

**REGULAR MEETING
OCTOBER 3, 2011**

The Wethersfield Town Council held a meeting on Monday, October 3, 2011 at 7:00 p.m. in the Council Chambers, 505 Silas Deane Highway, Wethersfield.

Present: Councilors Drake, Hurley, Kotkin, Manousos, Montinieri, Roberts, Deputy Mayor Console and Chairperson Hemmann.
Absent: Councilor McAlister.

Also present: Jeff Bridges, Town Manager, RaeAnn Palmer, Assistant Town Manager, Mike Turner, Director of Physical Services, Anthony Dignoti, Fire Marshal, Chuck Flynn, Fire Chief, Brian Schroll, Assistant Fire Chief Guerrea and Dolores G. Sassano, Town Clerk.

Councilor Hurley led the pledge of allegiance to the flag.

PROCLAMATIONS

Leukemia/Lymphoma/Myeloma Awareness Week
Fire Prevention Week – Fire Marshal Anthony Dignoti, Fire Chief Chuck Flynn and Assistant Fire Chief Brian Schroll and Assistant Chief Mark Guerrea.

Chairperson Hemmann commented that a letter was sent several weeks ago to former firefighter Dick Fippinger, which he responded to. Chairperson Hemmann read his letter into the record. She also read a tribute that he had written entitled “Just Do It” and it commemorates all the heroes that make Wethersfield a great place to live.

REPORT OF THE SCHOOL BUILDING COMMITTEE – HIGH SCHOOL RENOVATION

A electronic version is available online @ wethersfieldct.com. and is attached in the Addendum.

Christine Fortunato, Chair of the Wethersfield High School renovations presented her report. She explained the process of putting together education specs in an EDO49 application for the State. Then, going back to the voters with what the State reimbursement would be. The process has changed -- now local funding has to be in place first. To get the application to the State before consideration of the project to begin in 2013, it would have to happen by June 30, 2012. A complete copy of the report is on file with the Wethersfield Town Clerk’s Office.

Councilors questions and comments as the power-point was being explained by Mr. Malik follow:

Councilor Hurley commented that earlier conversations included talk about whether federal dollars were available for a new project versus a renovation and, per an inquiry by RaeAnn Palmer, there are no federal dollars available. He also noted that it was reported earlier that the

life of a new renovation is the same as building a new school, and estimated cost to taxpayers would be \$20 million to \$30 million more for a new building versus a renovated building.

Rusty Malik commented that if a building was built in this specific space standard, it would still cost an additional \$15 million. If it is built to the Town's program needs, it would be an additional \$20 million to \$30 million.

Councilor Drake asked if he meant to say asbestos vs. PCB's.

Rusty Malik responded that PCB's is correct as it is in the caulking of the windows, and it is the new hazmat material that is used. He added that when used in schools, testing is even more stringent.

Councilor Drake inquired about the plans for the auditorium.

Rusty Malik responded that the way in which reimbursement works for auditoriums, is that the Town is eligible for 50% of the enrollment. If the number is exceeded, then a form would need to be completed that identifies the seating area and then a formula is applied that decreases the reimbursement for that space.

Councilor Drake inquired about LEED rules.

Rusty Malik responded that it is up to the committee. LEED gives a rigorous process where things are verified.

Councilor Drake commented on the corridor between the cafeteria and the auditorium and added that he would like to see the stairs turned around.

Councilor Manousos asked if state reimbursement was between 15%-75% for new construction.

Rusty Malik responded that it is 15% to 70% reimbursement.

Councilor Manousos asked why it is such a large range.

Rusty Malik responded that reimbursement, previously was between 22% to 80% but with new Government regulation that reduced the rate on reconstruction; part of the reasoning is to encourage people to renovate rather than build an entire new facility.

Councilor Manousos asked if he was confident, given the large range, that renovate as new is better and more cost effective than new construction for the Town.

Rusty Malik responded that with new construction vs. renovating an existing building, it is a

lower reimbursement rate. Additionally, he added thoughts on the timeline, and in this case, the building is right there next to the existing building so there will be no disruptions.

Councilor Manousos asked what the next steps would be for his committee.

Rusty Malik responded that the educational specifications are being finalized with the Board of Education and noted that he met with the Educational Specification Committee this morning and another meeting is scheduled for October 11. Feedback is being received and it is hoped to have that component resolved in the next week or two before representing it to the Board of Education for a second time. The Board of Education will then make the recommendation to the Town Council to move forward.

