

MINUTES
Board of Selectpersons
Thursday, June 18, 2026 – 7:00 PM
Norma Drummer Room – Seymour Town Hall

COPY RECEIVED
DATE: 6/24/26
TIME: 9:25AM
TOWN CLERK'S OFFICE

Members Present: Annmarie Drugonis, Trisha Danka (left at 9:45PM), Phil Wilhelmy, Scott Andrews, Brianna Girard, Bob Findley

Members Absent: Al Bruno

Others Present: Town Counsel, Bryan LeClerc; CAO, Kurt Miller, Jason Vieira, Aaron Alibrio from Johnson Controls, Inc., Police Chief John Bucherati, Bob Koskelowski, Sr., Debbie Zamoic-Alterio, Kenneth Gagne, Jessica Ruthenburg, Carol Papale, Elizabeth Fatek Raucci, Mike Renkewith, Jeffy Baryla

ITEM #1: Call meeting to order

First Selectwoman, Annmarie Drugonis, called the meeting to order at 7:00 PM

ITEM #2: Pledge of Allegiance

Everyone saluted the flag and recited the Pledge of Allegiance.

ITEM #3: Public Comment

Debbie Zamoic Alterio, 37 Cold Spring Drive, Oxford, spoke regarding the proposed sale of 100 Prospect Street. She stated that she had spoken with an environmental analyst from Aquarion and discussed the property's location within the aquifer area. She noted that the aquifer serves approximately 14,600 people and that Aquarion uses an average of 1.3 million gallons of water per day. She further stated that Oxford's well fields provide 57% of the water demand, with the remainder supplied from other sources. Ms. Alterio expressed concerns about selling the property, stating that it plays an important role in protecting the area's water supply.

Kenneth Gagne, 57 Swan Avenue, expressed his opposition to the sale of 100 Prospect Street. He stated that he does not want the property to change and that residents in the area do not want it sold. He urged the Board to vote against the sale.

Jessica Ruthenburg, 57 Swan Avenue, stated that her family's property has been in her family for many years. She spoke in opposition to the sale of 100 Prospect Street and encouraged the Board to remain "Seymour Strong."

Carol Papale, 54 Swan Avenue, spoke against the sale of 100 Prospect Street. She expressed concerns regarding wildlife, the landscape, potential structural damage to nearby properties, noise pollution, and possible decreases in property values should the sale proceed. She requested a review from DEEP regarding the property and discussed concerns about the impact blasting activities could have on surrounding homeowners.

Bob Koskelowski, Pearl Street, spoke in support of Brian Anderson's request to continue serving for an additional year and spoke highly of Mr. Anderson's contributions. He also expressed support for the residents who spoke in opposition to the sale of 100 Prospect Street.

Mr. Koskelowski further discussed the Board of Ethics appointments, stating that the same members have served on the Board since 2020 and that, based on his understanding of state statute, members

may serve only five years. He stated that his research indicated the Board's last appointments were made in 2020. First Selectwoman Annmarie Drugonis responded that a new Board was appointed in 2025.

Mr. Koskelowski also stated that, under the Freedom of Information Act, the subject of a complaint must be notified. He discussed the recent Zoning Commission meeting and the public confusion surrounding the closure of the farm. He stated that the matter involved zoning violations and expressed his hope that the public would better understand the circumstances surrounding the issue.

Elizabeth Fatek Raucci, 56 Swan Avenue, stated that her family has lived in Seymour for more than 100 years, specifically in the Swan Avenue/Prospect Street area. She expressed concerns regarding the potential development of a quarry at 100 Prospect Street, questioning where trucks would enter and exit the site and whether the surrounding roads would be able to accommodate increased truck traffic.

Mike Renkewith, 28 Woodside Avenue, followed up on several comments made earlier in the meeting and spoke in opposition to the sale of 100 Prospect Street. He discussed the situation involving Hoadley's Pond and commended the Town of Oxford for seeking residents' input regarding traffic concerns in the area of Fritz's and Hoadley's Pond. He also stated that he believes some officials have not provided accurate information regarding the matter.

Jeff Baryla, 129 South Main Street, discussed an email from DEEP that had been sent to Moderator Kurt Miller and First Selectwoman Annmarie Drugonis. He encouraged residents to contact him regarding 100 Prospect Street and stated that he hoped to help find a solution that would address the concerns of all parties involved.

ITEM #4: Approval of minutes

a. Regular Meeting June 2, 2026

Motion to approve minutes from the June 2, 2026 Regular Meeting

Motion: Trisha

Second: Bob

Vote: 6-Yes

0-No

0-Abstain

Annmarie Drugonis – Yes

Trisha Danka – Yes

Bob Findley – Yes

Scott Andrews – Yes

Brianna Girard – Yes

Phil Wilhelmy – Yes

ITEM #5: Appointments

Annmarie read section 11-1 of the Town Charter

Motion to appoint Alice Levey as an alternate to the Board of Ethics alternate for a term to expire December 1, 2027.

