

**REGULAR MEETING
APRIL 5, 2010**

The Wethersfield Town Council held a meeting on Monday, April 5, 2010 at 7:00 p.m. in the Council Chambers, 505 Silas Deane Highway, Wethersfield.

Present: Councilors Drake, Hurley, Manousos, Roberts, Deputy Mayor Console, and Chairperson Hemmann.

Absent: Councilors Kotkin and McAlister

Also present: Jeff Bridges, Town Manager and Dolores G. Sassano, Town Clerk.

Councilor Manousos led the pledge of allegiance to the flag.

PROCLAMATIONS

Chairperson Hemmann presented a proclamation to the Wethersfield Boys 6th Grade Travel Basketball Team.

PLANNING AND ECONOMIC DEVELOPMENT REPORT

Peter D. Gillespie, Town Planner presented the following report:

RECENT APPROVALS

- Lucky Lou's Restaurant on Main Street has submitted plans for an expanded outdoor patio.
- Sandy Byrnes has submitted plans and an application to the PZC for a yoga studio River Rock Yoga and Wellness Studio for the former Mainly Tea space on Main Street.
- Building permit has been issued for interior renovations and new signage for the Stop and Shop at 1380 Berlin Turnpike.

DEVELOPER/PROPERTY OWNER/REALTOR CONTACT

- Preliminary plans have been submitted to the PZC by a developer interested in developing property on the Berlin Turnpike for a 150 unit apartment complex to be named Collier Place. An application to modify the multifamily zoning regulations has been filed and will be heard again by the PZC on April 6.
- An application has been filed by the new owner of former Ritz Camera building – 526 Silas Deane Highway for a façade improvement loan for this property.
- A façade improvement application has been filed by the owner of the property at 318 Silas Deane Highway and the building that houses Hair Innovators Beauty Salon.
- Met with several interested buyers for the former FunZone building and compiled information for them as they research the property.

- Met with prospective new owner for office building at **376 Silas Deane Highway**.
- Discussed plans for possible new tenant for vacant **Hollywood Video** space on Silas Deane Highway.
- Met with several individuals researching the possible purchase of existing businesses in **Old Wethersfield**.

OTHER NEWS AND INITIATIVES

Economic Development and Improvement Commission

- The EDIC has now hosted a series of breakfast meetings with the business community to discuss the creation of a **Wethersfield Shops Local** program. We are now in the midst of setting up the program and signing up participating businesses and consumers. In support of this effort the EDIC has agreed to participate in a monthly gift certificate drawing and the creation of a web site identity for the program.
- During March we closed on the façade loan for **Pelton's Home Health Care**.

Tourism/ Preserve America

- Preliminary design concepts have been submitted and are being reviewed for the way-finding signage program. Final design specifications are on hold pending an upcoming meeting with the Connecticut Department of Transportation.
- In partnership with the Wethersfield Historical Society received notice from the State Commission on Culture and Tourism that we will be receiving the full grant requested \$10,402 to assist us with an advertising campaign that will promote Historic Wethersfield in newspaper inserts in the NY/NJ and Connecticut Metro area. Contracted with Madden Media for ad placement.
- In partnership with the Wethersfield Historical Society and through a grant from the CT Commission on Culture and Tourism we have retained the **Pita Group** to evaluate our marketing efforts in order to determine opportunities to more cooperatively market programs and events with our other partners such as the Shopkeepers, the Historical Society, the Webb Deane Stevens Museum and others.

Redevelopment Agency

Continuing to look at development opportunities throughout the community. Meeting scheduled with property owners on Berlin Turnpike to discuss potential interest in partnerships.

The agency is in receipt of a proposal from Bartram and Cochran to explore the redevelopment potential of a cluster of properties surrounding and including **1000 Silas Deane Highway** the former Foodways building. The agency will be meeting with the property owners prior to presenting this proposal to the Council.

Councilor Roberts inquired as to whether or not the parties who have looked at the Fun Zone property are interested and what was the status of the former Ritz Camera building.

Peter Gillespie stated that the owner for Ritz Camera has not indicated who the tenant will be but has put in an application to redo the façade and repair the parking lot in the hopes of enticing a potential tenant.