Councilor Manousos asked if there will be an opportunity to schedule additional informational meetings so that interested parents/residents can have an opportunity to ask more questions.

Rusty Malik responded that the present responsibility of the committee is to get through the governing bodies and then there will be a number of presentations and informational meetings.

Christine Fortunato explained that Council may have a referendum in April. The Board of Education makes a recommendation to Council to move forward and Council will act on that. Following that, there are referrals made by Council to the advisory or agencies in the Town, then Council would have a Public Hearing in December. As for having information sessions, her understanding is that the superintendent is working with the school PTOs to get information out.

Councilor Manousos asked if the Building Committee has looked at Hamner School.

Christine Fortunato responded that the Building Committee has not been told that the Hamner project has been taken off, so it should be worked on for a referendum. A different architectural firm has updated the figures, but it is up to the Council on how to proceed. She explained that through communication with Chairperson Hemmann, the high school was the priority at this time, especially with the Office of Civil Rights violation.

Deputy Mayor Console asked about the data on student enrollment, actual vs. estimate, and inquired whether it was possible for the Building Committee to go back from 2005 up through 2011 to get historical data as to the estimated enrollment for those years to compare it to the actual numbers.

Rusty Malik responded that this information is available and the enrollment projections done are very detailed and it gives all the historic prospective so the Board of Education has that information.

Deputy Mayor Console noted that he wanted to run some calculations himself on the student

population and square footage as it may make a difference.

Councilor Kotkin noted that the plans include a large gym where the present parking lot is next to the swimming pool. The parking lot is moved over to the softball field, which is moved to the practice area of the football field and he asked for an explanation as to why a larger gym was needed in that space as opposed to renovations to the indoor athletic facilities.

Rusty Malik responded that there are two reasons why the gymnasium made sense. They looked at keeping the gymnasium at its current location which presented some challenges because it is not wide enough and the walls can't just be moved. Another area would be needed to go through to make the renovations. Ultimately, there is about a 5,000 square foot increase in space which is consistent with other department spaces in the school; it was the best way the plan gets organized and they were able to resolve the question of the gymnasium. It allows them to build the swing space also.

Christine Fortunato asked Tom Moore, Principal of Wethersfield High School to talk more about having more gym classes.

Mr. Moore commented that this particular project allows for more physical education space. Currently the gymnasium is used, as well as the pool and a small fitness area but there are four grades of physical education so this particular project allows for the curriculum to be delivered in the way it was designed. The other problem Rusty Malik noted was moving the gymnasium walls, and there are currently some Title Nine issues in terms of team rooms. This structure allows for equal number of team rooms for male and female athletes.

Councilor Roberts thanked the Building Committee, Christine Fortunato for chairing the committee and the architects for their work on the project as a lot of time has gone into this project. She asked CLAB stood for "classroom with a lab in it."

Rusty Malik responded that this was a correct.

Councilor Roberts noted the Family Consumer Science Space and the lecture hall and asked if the lecture hall had just recently been renovated.

Mr. Moore responded that the aesthetics in the lecture hall were updated with new tables and new runners. The program renovation being suggested here is with Family Consumer Science, which is probably the most popular elective. This particular renovation allows them to take a very small area that currently houses the Culinary Arts Program which contains three kitchens, and has 21 students in there, which is oversubscribing it. The area would be doubled in area that is currently used for study halls, faculty meetings, so now it would be a more effective and efficient use of the space.

Councilor Roberts asked what the cost would be for the solar panels.

Rusty Malik responded that it is a small component. If there is funding available for the project, the payback would make sense. If that is not the case, and the focus is going to be on the education tool, then it would be a much smaller array.

Councilor Roberts asked who controls the funding.

Rusty Malik responded that it is federal funding.

Councilor Roberts asked if there is anything in the upcoming accreditation report that might come out as an issue.

Mr. Moore responded that there may be recommendations from the accreditation review, but those were anticipated when working with the architect. There will be OCR recommendations, ADA recommendations, accessibility recommendations, trying to ensure the function of the building enables the curriculum to be implemented.

Councilor Roberts asked about how the photolytic panels will look in fifteen years.

Rusty Malik responded that the technology is constantly changing and becoming more efficient and in reality, nothing looks fine in fifteen years and it will wear in this time.

