

**TOWN OF COLUMBIA**  
**SPECIAL TOWN MEETING MINUTES**  
**Tuesday, September 4, 2018 – 6:45 pm**  
**Adella G. Urban Administrative Offices Conference Room**  
**323 Route 87, Columbia, CT**

A Special Town Meeting of the electors and citizens qualified to vote in the Town Meeting of the Town of Columbia, Connecticut was held in the Adella G. Urban Administrative Office Conference Room on Tuesday, September 4, 2018 at 6:45 pm.

**Present:** First Selectman, Steven M. Everett, Deputy Selectman, Robert Hellstrom; Selectman, William O'Brien; Selectman, Robert Bogue; Selectman, Lisa Napolitano.

**Also Present:** Town Administrator, Mark Walter; Henry Beck, Town Attorney arrived at 7:00 pm.

**Moderator:** Mark Vining

**Clerk:** Jennifer C. LaVoie

**Citizens:** 35+/-Present

The meeting was called to order by S. Everett at 6:46 pm.

**CLAUSE 1:** Motion was made by Steven Everett.

**I move to address and approve that the previous Town Meeting approvals for the acquisition by the Town of an undeveloped parcel of land consisting of 57+/- acres identified as parcel 3 on Map 43 by the Town Assessor and known as the "Oberlander Property" be extended and that such extension and acquisition be on such terms and conditions as have been or will be approved by the Board of Selectmen provided that the purchase price is no higher than that last approved by a Town Meeting and the acquisition is consummated by June 30, 2019.**

The motion was seconded by Robert Hellstrom. The Moderator re-read the motion and opened the floor to the First Selectman, Steven Everett. S. Everett stated that the Oberlander family has had trouble finalizing the purchase of the property and that by extending the time-frame this allows them to comply with the Town of Columbia's requests.

Joan Hill, 23 Cards Mill Rd., moved that the motion identified as Clause 1 in the public warning for this town meeting, be amended to include:

Clause 2: Should the above referenced acquisition not be finalized and executed by June 30, 2019, to authorize the Board of Selectman and its agents to make any

changes to the Purchase and Sale Agreement necessary to finalize the acquisition of the above referenced parcel as dedicated Open Space as soon as is possible, without necessity of another Town Meeting.

The motion was seconded by Judith Zegfield 84 West St.

The Moderator re-read the motion. The Moderator stated that he was not positive this motion to amend the previous motion would be appropriate?

Mr. Edward Mathieu, 158 Old Willimantic Rd. asked if we could amend the first motion if it was approved?

Robert Bogue stated that he did not feel it was appropriate to give the BOS carte blanche to make changes without the public being notified.

Robert Baldwin, Rte 87 stated that he did not think that the amendment is appropriate because people who did not attend tonight's meeting would be at a disadvantage if future town meetings were eliminated.

The Moderator stated he would confer with the Henry Beck the Town Attorney. Henry Beck, Town Attorney stated that to authorize the Board of Selectmen to take further legislative action with respect to real estate without a town meeting is not possible because of the Town Charter. Henry Beck added that it is plausible to remove the June 30th restriction all together; however, personally he did not feel it would be necessary. It is likely that a closing will happen sometime in early to mid-part of the first quarter next year, which would be before the June 30<sup>th</sup>, 2019 deadline. He added that potentially a creditor could come out of the woodwork, but that is unlikely, and that the Town of Columbia is the only creditor. He stated that there is no more action required except for the Oberlander's to sign the deed.

The Moderator stated that the motion as presented by Joan Hill will not be accepted for debate this evening; however, somebody could make a friendly amendment and add to the original motion.

Ms. Diane Duva, 25 Lake Rd., asked if the amendment is reasonable to obtain and could we remove the June 30<sup>th</sup> deadline. Henry Beck answered that as the Town's Council he would advise not to remove the deadline as this gives the Town negotiating power to hold over their head.

Millie Ramsey, 100 Hunt Rd. moved to amend the motion to change the date from June 30, 2019 to December 30, 2019 and Joan Hill Seconded the motion. The Moderator accepted the motion to extend the timeframe with the council of the Town Attorney.

Robert Baldwin, Rte. 87 moved to call the question. Motion was made to call the question (2/3 votes needed). A voice vote to call the question was made. The Moderator determined that there was a majority voice vote to call the question. The Moderator re-read the motion. A voice vote was taken to extend the deadline to December 30, 2019. The Moderator determined that there was a majority voice vote to pass the motion.

The Moderator stated that we now need to vote on the original motion. Robert Baldwin, Rte. 87 moved to call the question. Motion was made to call the question (2/3 votes needed). A voice vote to call the question was made. The Moderator determined that there was a majority voice vote to call the question.

The Moderator re-read the original motion. **CLAUSE 1:** To address and approve that the previous Town Meeting approvals for the acquisition by the Town of an undeveloped parcel of land consisting of 57+/- acres identified as parcel 3 on Map 43 by the Town Assessor and known as the "Oberlander Property" be extended and that such extension and acquisition be on such terms and conditions as have been or will be approved by the Board of Selectmen provided that the purchase price is no higher than that last approved by a Town Meeting and the acquisition is consummated by December 30, 2019. The Moderator determined that there was a majority voice vote to pass the motion.

S. Everett MOVED to ADJOURN the meeting at 7:16 pm. MOTION CARRIED UNANIMOUSLY.

Respectfully submitted by Jennifer C. LaVoie