Deputy Mayor Console asked if someone has purchased the former Ritz Camera building and is planning on renting it out.

Peter Gillespie responded that the owner is Caesar Rossitto who has plans to raise the grade level of the parking lot and redo the façade of the building.

Councilor Drake asked whether the Redevelopment Agency is in receipt of a proposal for the Weight Watchers' building or have they put together a proposal and asking for property owners to look at it.

Peter Gillespie responded that last year the Town put out a proposal to retain a real estate development consultant to put together a plan for the Fun Zone property and flipped it over to the Weight Watchers' building because of the lack of participation from the owners of the Fun Zone. The Town is now sitting down with the owners to discuss what their financial stake is going to have in that and present it back to the council and to determine what the best route will be. Peter Gillespie explained that the Town received a proposal from the real estate development consultant to put a plan together for the property.

Councilor Hurley asked if the existing businesses in Old Wethersfield are currently in operation.

Peter Gillespie responded that several of the businesses have been on the market for awhile or are proposed to be taken over by new owners and operators and that the nature of these businesses will stay the same.

Councilor Hurley asked if the owners who are leaving wanted to get out of the business.

Peter Gillespie responded that yes, there are people who want to get out of the business but there are new people who want to come in.

TOURISM COMMISSION REPORT

Chris Traczyk, Chairperson of the Tourism Commission presented the following report:

ANNUAL REPORT

History and Mission

The Wethersfield Tourism Commission was created by ordinance in March of 1999, as an outgrowth of the Wethersfield Festival. The success of the Festival demonstrated the potential for development of Historic Wethersfield as a tourist destination. The adopted mission of the Commission is "To promote and encourage tourism to make visitors to the New England area aware of Wethersfield's heritage and it's historic and scenic sites, to coordinate a year round calendar of events and promotions, and to assist in the marketing of any product promoting Wethersfield."

Programs

In support of this mission the Commission has established a number of ongoing programs:

- The maintenance of a tourism specific website/internet presence to promote the Historic Wethersfield brand www.historicwethersfield.org
- Design and distribution of a high quality color brochure to promote the sites and attractions found in Wethersfield.
- A marketing and media campaign to promote the brand through press releases, newspaper, magazine and television promotions.
- Maintenance of a year round calendar of events on the website.
- Visitor inquiry information packets for distribution to interested potential visitors.
- Partnerships and coordination with State, Regional and local tourism stakeholders.
- Support of special events and projects designed to improve the visitor experience.

Benefits

Visiting historic and cultural sites continues to be one of the most popular tourist activities. Heritage tourism is one of the fastest growing niche market segments in the travel industry today. People who engage in historic and cultural activities spend more, do more, and stay longer than other types of U.S. travelers.

The continued development of tourism in Wethersfield will bring more visitors with money to spend in business located along the Silas Deane Highway and Berlin Turnpike as well as in Old Wethersfield. Increased tourism will not only support our local historic sites and museums and increase business, but it will help to reduce future increases in the heavy tax burdens that fall upon our businesses and residential property owners.

Membership

The Award Winning Commission consists of the following volunteers:

Shireen Aforismo -	Chamber of Commerce
Geraldine Munroe -	Connecticut Commission on Culture & Tourism
Dorcas McHugh -	Economic Development & Improvement Commission
Charles Ford -	Old Wethersfield Shopkeepers Association
Charles Forsdick -	Resident at Large
Chris Traczyk -	Silas Deane Highway Business Community
Katie Sullivan -	Webb-Deane-Stevens Museum
Elaine St. Onge -	Wethersfield Historical Society
Vacancy -	Berlin Turnpike Business Community
Carol Hall -	Alternate
Jenna Delay -	Alternate
Jeff Kotkin -	Council Liaison
Paul Montinieri, Jr. -	Past Council Liaison

The Commission receives staff support from Peter Gillespie, Director of Planning and Economic Development.

The Commission continued many of its ongoing programs and activities. Specifically, the Commission reported on the following accomplishments:

Website

- Our webmaster completed a series of improvements to the website which included a message from the mayor, an expanded calendar of events, links with related sites, the addition of the color brochure as PDF file and improvements to the site navigation which makes the site easier to use. 375th Anniversary events were highlighted throughout the year.
- The website continues to be a primary resource for prospective visitors to the town. The average monthly number of site visits has increased to 2,500 and the annual total of site visits has topped 30,000, this is an increase of 12% when compared to the previous year.