Councilor Montinieri asked if there will be central air conditioning throughout the building.

Rusty Malik responded that it there will be central air conditioning throughout the building.

Councilor Montinieri asked if faculty and staff have been involved in the design phase to give some thought and input, particularly in the sports area.

Mr. Moore responded that there has been full participation with Quisenberry who had met with representatives from each department, including Jay Cottone who represents the athletic department.

Councilor Montinieri asked if there were any issues brought up.

Tom Moore responded that this plan is the result of a number of iterations of the plan.

Councilor Hurley noted that the practice field is utilized by the football team and asked if that was taken into consideration when the softball field was put down there.

Mr. Moore responded that the sports are in two different seasons. During the spring season, the

practice area is not utilized as much as it is during the Fall with football.

Chairperson Hemmann thanked Christine Fortunato and the architects for the presentation.

Christine Fortunato noted that with the change in the application process with the State, the voters need to understand that the full amount of the \$71.8 million is what will be put to the voters. However, that would be reduced by the State grant reimbursement and hopefully any energy grants that can be brought in.

PUBLIC COMMENTS

1. Hearings

- a. Continued from the September 19, 2011 Town Council Meeting: A resolution to adopt the Redevelopment Plan for 1000 Silas Deane Highway, Wethersfield, CT, Dated June 20, 2011.
- b. Continued from the September 19, 2011 Town Council Meeting: A resolution to adopt the Redevelopment Plan for Berlin Turnpike/Nott Street, Wethersfield, CT, Dated as Amended to August 30, 2011.

Robert Young, 20 Coppermill Road, commented on the Silas Deane and Berlin Turnpike developments and noted that when speaking about redevelopment, he doesn't think it should mean development of apartments, but should be about development of businesses and economic development. And there is also the issue of the number of children in the apartments and this will increase the school population.

Paul Copp, 100 Executive Square, commented that the Independent Party is going to do what it can to defeat the referendum as it is felt that the Town should not be picking which businessman to help out.

John Miller, 45 Highland Street, commented on the Berlin Turnpike development and felt it was not a good apartment site.

George Ruhe, 956 Cloverdale Circle, commented on the Berlin Turnpike and Silas Deane Highway projects and that some valiant points have been made by Mr. Copp, Mr. Young and Mr. Miller. He commented that if the developer wants to make money, why are taxpayers being asked to provide funding and helping the developer. The development or encouragement of business to move into Town can be done by making the Town more friendly and receptive to businesses.

Chairperson Hemmann declares the hearings closed.

Chairperson Hemmann asked if anyone wanted to speak on the following hearing items:

- c. Amendment to Chapter 111, §111-1 A: Deletion of §111-1 A (6) and addition of §111-1 A (7) to delete Savage Park as dedicated parkland and to designate the YMCA property as dedicated parkland.

Bob Latham, 60 Somerset Street, reported on the Savage Park property and gave a brief overall history. He noted that the property was conveyed to the Town by the Savage sisters in 1942 with the restriction that it would only be used for a park. In 1957 the deed of restriction was lifted by the sisters' sole heir per the then Town Attorney, Charles Moeller. A recent article noted that the Town purchased the property in 1957 and he asked for verification if the property was purchased by the Town. The subject of rezoning Savage Park for business was discussed in 1994 and in 1998 and both times Town Council and/or Planning & Zoning elected not to pursue it any further. On September 12, he met with Jeff Bridges, Town Manager to provide him with some background with the prior efforts to rezone this property and provided him with copies of newspaper articles and petitions submitted back then. During one of the prior rezoning efforts, one of the decisions made by the Town Council was to fund a six month economic study of this property. Jeff Bridges was unable to locate any study as the historian was out of the country but would follow up on his return. Bob Latham noted that his concerns were what type of structure would be allowed to be built on that site, what type of businesses would be allowed to go in there, the loss of the sound buffer that the current trees provide, increase traffic and issues with northbound traffic turning onto Somerset.

Kevin Crean, 67 Somerset Street, commented on the issues of Savage Park, safety issues with Silas Deane Highway and Somerset, church traffic, funeral traffic, Corpus Christi School traffic, drainage issue, erosion and water issues during heavy rains, and as a result Savage Park also has water issues. He commented on an article in the paper would referenced that that Town hopes to sell Savage Park for \$100,000 if the park gets rezoned. He noted that if the park was removed from the open space category and sold for \$100,000, the development of the park would negatively impact the values of the 70-80 homes in the neighborhood, reducing the value and tax revenue on those homes. He respectfully requested Council permanently classify Savage Park as open space.

