

REGULAR MEETING FEBRUARY 19, 2008

The Wethersfield Town Council held a meeting on Tuesday, February 19, 2008 at 7:30 p.m. in the Auditorium of the Silas Deane Middle School.

Present: Councilors Console, Forrest, Hemmann, Kotkin, Deputy Mayor Montinieri, and Chairperson Adil.

Absent: Councilors Cascio, Roberts, and Walsh

Also present: Bonnie Therrien, Town Manager and Dolores G. Sassano, Town Clerk.

All stood for the pledge of allegiance to the flag which was led by Councilor Kotkin.

PROCLAMATION - IRISH PEOPLE OF THE YEAR

Chairperson Adil presented Larry and Mary Spellacy with the Irish People of the Year Award. He said that the parade will be held in Hartford on Saturday, March 15, 2008 and they will lead the Wethersfield contingency.

Mr. Spellacy thanked the Council for recognizing them and said that they were blessed with the talent and time to serve Wethersfield and also the State. They consider themselves fortunate to be able to contribute their services by volunteering to veterans, church, and the Town.

PRESENTATION BY WETHERSFIELD INTERFAITH GREEN COMMITTEE

Mary Dobruck, 689 Folly Brook Boulevard, said the Committee began in 2007 when members of Corpus Christi Church invited other congregations in Wethersfield to partner with them to educate themselves on issues of climate change. The Committee has representation from many faith communities. Committee members believe that all people are called to be a steward of the environment. She said the Committee believes that reducing dependence on fossil fuels will promote prosperity in the community. The strategies will lower electricity costs and create a more attractive business environment. The Committee has presented two educational programs, assisted the Clean Energy Committee, and is planning to conduct energy audits of buildings. She said that the Committee is at the meeting to respectfully request that Wethersfield become a designated "green town". A green town is a community where people strive together to balance ecology, economy, and social need and to ensure a clean, healthy, and safe environment. To become a green town, the committee is hoping the Town will reduce electricity usage during peak load periods, develop and implement green and energy conservation technology, become a model of self sufficiency through renewable energy sources and strategies, and identify and develop resources that provide the Town electricity to consumers to gain access to incentives, grants, favorable financing, and tax incentives to encourage investment in energy peak load reduction, energy conservation and self-sufficiency.

Girard Hayes, 139 Broad Street, said that the first goal is to reduce electric use during peak hours. Peak demand hours are typically less than 150 hours per year. The Town can reduce this usage but installing smart meters in municipal buildings and using the data to develop strategic operating plans for the buildings. Also generators can be run to handle as much of the peak load as possible. Another idea is to replace the fuel in the generators from diesel to bio-diesel so as to reduce air pollution and qualify as a class one renewable credit. Another suggestion is to develop and implement a thermal energy storage system where air conditioning electricity usage is high. And finally, the Town could install solar panels at targeted municipal buildings.

Nancy Kiely, 232 Brimfield Road, said that the second goal is to implement and monitor green energy conservation tools and strategies by incorporating the following strategies:

- To upgrade air conditioning, boilers, lighting, motors.

- To change diesel operations to bio-diesel or invest in hybrid or electric cars as vehicles need to be replaced.
- Continue to plant trees.
 - Perform energy audits on all school and town buildings.
 - Provide tax credits for residents that operate a green car.
 - Pass green code for all new construction in Town.
 - Install timers on all office lighting and equipment.
 - Discontinue use of lawn pesticides around schools and municipal buildings and discourage use by residents.
 - Continue to develop bike lanes in Town.
 - Investigate and where possible implement a rainwater reclamation and usage system.
 - Incorporate energy conservation in the school curriculum.
 - Maximize the use of low cost, night-time power.