Brochures

- The Historic Wethersfield brochure was updated and redesigned.
- We continued our relationship with CTM Media Group to assist with the distribution of 20-25,000 of our brochure at Hotels and Visitor locations along the Interstate 91 and 95 corridors throughout the State.

Media

- Expanded media coverage provided story placements in Yankee Magazine (500,000), Journeys Magazine and This Old House Magazine (950,000), and news segments in CrossRoads Magazine, WTIC-TV, & WFSB-TV.
- Advertisements were placed in What To Do In Connecticut Travel Guide (240,000 circulation), AAA Journeys Magazine (685,000 circulation) and the Greater Hartford Guest Guide (1,000,000).

Visitor Promotions

- We created an off-the-shelf Special Promotion Discount Package published on Massachusetts & Connecticut "Staycations" websites and in the NY Times travel section.
- Our upgraded Promo Packet was mailed to 150 tour bus operators.
- 280 information requests were responded to from the Journeys advertisement.
- 160 information requests were responded to from website inquiries.
- Through a grant from the CT Commission on Culture and Tourism initiated a highway billboard advertising campaign that generated 14,295,000 impressions.
- Attractions listing in Greater Hartford Visitors Guide (500,000 circulation)
- Tourism produces a quarterly newsletter which is distributed in the Wethersfield school system.
- A Facebook page was created for Tourism.

Special Projects

- The Tourism Commission collaborated with the steering committee to begin implementation of the Master Plan for Historic Wethersfield enabled by our well earned Preserve America Grant.
- Wayfinding signage moved forward with the receipt of an additional Preserve America Grant; the committee completed an RFP for a design engineer consultant to complete final designs and draft bid documents enabling the town to select a manufacturing company with installation planned for 2010.
- Active participation on the Town's 375th Anniversary Committee.
- Continued membership with the Greater Hartford Convention and Visitors Bureau and networking event at Silas Robbins House.
- Continuing relationship with the Connecticut Commission on Culture and Tourism resulting in 3 grant awards totaling \$40,000.

- Participation in Memorial Day Parade.
- Supported the Holiday Horse and Carriage rides in Old Wethersfield with cross promotion with Shopkeepers and Webb Deane Stevens Museum events.
- Farmers Market –a collaboration of Economic Development Improvement Commission & Tourism resulted in the establishment of Wethersfield first Farmers Market. The market runs from June through October every Thursday.
- Tourism Commission completed an application to be included on the Preservation Directories list of Best Place to Buy. Placement on the list brought Wethersfield to the attention of This Old House resulting in our Best Neighborhood Award.
- Began filming for Tourism DVD –completion dependent upon state budget

Benchmarks

- Our combined promotional efforts generated over 19,000,000 impressions for potential visitors.

Outlook For 2010/2011

- Completion of collaborative strategic marketing plan with WDS and WHS.
- Increased funding to support continued and expanded advertising.
- Implementation of new marketing effort (magazine insert) this Spring and Fall in cooperation with the CT Commission on Culture and Tourism and Madden Media.
- The development of an electronic database for distribution of newsletters and e-mail blasts to potential visitors.

We appreciate your continued support of your Award Winning Tourism Commission and its efforts to promote tourism and generate economic development

Councilor Hurley commented that in the Annual Reports section on benefits, it is an interesting discussion regarding the multiplier effect on bringing more tourists downtown.

Chris Traczyk responded that in addition to bringing more people into town, if there isn't anything for people to do, they are not going to come again, stay as long or spend money because there will be no place to spend money.

Geraldine Munroe, Co-Chair of Tourism Commission, 855 Ridge Road, would like to ask the town to recognize the volunteerism of Ann Kuckro for her contribution to tourism for the Town of Wethersfield. She suggested some type of acknowledgement to Ms. Kuckro and her family for all that she had done.

Chairperson Hemmann acknowledged the contributions made by Ann Kuckro to the town.