John Miller, 45 Highland Street, commented that Savage Park has a long history and felt that it should remain open space.

Ryan Allard, 75 Somerset Street, commented on Savage Park, referencing the Town's zoning regulations and noted that it proves that not much development can be done in this area based on the language. He also noted the traffic, safety and water issues.

Richard Prescott, 44 Somerset Street, commented on the possibility of selling Savage Park for \$100,000 and building a high school for \$42 million to \$78 million. He asked that before any zoning changes are made, is there a plan in place for this property.

Chairperson Hemmann noted that there is no plan in place at this time.

Richard Prescott asked what the future needs, land use, zoning, economic development goals and area and neighborhood goals are for the Town. He asked if the Town was giving any business incentives to develop existing vacant properties. Mr. Prescott commented that he is against turning this property into commercial property.

Robert Young, 20 Coppermill Road, commented on the Savage Park issue and noted that perhaps the two owners can sign over their piece to the other owner to protect it. He commented that he hoped Council would turn it down.

Mary Latham, 60 Somerset Street, commented on the Savage Park issue and asked Council to consider the Savage sisters' wishes and leave it for open space. She suggested enhancing Savage Park instead of destroying it.

Dave Gregorio, 4 Somerset Street, commented on the Savage Park issue supporting leaving it as parkland.

Alice Zenick, 47 Somerset Street, commented on the Savage Park issue and is not in favor of selling the parcel.

Tom Curtin, 51 Somerset Street, commented on the Savage Park issue and is against having the park status changed and encouraged Council to make a permanent resolution so that it does not need to be revisited again.

Deputy Mayor Console read into record a letter received from residents of Somerset Street who were unable to attend the meeting. (See Attachment 1.)

- d. Amendment to Chapter 111, §111-1 A: Addition of §111-1 A (8) to designate the Wilkus Farm Open Space parcels as dedicated parkland.

Jim Woodward, 5 River Road, commented that he felt it was a good idea.

Chairperson Hemmann closed the hearing.

- e. Resolution authorizing the sale of Town Property: In accordance with Chapter 37 of the Town Code, a resolution to offer for sale the property known as Wilkus House and Barns.

Jim Woodward, 5 River Road, asked Council to reconsider their proposal to sell Wilkus House and Barns to the highest bidder and this would be in total disregard for the people who fought to keep the Wilkus property and for the history of the barn and farmland.

Jim Clynch, 903 Ridge Road, commented on the Wilkus Farm property and felt it was a bad idea to sell the property.

John Miller, 45 Highland Street, commented on the Wilkus Farm property and felt the Town paid twice as much as it is worth.

George Ruhe, 956 Cloverdale Circle, commented on the Wilkus Farm property and suggested that the Town Council turn it down.

Alice Zenick 47 Somerset Street, commented on the Town's history and life as an agricultural town, and by using up the open space, that will be depriving the children of what is their natural heritage. Children do not know where food comes from and how food is produced.

Robert Young, 20 Coppermill Road, commented that the Town should sell the house and the barn and felt the \$300,000 selling price is cheap unless provisions are made that only one house can be built on the property.

Chairperson Hemmann closed the hearing.

GENERAL COMMENTS

PUBLIC

Robert Young, 20 Coppermill Road, commented on the State of Connecticut closing with a \$237 million surplus, but had to borrow \$1.5 billion in the same year. If the State cuts its aid to the towns, asked what is Wethersfield planning on doing and felt it would be unacceptable to increase town taxes.

Paul Copp, 100 Executive Square, commented that 23 other towns have passed this resolution and have sent it forward. Commented that the job of the Superintendent of Schools needs a job description and should be done by the Town Council. For every \$10.00 paid by the taxpayers, the Board of Education, receives \$6.00 of that, so the Town Council should be responsible for hiring the individual who is going to be spending that money. He also commented on the platform for the Independence Party and people have been asking him for the Republican and Democratic platform.

George Ruhe, 956 Cloverdale Circle, commented that the Town Council deserves a pat on the back as many speakers went beyond the 5 minutes, and this showed the public a level of courtesy by listening to what they had to say. Also spoke about the Board of Education holding a referendum on Primary Day and didn't think this was a good idea.

