

**Town of Montville Town Council
Public Hearing Minutes
June 16, 2022 – 6:00 p.m.
Montville Town Hall – Council Chambers**

Town of Montville has lifted the mask mandate effective Monday, February 28, 2022 throughout Town facilities in coordination with our schools. Although the mask mandate has been lifted, Uncas Health strongly recommends that all individuals, both vaccinated and unvaccinated, continue to wear masks indoors.

1. Call to Order
Chairman McNally called the meeting to order at 6:00 p.m.
2. Pledge of Allegiance followed by a moment of silence in honor of our military.
3. Roll Call
Present were Councilors Bunnell, Caron, Mandler, May, Yuchniuk, and McNally. Absent was Councilor Rix. Also present was Mayor Ronald McDaniel.
4. Public Hearing

**TOWN OF MONTVILLE
NOTICE OF ORDINANCE HEARING**

The following Ordinance, copies of which may be obtained at the office of the Town Clerk during office hours, was introduced at a special meeting of the Town Council held May 31, 2022 and a public hearing thereon and for its consideration by the Town Council will be held at Town Hall Council Chambers, June 16, 2022 at 6:00 P.M.

**AN ORDINANCE REGARDING THE SALE AND CONVEYANCE OF REAL
PROPERTY LOCATED AT 8, 14 AND 22 BRIDGE STREET
THE TOWN OF MONTVILLE HEREBY ORDAINS:**

Section 1.

The Mayor is hereby authorized to sell and convey the improved real property located at 8, 14 and 22 Bridge Street (the "Property"), which Property was acquired by the Town pursuant to a foreclosure of the Town's tax liens against the Property. The Property is further described on Schedule A attached to this Ordinance. The Property may be sold and conveyed for the consideration of \$10,000.00 pursuant to a Purchase & Sales Agreement between the Town and P & H Construction, LLC, subject to the terms and conditions therein, which Contract will be made available for public inspection in the Town Clerk's Office.

Section 2.

The Mayor is hereby authorized to execute and deliver a quitclaim deed to the Property; which deed shall be approved by the Town Attorney as to form, content and legality. The Mayor is also authorized to execute such other documents as are required to complete the sale and conveyance of the Property and to carry out the purposes of this Ordinance.

Section 3.

The Mayor is hereby authorized to include such terms and conditions in the deed as he deems to be in the best interests of the Town of Montville.

Section 4.

This ordinance shall become effective thirty (30) days from the date of its adoption.

Dated at Montville, Connecticut this 1st day of June, 2022.
Katie Haring, Montville Town Clerk

Chairman McNally asked if there was anyone from the public who would like to speak regarding the Ordinance.

Vincent Atwater-Young, 375 Chapel Hill Road, Oakdale, questioned the ability of the Mayor to sell properties without any public notice. He provided a personal experience in which his property was seized by the Town due to nonpayment of taxes and sold for well below its value. He also questioned the lack of attendance by the Mayor at this evening's Public Hearing.

Chairman McNally asked three times if any additional individuals would like to speak regarding the Ordinance. There being none, the Public Hearing was closed.

5. Remarks from the Councilors and the Mayor

Councilor Bunnell expressed his hopes for receiving additional information regarding the sale of the property, in response to Mr. Atwater-Young's comment(s).

Councilor May expressed his confidence that a sufficient response would be provided to Mr. Atwater-Young's questions.

Councilor Mandler stated that the public deserves answers and expressed his dismay with the Town Officials who appear to do as they wish without any oversight by the Town Council and the residents of the Town.

Chairman McNally stated that, to the best of his knowledge, the property has been owned by the Town for approximately 10 to 15 years due to nonpayment of taxes. The property is contaminated, has undergone numerous remediations, and has no well or septic system; the installation of a well/septic system would be costly due to its location. The existing home is in very poor condition, has asbestos throughout and lead paint, and must be demolished. The property continues to require extensive remediation and would require a large investment with very little immediate return. Agreements were made with various businesses over the years, but those agreements were never finalized. While the property was not recently officially marketed, it has been marketed over the years. The sale of the property and its subsequent addition to the Grand List is in the best interest of the Town.

6. Adjournment

Motion made by Councilor Mandler, seconded by Councilor May, to adjourn the meeting at 6:07 p.m. Discussion: None. Voice vote, 6-0, all in favor. Meeting adjourned.

Respectfully Submitted by:

Agnes T. Miyuki, Recording Secretary for the Town of Montville

AN AUDIO RECORD OF THE MEETING CAN BE FOUND ON THE TOWN'S WEBSITE LOCATED UNDER RESOURCES – MEETING RECORDINGS