REPORT ON OLD WETHERSFIELD COMMUNITY OUTREACH

Alta Lash, of the United Connecticut Action for Neighborhoods, 77 Mountford Street, Hartford, presented the following report:

Alta Lash reported that one of the recommendations of the master plan for Preserve America was to have the town conduct an outreach process before putting any projects or plans definitely in place. Alta Lash's job is to listen to people in the community, describe for her what they would like to see in their community, what they would like to avoid in the community and how to take the next steps that will result in positive projects to implement. To date, she has spoken with 73 people, most of who has contacted her. There has been an overwhelming interest in making Wethersfield a vibrant community. People would like to see more stores and commerce. Alta Lash also explained that another one of the competitive asset of Old Wethersfield was the history and terrain. Also mentioned was the Griffin Dance Academy, the Cove and the Farmers' Market.

The commercial sector is the area where the most critical problems lie. There has been a trend to fill the vacancies in the area with businesses that are more service related and do not generate foot traffic and/or are not a destination points. Few people patronize businesses then visit the historic homes. The present retail businesses are struggling. What Alta Lash is proposing is to have an Open Working Meeting to work towards a project. A date has been scheduled for April 21. The group of Old Wethersfield residents and stakeholders will be divided into three groups: (1) the retail sector; (2) the outdoors (kayak rentals, kayaking tied to the Connecticut River, bike riding); and (3) having more events (sidewalk art contests for children) and getting information out for volunteers. The hope is to have community driven initiatives. It is a work in progress.

Deputy Mayor Console asked what the negative issues were.

Alta Lash responded that several people from all sides of the debate regretted having gone through the process. Some people felt they were made victims, others felt they were on opposite sides of the issues with their neighbors. Positive side of this: when the Town Manager's letter went out, she received many calls from all sides of the issues. Everyone she talked to felt that they needed to move forward. She emphasized that things cannot stay the same. Other people don't want to see Old Wethersfield turn into Williamsburg or Essex. Ultimately, Alta Lash stated that we need to look at the present and move into the future. It will be a healing process as well.

Councilor Drake asked what were the thoughts of people with regards to the Comstock Ferre property.

Alta Lash responded that people stated that they would like to see an expanded Farmers' Market, retail stores, wine and cheese stores, bakeries, kiosks for start up businesses.

Alta Lash stated that the April 21 meeting will be held at the Keeney Center at 6:30 p.m.

REPORT FROM FRIENDS OF THE LIBRARY

PUBLIC HEARING

Chairperson Hemmann stated that there is one item for discussion:

A. CRCOG Solid Waste Authority

Chairperson Hemmann declared the hearing closed due to no comments from the public.

Chairperson Hemmann then asked if there were any general comments.

PUBLIC COMMENTS

John Miller of Close, Jensen and Miller, Silas Deane Highway, commented on the new FEMA flood insurance information on the website. People who were previously not in a flood area are now designated as being in a flood area but there are no official maps available for people to look up their property to verify whether or not they are in a flood zone. John Miller feels we should get revised maps from FEMA.

Paul Copp of 100 Executive Square, commented on the council and the job they are doing. Paul Coop started the Independence Party in Wethersfield.

Robert Young of 20 Coppermill Road, commented on Alta Lash's report. He stated that the Town needs to lower taxes so the businesses can build up their businesses. He also commented on implementing shared services between the Board of Education and the Town.

George Ruhe of 956 Cloverdale Circle, commented on the pension plans in the State of Connecticut and the problems of Washington. He urged the council to think what is being done while the budget is being worked on.

COUNCIL REPORTS

Deputy Mayor Console reported that:

- plans for the Memorial Day parade are underway.
- he has met with the people from the handicap transportation with regards to what they are looking for with transportation in town.
- he met with the Safety Committee to discuss the issues at Emerson Williams School and a plan of action that will take care of safety issue at all the schools.
- he met with the Safety Committee to discuss issues with the Wethersfield Volunteer Ambulance.

Councilor Manousos reported that the Budget and Finance Committee met on March 18 and there was a presentation from the actuary on the pension fund status and the unfunded pension liabilities and the issues that are being dealt with and how to manage the ongoing liability of the current plan and what new plan can be develop that can reduce or limit of long term risk with the town and achieve savings. The Town's unfunded pension liabilities have increased because of market losses. He also discussed the defined benefit plans versus defined contribution plans versus a 401k pension plan. Councilor Manousos also reported on the Redevelopment Agency meeting on March 24. Councilor Manousos reported that there was a proposal for shifting attention from the Fun Zone property to the Weight Watchers' property where there is better owner participation anticipated. He reported on the Library Tour with Laurel Goodgion on March 29. He reported on the tour of the Town Historic properties.