Chairperson Hemmann commented that the Board of Education did not come up with that date. It was the Building Committee's decision

Jeff Bridges noted it was put together so that money could be saved on the election

George Ruhe commented that he is interested in saving money, but when the Town is looking to at saving \$15,000 to \$20,000 on an election that's going to be spending as much as \$70 million. It should be the sole focus as the citizens are being called out to approve or disapprove.

Tom Curtin, 51 Somerset Street, commented that the high school presentation was great but he wasn't aware that the Town was aware of an \$80 million build on to the high school. He noted the common theme seems to be structure vs. educators. He noted that it appears lopsided as money is being spent on athletics, music and parking. He wondered if there is enough room for a full size softball field.

COUNCIL REPORTS

Councilor Hurley reported for the Historical Society which finalized a lease agreement with the Standish House property and Lucky Lou's Restaurant. There is a "Save the Date" of November 19 for the Annual Antique Show, to be held at the Community Center. He also reported that the high school issue was discussed at the Shared Services meeting. A decision was made that instead of having residents coming up to the microphone at Town Council meetings requesting information about the ongoing projects, a monthly report will be generated on the ongoing projects at the schools. He also reported that the Board of Education is looking at different budget items, one being the "Pay to Play Athletics" to see whether the fees need to be raised or not on athletics in school to stay within budget. The poor condition of Webb School and Highcrest School parking lots was discussed. Also discussed was the steepness of the hill at Cottone Field and the possibility of having a handicap entrance from Church Street for the handicapped residents.

Councilor Hurley spoke for Councilor McAlister on Public Works Committee. About six or seven months ago, land was reviewed around Town, which has now been whittled down to four or five properties that were small. He noted that the intention was to look at the disposal of small lots due to maintenance concerns. It was not about raising money. Notice was sent to the surrounding residents 300 feet from the properties of the Town's intentions.

Resident from Somerset Street commented that no one from the bottom of Somerset received any letter from the Town and asked what happened to the Planning & Zoning process meeting from 17 years ago.

Councilor Hurley noted that the sitting Council was not around 17 years ago. The properties were brought up before the Committee to initially look at the property.

Jeff Bridges noted that the letters were sent out a year ago.

Councilor Drake reported for the Library Committee who reported that the Library's Fall hours will be open Sundays from 1:00 to 5:00 p.m.

Deputy Mayor Console reported that on September 28, he, Chairperson Hemmann, Jeff Bridges and Mike Turner attended MDC's quarterly update meeting for the Town. There was discussion on the Clean Water project update and how it affects Wethersfield. Also discussed the debt service MDC is going to incur over the next 25 to 30 years and plans to pay for it.

COUNCIL COMMENTS

Councilor Kotkin asked about work on Desmond Drive and the likelihood that it will be completed by winter.

Mike Turner responded that he has spoken with the MDC inspector and had hoped that everything would have been completed by September 30. All the piping is in place and have received one positive water quality test, but two are needed and they have not been able to achieve that yet. Today it was being re-chlorinated and re-flushed and will be tested again. Once that it is in place, there are seven homes that the water service will need to be reconnected to the new main, which will take about a week. It had been hoped that paving could start on October 7, but that is not going to happen. MDC's goal is to have it completed by year end.

Deputy Mayor Console noted that a construction update has been sent out to all the residents regarding Desmond Drive. He also commented on Morrison Avenue, noting that some people are happy and some are not. There are issues about the paving, curbing and the method of what is being done with the snow shelf. He also spoke about Savage Park and commented that upon review of the property, he noted that it is a neighborhood piece of land and should be kept residential. He noted that he has spoken to the Archdiocese and they are not selling the land. He commented he has learned a new term -- NIMBY" – not in my backyard.

Councilor Roberts asked Deputy Mayor Console to discuss this topic when the Council got to it on the agenda.

Deputy Mayor Console responded that he had the floor.

Chairperson Hemmann reported that she attended the clean up down at the Wethersfield Cove but the water was high so not much could be done. She also reported on the search for the School Superintendent and noted that there are number of sessions set up and encouraged the residents to attend one of the sessions if there are questions.

Deputy Mayor Console asked what was sent back to the School Board when the budget was closed.

Jeff Bridges responded that approximately \$2,000 was returned and a year end report will be sent out this week in Council packets.

