

**Edward Farrar Utility District  
Special Meeting  
October 3, 2022  
5:30 P.M.  
Minutes**

Present: P.H. Flanders, L. Sayah, N. Sherman, R. Finucane (by ZOOM) Commissioners; W. Shepeluk, staff. Members of the public attending: Sally Kulis, Pegeen Mulhern, Pat Farrell, Kristin Farrell, Tom Stevens, Emily Heymann, Alyssa Johnson; Press: Lisa Scagliotti-by Zoom.

**Chairperson Flanders called the meeting to order at 5:32 P.M.**

**Approve Agenda: N. Sherman made a motion to approve the agenda, L. Sayah seconded the motion; a vote was held and passed unanimously.**

**Public:** Pat Farrell asked about the rules by which the special meeting and vote warned for October 24<sup>th</sup> will be conducted. He specifically asked how certainty could be established concerning eligibility of persons at the meeting to vote. W. Shepeluk explained that Waterbury voters who reside within the Utility District are noted on the town's check list. Therefore, any person who registers to vote in the Town of Waterbury whose residence is within the District is automatically registered as an EFUD voter. The District Clerk will be at the meeting on October 24<sup>th</sup> and will have the checklist. While votes at District "open" meetings are generally floor votes, a provision is included in the rules of order that allows for a call for a paper ballot. If such a call is legally made before an open floor vote, or even after when the outcome is in doubt, those wanting to cast a ballot check in with the District Clerk. Only those included on the checklist as registered voters living within the District will be allowed to cast a paper ballot. A simple majority of those voting is necessary for a moved article to be approved.

**Consider Inviting Property Owners Adjacent to 51 S. Main to the Commissioners Meeting on 10/12/22:** P.H. Flanders suggested sending a letter inviting those adjacent property owners to the Commissioners meeting scheduled for 10/12/22. At the meeting, information will be presented to the public in answer to questions raised at the public information meeting held in August. He believes inviting the adjacent owners will help insure they get the information. The commissioners seemed inclined to agree with the suggestion. Several members of the public, however, objected to special invitations being sent to the adjacent property owners. The general sentiment expressed was that all EFUD residents have an equal stake in the property at 51 S. Main Street and any proposals for its development. After a protracted discussion, no action was taken by the commissioners to direct the mailing of special invitations to the meeting on October 12, 2022. The meeting will be held at 4:30 at the Steele Community Room and will be open to the public in person and by ZOOM.

**Consider Warning a Public Information Meeting Concerning the Disposition of 51 S. Main Street Prior to the October 24<sup>th</sup> Special District Meeting:** P.H. Flanders suggested another Public Information Meeting be scheduled to allow the commissioners to present to a larger public audience the information the commissioners receive at the Commissioners' Meeting on

October 12<sup>th</sup>. This will allow a full presentation of materials, as well as significant time devoted to listening to public comment and answering questions, without pressure to “move to the vote”. **N. Sherman made a motion to warn a special Commissioners Meeting on October 18, 2022 at 6:30 P.M. at St. Leo’s Hall at 109 S. Main Street in Waterbury, to be conducted as a Public Information Meeting concerning the proposed sale of 51 S. Main Street to Downstreet for the purpose of developing affordable housing on the site. R. Finucane seconded the motion. The motion was approved 4-0.**

**N. Sherman moved to adjourn and it was seconded by L. Sayah. The motion was approved unanimously. The meeting adjourned at 6:03 p.m.**