Councilor Hurley reported that the Shared Services Committee met and are actively trying to combine services with the Board of Education and the town side.

Councilor Drake also thanked Laurel Goodgion for the library tour. He reported on the Energy Group Committee. There was a presentation on performance contracting and looking at the concept of having outside people look at the Town's buildings and based on what was seen, find ways to drive the energy cost down and share the burden.

COUNCIL COMMENTS

Councilor Roberts commented on the new name tag holders. She also wanted to remember Paul Brigham who had recently passed away. Mr. Brigham was co-chair of the Memorial Day Parade and was involved with the Veterans of Foreign Wars and always drove the car for the parade marshal. She stated that she attended the Class L Girls Championship Basketball game. Councilor Roberts wanted to commend the coaches and players for their outstanding season. She

asked Chairman Hemmann if the Girls Class L Girls Basketball team players could be invited to a meeting to honor them for their accomplishments.

Deputy Mayor Console asked if the Council could get an update on the FEMA flood maps. He commented on the issue of the pension plans and stated that as the Town moves forward, the decisions that the Council makes now will benefit the Town in twenty five years.

Councilor Montinieri commented on the FEMA matter and that people who have been placed under the FEMA flood zone have no recourse under the current plan. Councilor Montinieri volunteered to help with these issues.

Chairperson Hemmann reported that there will be a “delay your gray” program; additional information will be available at the Silas Deane Middle School, Corpus Christi School or Nancy Stilwell and Pat Meskill with Social and Youth Services. She reported that Volunteer Recognition Night will be held on Thursday, April 29 at the Community Center at 7:00 p.m. for youth and senior citizens. Chairperson Hemmann thanked Councilor Drake for the newly designed name tag holders. She thanked the Honorary Mayor of Griswoldville, Mr. Lasher, for sharing some humor from Griswoldville by adopting a Pot Hole Week for April Fool’s day.

TOWN MANAGER’S REPORT – PRESENTATION OF 2010-2011 BUDGET

Jeff Bridges reported on the Town Manager’s Proposed Budget that was distributed last week. The public hearing on the Proposed Budget will be held at the Silas Deane Middle School on Monday, April 19 at 7:00 p.m. Staff will be setting up workshops through the Budget Finance Committee starting next week and all council members are invited to attend. Jeff Bridges also proposed having a couple of meetings with council regarding the big picture issues and where to go from here. He also reported that the format has changed this year to break the operations into functional programs. Jeff Bridges commented that the department heads did a great job trying to identify what was done, how money was spent and how the budget line items were allocated to the different functions. Jeff Bridges reported that there are some technical glitches in the budget documents, but these issues will be amended and updated. Jeff Bridges reported that the municipal bond financing was completed last week. The Town authorized the refunding of approximately \$12 million in outstanding general obligations bonds. Jeff Bridges explained that the bonds were sold and the final dollar savings over the life of the issue is approximately \$642,000 and a savings of \$305,000 for next year which as was discussed, smoothed the peak over on the overall debt. This also lowered the projected debt service from where it was to a point lower than it was in the current year for a 4% total savings.

COUNCIL ACTION

Deputy Mayor Console moved **“TO TABLE THE ADOPTION OF THE “ORDINANCE TO CREATE AND BECOME A MEMBER OF THE CENTRAL CONNECTICUT SOLID WASTE AUTHORITY”** seconded by Councilor Manousos. All Councilors present, including the Chairperson vote AYE. The motion passed 7-0-0.

Jeff Bridges stated that he does not have any particular problem with the ordinance, but given the budget situation the Town has been consumed with, he would like to take another opportunity to review all the material before we recommend adoption. Jeff Bridges stated that he supports tabling the action.

Councilor Manousos asked if this organization is competing with CRRA.