Philip Lohman, 434 Main Street, said that the third goal is to have Wethersfield become a model of energy self sufficiency through the creation of renewable energy sources and strategies. Fossil fuel independence should be the long term goal. Renewable energy resources include: solar, geothermal, low power hydroelectricity, which are all viable options for Wethersfield but require significant upfront capital investments. The Town should develop a strategy that incorporates seeking out all available Federal and State grants and incentives as part of its overall strategy to invest in renewable electric resources. Incorporate renewable electric generating resources into the Town's infrastructure which will provide the Town with the ability to generate its own renewable energy and alleviate the need to purchase more expensive renewable electricity as mandated by Connecticut Renewable Portfolio Standard (RPS) rules. This allows the Town to save money by generating renewable electricity as well as reduce the price of non-renewable electricity it must purchase from the grid. In addition to energy conservation measures such as use of CFLs and efficient building insulation, we propose that alternative heating sources, such as geothermal or solar panels, be installed in the schools to generate a portion of the electricity, heating, and cooling needed for daily operations. During the summer months, when school is out, the excess power can be fed into the grid to make income for Wethersfield and to lower the electricity rates for small businesses. The Town also should maximize the use of low cost, night-time power. Wethersfield should insist that CL&P charge the town the real cost (KWH) of its electricity. The cost of electricity generation is significantly cheaper during the night when the expensive power stations are not in use. We should then adopt technologies that shift our usage to this low cost power. Electricity can be stored during the night in rechargeable batteries, or another available storage medium that is cost effective, and used during the day for basic functions. Town buildings could adopt this technology. Capital investment is required but there would be a payback within three to five years. Air conditioning can become both cost effective and clean if the new ice storage technology is adopted. Ice is generated at night when the electricity rates are low and then air is circulated over the ice by day to cool the buildings

Robert Collins, 170 Middletown Avenue, said that the fourth goal is to implement incentives for local businesses to take the lead in energy peak load reduction, energy conservation and energy self-sufficiency. Three ways are:

- A. Provide tax rebates for using CFLS or other energy-saving measures
- B. Develop a municipally managed energy financing fund whereby businesses and residents can upgrade appliances, heating sources or renewable energy sources. The Town would borrow the money at 4%, the business/resident would pay this back at 5.5% --- 0.5% percent would be used for administrative management and 1% would be used as a profit for the town. (Incentives in the new energy law allow for this to happen.) Solar panels, boilers, water heaters etc. are very expensive even when rebates or discounts are available. A better approach would be for the Town to make low interest loans available to the residents that would be repaid over the first five of ten years or the life of the equipment. State bond funds would be the source of the loan money but consumers would pay a slightly higher interest rate than the Town, thus generating a profit for the Town to invest in further improvements. This is a win-win situation: Residents save with lower energy costs, we help clean up the environment, and the money stays in Town for people to spend on the local economy.
- C. Develop Energy Efficiency Districts that promote the development of onsite power production with heating and cooling systems within the business community to promote lower cost energy for businesses interested in coming to Wethersfield. We know the Town is looking at this, and we support that program. The State of Connecticut currently has available incentives, grants and financing to promote the development of these concepts.

Carol Jones, 144 Thornbush Road, said that the benefits of these four items are:

- A. Lower energy costs throughout the Town buildings.
- B. An increase in the value of Town property, resident and business properties.
- C. Lower energy costs, and alternative sources will draw new business into Town.
- D. Creation of a replicable model for other communities to follow.
- E. Wethersfield will be doing their part to reduce our dependence on foreign oil.
- F. Reduction of environmental pollution and sooty six emissions.
- G. The Town will have an unbiased technical resource to help residents and businesses learn about energy improvements and cost savings measures, as well as funding sources.

She said that the committee has learned from Senator Fonfara and through the consultant, Erik Bartone, that there are several funding sources available to both municipalities and to residents. The funding sources include:

- A. Clean Renewable Energy Bonds (CREBS)
- B. Federal government backed bonds where there is 0% financing
- C. CT Clean Energy fund, Second Phase renewable projects
- D. The 2005 and 2007 Federal Energy Act.

The Committee promises to do our part in helping this initiative. We will do the following:

- A. Faith communities will manage energy conservation programs in their own buildings and encourage their members to follow the same strategies in their homes.
- B. We will continue to hold quarterly seminars on energy and green issues.
- C. We will continue to encourage sign ups to the Clean Energy programs.
- D. We will support all efforts to create and implement the five-year plan and the "green" initiatives outlined in this proposal.