Deputy Mayor Console also asked for the definition of the difference is between parkland and open space.

Jeff Bridges responded that there really isn't a difference.

TOWN MANAGER'S REPORT

Jeff Bridges reported that the Town received reimbursement from FEMA in the amount of \$87,000, for the January 2011 snow storm.

COUNCIL ACTION

Councilor Montinieri moved **"TO APPOINT SOPHIE FORTUNATO (UNDER 21), 28 FAIRMONT STREET, TO THE YOUTH ADVISORY BOARD, FOR THE TERM OCTOBER 3, 2011 THROUGH JUNE 30, 2012,"** seconded by Councilor Kotkin.

All Councilors present, including the Chairperson voted AYE. The motion passed 8-0-0.

Deputy Mayor Console moved **"TO APPOINT HOLLY H. DUPONT, 44 ORCHARD HILL DRIVE, TO THE PLANNING & ZONING COMMISSION, FOR THE TERM OCTOBER 3, 2011 THROUGH JUNE 30, 2014,"** seconded by Councilor Montinieri.

All Councilors present, including the Chairperson voted AYE. The motion passed 8-0-0.

Councilor Manousos moved **"TO TAKE OUT OF ORDER B1e,"** seconded by Councilor Hurley.

All Councilors present, including the Chairperson voted AYE. The motion passed 8-0-0.

Councilor Hurley moved **"TO ADOPT THE ORDINANCE AMENDING CHAPTER 111, SECTION, 111-1 A(6) TO REMOVE SAVAGE PARK AS DEDICATED PARKLAND**

AND TO ADD SECTION 111-1 A(7) TO DESIGNATE THE FORMER YMCA PROPERTY AS DEDICATED PARKLAND,” seconded by Councilor Manousos.

Jeff Bridges reported that if Council chooses to retain Savage Park in the ordinance, please delete it from the amendment, but allow the inclusion of the YMCA property into the parkland.

Councilor Drake asked if at some point Council has land that needed to be swapped in the future, and other land needed to be designated as parkland, if the YMCA property is already designated as parkland, then the Town does not have anything to switch into the designated parkland.

Jeff Bridges responded that the motion should then not be approved.

Councilor Montinieri thanked the residents who came out in support of the Savage Park property.

Councilor Kotkin also thanked the residents for coming out.

Deputy Mayor Console also thanked the residents for coming out.

Councilor Drake commented that Council was looking to get rid of some of the parcels because of the maintenance cost.

Councilor Manousos apologized to the Somerset Street residents who may not have received the letters last year, but at the end of the day, the process works.

All Councilors present, including the Chairperson voted NO. The motion fails 0-8-0.

Councilor Hurley moved **“TO ADOPT THE RESOLUTION APPROVING THE REDEVELOPMENT PLAN FOR 1000 SILAS DEANE HIGHWAY, DATED JUNE 20, 2011”** seconded by Councilor Drake.

Jeff Bridges reported that the question is on the ballot and the explanatory text is being prepared by Peter Gillespie.

Councilor Montinieri asked for clarification on some of the language regarding 10 years after the date and the significance of that.

Peter Gillespie explained that the ten year language is standard in redevelopment plans and comes from the statute. At the end of the ten year period and the project has been adopted, the Town and the Redevelopment Agency lose all authority from a redevelopment statutory point of view and it would then have to be re-adopted or re-modified in order for the authority to continue. It is a timeframe that prevents a plan from being approved then sat on for an indefinite period of time.

Councilor Montinieri asked in theory, if this referendum were to pass and an initial appropriation was made and for some reason it expires, what is the impact of the expiration of this plan with respect to the bonded money.

Peter Gillespie responded that he cannot speak for the bonding limitations. From a redevelopment point of view, some of the powers and authority to apply money to the project would expire. It may be able to be renewed in ten years or readopted.

Jeff Bridges explained that the bonding has its own expiration timeline.

Councilor Montinieri asked what is the timeline for the bonding expiration.

Jeff Bridges responded that the timeline is three years.

Councilor Montinieri asked Council passes the resolution then the referendum fails, would it empower the Redevelopment Agency to continue to pursue a plan that failed at referendum.

Jeff Bridges commented that the bond would fail.

Councilor Montinieri commented that the bond is the whole point. If the resolution passes but the referendum does not, this plan sits down on the table.