Jeff Bridges responded that the Town would not be competing with the CRRA because the organization does not have any tangible asset at which the Town could handle municipal waste. It would probably function as, would be a consortium that purchases solid waste services. The Town may end up contracting as a group with CRRA rather than particular towns with direct contracts, much like the Town purchases electricity. The benefit of the Solid Waste Authority would be that the Towns would combine the tonnage to get a better overall rate.

Councilor Drake asked how many other towns have voted for this.

Jeff Bridges responded that very few towns have already voted.

ORDINANCES, RESOLUTIONS, APPOINTMENTS FOR INTRODUCTION

1. Acceptance of Resignations from Boards and Commissions--none
2. Appointments to Boards and Commissions--none
3. CRCOG Solid Waste Authority

Unfinished Business

Councilor Manousos moved **“TO AUTHORIZE THE TOWN MANAGER TO WAIVE THE BIDDING REQUIREMENTS AND TO EXTEND THE TERM OF THE CONTRACT WITH GENERAL PAVING FOR PAYMENT PREPARATION AND RESTORATION SERVICES, AT A FIVE PERCENT REDUCTION FROM THE**

ORIGINAL PRICING, BEGINNING UPON AUTHORIZATION AND ENDING ON NOVEMBER 1, 2010” seconded by Councilor Hurley.

Jeff Bridges stated that this item had been tabled at a previous meeting per council’s request to see if the company would offer further savings. General Paving did offer an additional 5% reduction on line items. Mr. Turner anticipates that the 5% reduction will result in savings of approximately \$10,000.

Deputy Mayor Console thanked Councilor Manousos for going back to General Paving and asking for the price reduction.

All councilors present, including Chairperson voted AYE. The motion passed 7-0-0.

OTHER BUSINESS:

Deputy Mayor Console moved **”TO AUTHORIZE THE POSITION CHANGE FROM ASSISTANT TO THE TOWN MANAGER TO ASSISTANT TOWN MANAGER AT A PAY GRADE OF 53, EFFECTIVE UPON ADOPTION”** seconded by Councilor Hurley.

Jeff Bridges reported that the current position is Assistant to the Town Manager and over the past couple of years this position has evolved into a leadership organization management position that has more significant duties than the Assistant to the Town Manager. The position of Assistant Town Manager currently exists in the organization but it is unfilled at this time. Jeff Bridges recommended that the position of Assistant to the Town Manager be voided and the current occupant to that position be changed in status to Assistant Town Manager. This is a 32 hour week position that is currently being worked by the employee. There is a 457 contribution in lieu of any participation in the Town pension plan in the 2010-2011 budget.

All councilors present, including Chairperson voted AYE. The motion passed 7-0-0.

BIDS

Councilor Hurley moved **“TO AWARD THE BID FOR PRINTER TONER AND PRINTER REPAIR, AS NEEDED, TO AZTEC TECHNOLOGIES, LLC FOR THE PERIOD JULY 1, 2010 THROUGH JUNE 30, 2011”** seconded by Deputy Mayor Console.

Jeff Bridges reported that Town departments spend approximately \$20,000.00 for printer toner. In an effort to get the best pricing and to secure a vendor for printing repairs, purchasing staff issued a competitive bid. Twenty-three vendors responded, with pricing on the toner cartridges, five bidders included printer repair with their bid.

Councilor Manousos asked whether or not the Town is sure that Aztec was the lowest bidder and not EIS. Councilor Manousos asked whether EIS' bid included repairs.

Jeff Bridges responded that he would need to review the report from the Finance Department and go back and price out the repairs.

Deputy Mayor Console moved **“TO TABLE THE BID FOR PRINTER TONER AND PRINTER REPAIR, AS NEEDED, TO AZTEC TECHNOLOGIES, LCC FOR THE PERIOD JULY 1, 2010 THROUGH JUNE 30, 2011”** seconded by Councilor Montinieri.

All councilors present, including Chairperson voted AYE. The motion passed 7-0-0.

Councilor Hurley moved **“TO AUTHORIZE A CHANGE ORDER TO GENERAL BUILDERS LCC IN THE AMOUNT OF \$118,000 TO COMPLETE WINDOW REPLACEMENT AT THE COMMUNITY CENTER AND TO AUTHORIZE THE USE OF UP TO \$20,349 OF FUNDS FROM THE CAPITAL IMPROVEMENT PROGRAM WINDOW REPLACEMENT ACCOUNT”** seconded by Councilor Drake.