Motion: Trisha Danka

Second: Scott Andrews

Discussion: Trisha asked whether Alice could serve simultaneously as an alternate on both the Board of Finance and the Board of Ethics. Annmarie explained that this is permissible because Alice is not a sitting member of the Board of Finance.

Phil asked whether the political affiliation of the alternates matters.

Annmarie explained that the Board of Ethics is a special board that only convenes when an ethics complaint is filed. She stated that if a regular board member is unable to serve on a matter, an alternate of the same political affiliation would be seated. For example, if a Democratic member could not

Motion: Trisha Danka

Vote: 6-Yes 0-No

Annmarie Drugonis – Yes
Scott Andrews – Yes

Second: Bob Findley

0-Abstain

Trisha Danka – Yes
Brianna Girard – Yes

Bob Findley – Yes
Phil Wilhelmy – Yes

ITEM #7: Correspondence

- Letter from Chief Bucherati
- Microboard Processing, Inc Tax Incentive Applicatoin

ITEM #8: Discussion and possible action regarding an age waiver to continue working for Seymour Police Detective Brian Anderson

Police Chief John Bucherati spoke to the Board in support of having Seymour Police Detective Brian Anderson’s retirement age waived for a period of one year. The Chief mentioned this was approved by the Police Commissioner’s Board.

Motion to approve the age waiver for a period of one year for Police Detective Brian Anderson

Motion: Scott Andrews

Vote: 6-Yes 0-No

Annmarie Drugonis – Yes
Scott Andrews – Yes

Second: Brianna Girard

0-Abstain

Trisha Danka – Yes
Bob Findley – Yes

Phil Wilhelmy – Yes
Brianna Girard – Yes

ITEM #9: Discussion and possible action regarding Microboard Processing, Inc. Tax Incentive application.

Microboard Processing, Inc. is a civil defense company, and many of its documents are confidential and sensitive in nature. The company has invested approximately \$3.6 million in its operations and has been located in Seymour for more than 20 years. Representatives indicated that the company is looking to make additional investments in the Town. The Board will not be taking action this evening and is tentatively targeting August for a decision.

ITEM #10: Discussion with Finance Director Jason Vieira and possible action regarding the potential of a town-owned cell tower

Jason Vieira, Finance Director, discussed that the Town has entered into preliminary discussions with a major cell phone provider regarding the possibility of constructing a cell tower on Town owned property. It is early on in the process but depending on how these talks progress, Jason will be back in front of the Board at a future meeting to discuss the possibility of hiring a consultant to assist in determining location and other matters related to the project.

ITEM #11: Executive Session

- Johnson Control, Inc. Performance Contract**
- 100 Prospect Street**

Motion to enter into executive session as set forth in CGSS Sections 1-131 and 1-200 subsection 6 to discuss the correspondence received from Attorney Bryan LeClerc of the Town Attorney’s office which communication is privileged by the attorney-client relationship pursuant to the Connecticut general State Statutes section 1-210(b10) those present shall include members of the Board of the Selectpersons, Attorney LeClerc, CAO, Kurt Miller and CFO, Jason Vieira at 8:03 PM

Motion: Trisha Danka

Second: Phil Wilhelmy

Vote: 6-Yes 0-No 0-Abstain
Annmarie Drugonis – Yes Trisha Danka – Yes Phil Wilhelmy – Yes
Scott Andrews – Yes Bob Findley – Yes Brianna Girard – Yes

Motion to come out of executive session at 9:20 PM

Motion: Bob Findley Second: Phil Wilhelmy
Vote: 6-Yes 0-No 0-Abstain
Annmarie Drugonis – Yes Trisha Danka – Yes Phil Wilhelmy – Yes
Scott Andrews – Yes Bob Findley – Yes Brianna Girard – Yes

The Board went out of order due to technical difficulties for ITEM # 12.

ITEM #13: Discussion and possible action regarding town-owned property at 100 Prospect Street

Motion to authorize the Chief Administrative Officer to publicly solicit offers including abutting landowners for the purchase of 100 Prospect Street in Seymour.

Motion: Trisha Danka Second: Phil Wilhelmy
Vote: 6-Yes 0-No 0-Abstain
Annmarie Drugonis – Yes Trisha Danka – Yes Phil Wilhelmy – Yes
Scott Andrews – Yes Bob Findley – Yes Brianna Girard – Yes

Public Comment: Joanne Cappiello, of 5 Stephen Street, Derby, and a property owner in Seymour, is disappointed by what she believes to be insufficient due diligence by the Board regarding the proposed sale of 100 Prospect Street. She is concerned that the discussion has focused primarily on tax revenue rather than other relevant considerations.

Motion to add discussion of 100 Prospect Street to the agenda

Motion: Scott Andrews Second: Bob Findley
Vote: 6-Yes 0-No 0-Abstain
Annmarie Drugonis – Yes Trisha Danka – Yes Phil Wilhelmy – Yes
Scott Andrews – Yes Bob Findley – Yes Brianna Girard – Yes

Annmarie Drugonis stated that 100 Prospect Street is the only Town-owned parcel that is landlocked and does not serve a municipal purpose. She explained that the Board of Selectpersons has no authority over surrounding property owners and that the Town cannot reasonably develop the parcel for a park, trails, or other municipal use. She noted that the Board conducted significant research and due diligence before deciding to place the property up for sale and solicit purchase offers.