Councilor Manousos commented that in his opinion, it allows the Redevelopment Agency to look for alternative sources of funding.

Councilor Montinieri asked if either of these plans fail notably, will Council still feel like this is a good thing to be working on.

Councilor Manousos commented that Council should never give up if there are alternative sources. Councilor Manousos asked would happen if the project requires more than \$2 million.

Jeff Bridges responded that the plan allows the Town to use other things besides cash, such as tax abatements or a formula of incentives, as long as the income from the additional revenue from the taxes is enough to pay for those incentives.

Councilor Roberts commented that one way to frame it is if either of these do not pass, can there be an alternative plan.

Peter Gillespie responded that the plan is very specific in that if any changes are made in the future, it would need to go back through the Redevelopment approval process, have additional public hearings and bring it back to the Council for approval.

Councilor Roberts asked if it would prevent the Town from taking that step.

Peter Gillespie responded that it would not.

Councilor Montinieri asked if the Town receives feedback from residents about concerns on the apartments on the Silas Deane Highway and there is agreement for its multiuse, but the impact of the schools is worrisome, would Council have to go back to a series of public hearings to change that revision if that's a learning process.

Peter Gillespie responded yes.

Councilor Montinieri asked if this would need to be passed before the referendum, or couldn't the referendum be done first to see whether the residents like it or not.

Peter Gillespie responded that the Town envisions the Council and the Redevelopment Agency approving the plan in advance of the referendum, and this would probably be more of a legal question.

Jeff Bridges commented that he had checked with bond counsel and noted that it does not need to be done, but it is a show of support for the project.

Councilor Montinieri noted that his concern is that a cumbersome set of speed bumps is being set up in case the referendum fails, the Town is still committed, and feels Council should see if the residents vote for the referendum or not.

Councilor Manousos commented the previous referendum did not have any specificity and it failed.

Jeff Bridges noted that all the homework was done for this redevelopment project and the most reasonable project for this site is what is in front of Council now.

All Councilors present, including the Chairperson voted AYE. Deputy Mayor Console voted NO. The motion passed 7-1-0.

Councilor Hurley moved **"TO EXTEND THE COUNCIL MEETING PAST 11:00 P.M.,"** seconded by Councilor Montinieri.

All Councilors present, including the Chairperson voted AYE. The motion passed 8-0-0.

Councilor Manousos moved **"TO ADOPT THE RESOLUTION APPROVING THE REDEVELOPMENT PLAN FOR BERLIN TURNPIKE/NOTT STREET, DATED AS AMENDED TO AUGUST 30, 2011,"** seconded by Councilor Drake.

Jeff Bridges reported that the question is on the ballot and the explanatory text is being prepared by Peter Gillespie.

Councilor Kotkin commented that he opposes this project and doesn't feel it is a good plan for the property.

Councilor Drake asked why Councilor Kotkin was comparing the two projects because each have nothing to do with the other.

Councilor Manousos commented that he felt it was dangerous to compare the two because the projects are totally different and he felt anything would be an improvement to the Berlin Turnpike project.

All Councilors present, including the Chairperson voted AYE. Councilors Kotkin, Montinieri, Roberts. The motion passed 5-3-0.

Councilor Hurley moved **"TO ADOPT THE ORDINANCE AMENDING CHAPTER 111, SECTION 111-1 A(8) TO DESIGNATE THE WILKUS FARM PROPERTIES AS DEDICATED PARKLAND,"** seconded by Councilor Manousos.

Jeff Bridges reported that this ordinance puts the land in the conservation easement, which is a condition of the State grant.

All Councilors present, including the Chairperson voted AYE. The motion passed 8-0-0.

Councilor Drake moved **"TO ADOPT THE RESOLUTION AUTHORIZING THE SALE, BY SEALED BID, OF THE PROPERTY KNOWN AS THE WILKUS HOUSE AND BARN IN ACCORDANCE WITH THE TOWN OF WETHERSFIELD CODE, CHAPTER 37, SECTION 37-2,"** seconded by Councilor Hurley.

Jeff Bridges reported that the response date has been changed from October 24 to November 15.

Councilor Hurley noted that he had seen notes of a request for a proposal on the possibility of having farmland.

Jeff Bridges responded that a request for a proposal cannot be done. Chapter 37 states that the property would have to go to the highest bidder but added that the ordinance could be changed though.