All councilors present, including Chairperson voted AYE. The motion passed 7-0-0.

Jeff Bridges reported that the Town has received a \$99,651 grant for the window replacement project at the Community Center from the State of Connecticut, Office of Policy and Management, Energy Management Unit in accordance with the American Recovery and Reinvestment Act. Some of the windows were replaced by General Builders LLC of Wethersfield. To finish the replacement of windows at the Community Center, the total cost of the project is \$118,000. Jeff Bridges is requesting that the Town Council authorize a change order to the original contract for the renovations, General Builders LLC in the amount of \$118,000. Town Council also will need to authorize the use of \$20,000 from the Capital Improvement Program, Window Replacement Account. \$18,349 will be used for the contract amount and \$2,000 will be held as contingency. The \$2,000 will be returned to the reserve account if not needed.

Councilor Drake stated that a study had been done of the town buildings and the Police Department was found not to be energy efficient. Windows at the Police Department were

recently replaced due to leaking. Councilor Drake stated that he wanted to make sure that the Town was getting the best windows.

Councilor Roberts asked if the Council had voted on this matter this past fall.

Jeff Bridges replied that the Council voted to put the stimulus grant in for the building and this was now the actual receipt of the funds and change order for the contract.

Councilor Montinieri asked what the balance was for the Capital Improvement account.

Jeff Bridges responded that it was approximately \$22,000.

Councilor Montinieri asked why there was \$2,000 in the contingency found.

Jeff Bridges responded that it is there to make sure the costs are covered. Whatever is not used will be returned to the reserve account.

MINUTES

Deputy Mayor Console moved **“TO APPROVE THE SPECIAL MEETING MINUTES OF MARCH 9, 2010 AS CORRECTED”** seconded by Councilor Manousos.

Councilors present, including the Chairperson voted AYE. The motion passed 6-0-1. Councilor Roberts abstained.

Deputy Mayor Console moved **“TO APPROVE THE REGULAR MEETING MINUTES OF MARCH 15, 2010 WITH CORRECTIONS”** seconded by Councilor Manousos.

Councilors present, including the Chairperson voted AYE. The motion passed 6-0-1. Councilor Montinieri abstained.

PUBLIC COMMENTS

Robert Young of 20 Coppermill Road commented on the FEMA maps re-establishing the lines depicting possible flood zones. He also commented on pension plans as well as the Connect Ed phone system. He thought it should not be used as the Town does not have everyone's numbers. He stated that he already thought the position was Assistant Town Manager and not Assistant to the Town Manager. He also thought it should have been addressed after the budget hearing.

Jeff Bridges responded that there were no changes to the salary.

Councilor Manousos commented on the budget package that was put together by Jeff Bridges, RaeAnn, Palmer, and staff.

EXECUTIVE SESSION

At 9:05 p.m., Deputy Mayor Console moved **“TO GO INTO EXECUTIVE SESSION”** seconded by Councilor Hurley. All Councilors present voted AYE. The motion passed 7-0-0. Jeff Bridges, Town Manager, was present as was Ken Plumb, the Labor Attorney for the Town of Wethersfield.

At 9:37 p.m., Councilor Montinieri moved **“TO LEAVE EXECUTIVE SESSION”** seconded by Councilor Hurley. All Councilors present voted AYE. The motion passed 7-0-0.

Councilor Montinieri moved to **“TO APPROVE THE COLLECTIVE BARGAINING AGREEMENT BETWEEN THE TOWN OF WETHERSFIELD AND THE AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES, LOCAL 1303-40, PER THE TENTATIVE AGREEMENT DATED MARCH 24, 2010.”** seconded by Deputy Mayor Console. All Councilors present voted AYE. The motion passed 7-0-0.

ADJOURNMENT

At 9:40 p.m., Deputy Mayor Console moved **“TO ADJOURN THE MEETING”** seconded by Councilor Drake. All Councilors present voted AYE. The motion passed 7-0-0.

Dolores G. Sassano
Town Clerk

*Approve by vote of Council
May 3, 2010*