOS to get the word out about the budget. John suggested giving the public the link, the date and time. Michael wants to do a video explaining the budget and get it out there soon. He received no questions re the change in car tax.

10. PUBLIC COMMENT

11. BOARD OF SELECTMEN GENERAL INFORMAL DISCUSSION

Robert Hetrick asked about the food recycling project at the transfer station. We are paying three times the rate that we pay for bulky waste. Does it make sense to continue this project?

Hetrick also brought up the horrible condition of the high school parking lot. We need to preserve the parking lot as long as we can. Maybe take care of the cracks this year and then seal it next year. We can't continue to push it down the road. Who pays for it: BOE or us?

A brief discussion ensued regarding the condition of the sidewalk at the end of Waverly Avenue Ext. There are sidewalks on both sides of the street. The sidewalk on one side is unwalkable. Determine what side Public Works wants the sidewalk on. There is also a bus stop on that street. Also, there is a big tree on Highland that needs to be taken down.

Chris Cote offered to manicure the area where the "Welcome" sign used to be. John Dillon thinks maybe we could ask other businesses to take responsibility for some other opportunities for improvement in the town.

Rick Sharr said there is some work that needs to be done on the Air Line Trail, such as knocking down some of the brush.

Regarding the town charter, Michael suggests each BOS member should mark their copy up with their suggestions, and then it will be an agenda item for the first meeting in June.

12. FOLLOW-UP ITEMS

- **Ethics Ordinance**
- **Review Town Charter**

13. ADJOURN MEETING

A motion was made by John Dillon to adjourn the meeting, seconded by Rick Sharr, all were in favor and the meeting was adjourned at 8:17 PM.

Respectfully submitted,

Sharon Hoy

Sharon Hoy, Board Clerk