Councilor Drake commented that Council has the right to reject any and all bids.

Councilor Hurley asked then that it wouldn't have to go to the highest bidder.

Jeff Bridges responded that the highest bid would have to be taken or reject them all.

Councilor Montinieri noted that he did not agree with Councilor Drake. People have very strong opinions about the house and the barn and to sell it to the highest bidder and perhaps to have the barn and house taken down and houses built is against what people had worked hard against. He commented that he felt this was a big mistake.

Councilor Drake commented that he did not see Councilor Montinieri at one Ad Hoc Committee meeting and added that a report and presentation was done.

Councilor Montinieri commented that base on what happened tonight with Savage Park, the Town does not have a good track in communicating with its residents.

Councilor Roberts commented that she felt the property should be sold, however she would feel more comfortable setting aside some land for farmers, but since that cannot be done, she is going to vote against it.

Chairperson Hemmann noted that the family was offered the barn and they chose not to take it.

All Councilors present, including the Chairperson voted AYE. Councilors Kotkin, Montinieri and Roberts voted NO. The motion passed 5-3-0.

OTHER BUSINESS

Councilor Drake moved **“TO AUTHORIZE THE TOWN MANAGER TO SIGN A NON-EMERGENCY INTERAGENCY POLICE SERVICES AGREEMENT WITH THE TOWNS OF NEWINGTON, ROCKY HILL, BERLIN AND CROMWELL,”** seconded by Deputy Mayor Console.

Jeff Bridges reported that this is a renewal of the existing agreement.

Councilor Kotkin noted that the agreement mentioned heart and hypertension, but no mention of medical.

All Councilors present, including the Chairperson voted AYE. The motion passed 8-0-0.

BIDS

Deputy Mayor Console moved **“TO AWARD THE ROCK SALT BID TO AMERICAN ROCK SALT, EASTERN SALT CO., AND INTERNATIONAL SALT CO. AT A COST PER TON OF \$59.55, \$61.75 AND \$69.93 RESPECTIVELY,”** seconded by Councilor Hurley.

Jeff Bridges reported that there were tie bids for the rock salt for snow and ice control.

Chairperson Hemmann noted that this wasn't bid in this manner in the past because the Town was able to get the salt, as opposed to last winter when the Town had trouble getting salt.

RaeAnn Palmer noted that it needed to be awarded to three bidders equally.

All Councilors present, including the Chairperson voted AYE. The motion passed 8-0-0.

ORDINANCES, RESOLUTIONS, APPOINTMENTS FOR INTRODUCTION

MINUTES

Councilor Kotkin moved **"TO APPROVE THE REGULAR MEETING MINUTES OF SEPTEMBER 6, 2011,"** seconded by Councilor Hurley.

All Councilors present, including the Chairperson voted AYE. The motion passed 8-0-0.

Councilor Manousos moved **"TO APPROVE THE REGULAR MEETING MINUTES OF SEPTEMBER 19, 2011"** seconded by Councilor Hurley.

All Councilors present, including the Chairperson voted AYE. Deputy Mayor Console ABSTAINED. The motion passed 7-0-1.

PUBLIC COMMENT

None.

EXECUTIVE SESSION

At 11:30 p.m., Councilor Kotkin moved **"TO GO INTO EXECUTIVE SESSION TO DISCUSS UNION NEGOTIATIONS"** seconded by Councilor Drake.

All Councilors present voted AYE. The motion passed 8-0-0. Jeff Bridges, Town Manager was present.

Councilor Montinieri moved **"TO APPROVE THE AGREEMENT BETWEEN THE TOWN OF WETHERSFIELD AND LOCAL 1303-408 EFFECTIVE JULY 1, 2011,"** seconded by Councilor Kotkin.

All Councilors present voted AYE. Councilor Roberts ABSTAINED. The motion passed 7-0-1.

At 11:42 p.m., Councilor Kotkin moved **“TO LEAVE EXECUTIVE SESSION”** seconded by Councilor Drake.

All Councilors present, including the Chairperson voted AYE. The motion passed 8-0-0.

ADJOURNMENT

At 11:43 p.m., Councilor Drake moved **"TO ADJOURN THE MEETING"** seconded by Councilor Hurley.

All Councilors present, including the Chairperson voted AYE. The motion passed 8-0-0.

Dolores G. Sassano

Town Clerk

Approved by vote of Council

October 17, 2011