Trisha Danka stated that the bid process is open and that one individual or multiple parties may submit an offer to purchase the property.

Phil Wilhelmy discussed the extensive research and discussions that took place regarding the property. He stated that the Board considered various potential outcomes and believes the process provides a fair opportunity for interested parties to submit proposals.

Discussion continued regarding the closed bid process and the opportunity for any interested party to submit an offer. It was noted that the Town generally sells properties acquired through foreclosure and does not seek to retain ownership of excess real estate.

Scott Andrews stated that the Board discussed 100 Prospect Street at length, conducted its due diligence, and ultimately determined that placing the property out to bid was the appropriate course of action.

Trisha Danka left the meeting at 9:45 PM.

ITEM #12: Discussion and possible action regarding Johnson Controls, Inc. Performance Contract for solar roof mounts, carports, and ground array systems at Seymour Schools

Aaron from Johnson Controls, Inc. discussed three (3) pro formas outlining the projected production and financial impacts of the proposed solar arrays. The project is anticipated to include six (6) arrays located at four (4) school sites. Under the first scenario, the arrays are projected to generate slightly more than \$2 million in revenue during the first year. With an estimated annual debt payment of approximately \$1.1 million, the projected net benefit in the first year would be slightly more than \$900,000.

Aaron then reviewed a second scenario that includes cash received at closing. While projected production would remain the same, the annual debt payment would be higher due to the upfront cash proceeds received by the Town. The projected cash at closing is approximately \$530,000, resulting in an estimated total benefit of \$15.6 million over a 20-year period.

The third scenario assumes no cash at closing but includes potential tax credits associated with the installation of the solar equipment. Production levels would remain the same, while debt payments would be lower due to the anticipated tax credit revenue. Aaron noted that the tax credit estimates were conservatively projected because the Town would be issuing tax-exempt bonds.

Discussion ensued regarding the useful life of the solar panels. Aaron explained that while the panels are financed over a 20-year period, they have an expected useful life of approximately 25 years. He noted that the panels will continue to produce electricity beyond the financing term, although efficiency is expected to decrease over time.

Aaron stated that his company is currently working with five (5) or six (6) municipalities throughout Connecticut that are exploring similar solar initiatives. He noted that Naugatuck and Cheshire have already begun participating in the program. He added that maps and additional project details will be provided as the proposal moves forward.

Motion that the performance contract between the Town and Johnson Controls, Inc. be approved and that the First Selectwoman is hereby authorized to enter into the contract in such a form that is acceptable to the Town Attorney.

Motion: Bob Findley		Second: Scott Andrews	
Vote: 5-Yes	0-No	0-Abstain	
Annamarie Drugonis – Yes		Phil Wilhelmy – Yes	Scott Andrews – Yes
Bob Findley – Yes		Brianna Girard – Yes	

Motion to add to the agenda approval of the contract between the Town and CliftonLarsonAllen LLP for tax consulting in connection with solar investment tax credits

Motion: Bob Findley		Second: Scott Andrews	
Vote: 5-Yes	0-No	0-Abstain	
Annamarie Drugonis – Yes		Phil Wilhelmy – Yes	Scott Andrews – Yes

Bob Findley – Yes

Brianna Girard – Yes

Motion to approve the contract between the Town and CliftonLarsonAllen LLP for tax consulting in connection with solar investment tax credits be approved and that the First Selectwoman be and is hereby authorized to enter into contract in such a form that is acceptable to the Town attorney.

Motion: Bob Findley

Second: Scott Andrews

Vote: 5-Yes

0-No

0-Abstain

Annmarie Drugonis – Yes

Phil Wilhelmy – Yes

Scott Andrews – Yes

Bob Findley – Yes

Brianna Girard – Yes

ITEM #14: Public Comment

None.

ITEM #15: Selectperson’s public comment

Brianna discussed the high school graduation and congratulated the graduating class.

ITEM #16: Comments from the First Selectwoman

- Congratulations to Ethel Fernandes who celebrated her 100th birthday.
- Pre-k, Kindergarten, 5th and 8th grade moving up as well as the HS students.
- Discussed the memorial for Greyson who was a Middle Schooler who passed away.
- Met with Veolia regarding their upcoming contract.
- Also met with numerous owners of downtown businesses to get their feedback.
- Red, White, and Boom event on July 2nd.

ITEM #17: Adjournment

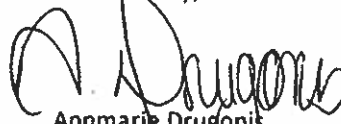
Annmarie Drugonis adjourned the meeting at 10:10 PM

Submitted by,



Lianna McMurray
Recording Secretary

Reviewed by,



Annmarie Drugonis
First Selectwoman