In conclusion, the committee strongly urges the Town Council to establish an Energy Management Committee to research and develop a five-year plan to significantly reduce Wethersfield's carbon footprint (contribution to greenhouse gases) such as recommended in the Kyoto Accord and move us towards fossil fuel independence for the future. We strongly urge the Town Council to create an Office of Energy Management under the Town Manager. Consideration should be given as to how this would work, but the Department should be a visible resource to the community for these issues. Perhaps energy management could have a significant presence on the Town's website. We strongly urge the Town Council to include money in the 2009 Budget for an energy consultant to look into these issues and figure out which of these suggestions are feasible, how the Town could make money through the implementation of these and other plans, and determine how energy and its' associated byproducts could be the area where Wethersfield will find it's economic growth. This consultant would assist the Town and the Town Council to create the five year strategic plan. Wethersfield has a tremendous opportunity before it to become a leader and a model in Connecticut of an energy efficient, Green Town. We hope the Town Council will take the lead in this initiative. We are very encouraged by the recent discussions among Town officials, through the initiative introduced at the last Town Council meeting, the Energy Information session showcased on the Mayor's February 6th program, and the Energy Summit being formulated by Councilor Forrest. She thanked the Town Council for the opportunity to speak.

Chairperson Adil thanked the Interfaith Green Committee for its presentation.

Councilor Forrest said that this was a wonderful presentation and a great collaborative undertaking by the community. The ideas presented were thoughtful and he is very excited with the work that this group has done. He said that he is looking forward to the Green Summit in March at the Community Center.

Councilor Kotkin said that he was glad to have the presentation at the meeting. He said they presented an extraordinarily thorough list. He said that there is an opportunity with two of the schools in the years ahead. It would be far more cost effective to implement energy savings initiatives during a renovation. He said that this is an incredible list and he asked how the committee came up with it.

Mary Dobruck said a lot of suggestions came from other towns throughout the United States. Other suggestions have come from residents that have implemented them in their own lives. Some suggestions also came from the Committee's consultant.

Senator Fonfara said that he is very impressed by the work of the committee. They are such a committed group. He said that Wethersfield is on the cutting edge for this and will be a model for other towns. He said that he will do his job and help Wethersfield with energy conservation.

Chairperson Adil also thanked the committee for its work. He said that they presented a comprehensive plan that is very thought provoking. He said that the Town has implemented the 2010 Clean Energy program. The Town has the opportunity on a large scale to implement some of these programs if the Town Council and voters approve a bond referendum for the two schools. He said that he fully supports this cause.

PRESENTATION BY JOE COOMBS - TOWN HALL/LIBRARY RENOVATIONS

Joe Coombs, Chairperson of the Town Hall/Library Renovations, presented the following report to Councilors:

"Kronenberger & Sons Notice to Proceed was issued on May 21, 2007. Original completion date was June 19, 2008 and 13 days have been due to a change order, therefore the contractual Project Completion date is July 2, 2008.

Over the past 6 months, work had concentrated on the Library side of the project. A new roof, skylights, ceilings, fire sprinkler system, and ceiling tiles were installed. Carpeting was installed in the main floor and the space is currently being used as swing space for Town offices.

On the Town Hall side, demolition of interior space on the first and second floors is nearly complete. Asbestos floor tile has been removed from the entire building. The new fire sprinkler system is rough piped. Steel studs are in place for the new office space for the Data Processing equipment room, offices for Data Processing staff and the Building Official and a new records storage room to replace their vault. A new roof access door has been installed from the second floor stair tower to eliminate the need for climbing thru the window for access. Current work includes the structural steel framing which you see visible penetrating the curtain wall - these supports will carry the new limestone panels and new windows. There were unexpected conditions (specifically differing conditions within the wall interior) encountered which necessitated construction change orders for added bracing. Work began on the demolition in the Town Council chambers for new lighting, ceilings, fire protection system and wiring for technology. It does not appear that the State Records Administrator will approve our scheme for a 4 hour firewall in the Town Clerk vault. This will result in the need to replace the north wall of the vault with an 8 inch solid masonry wall and shore it from below with a column and beam (these are all unanticipated costs).

Upcoming work in the next few months includes interior wiring for phone, data, and new office wiring. New ceiling grids and lighting will follow, along with new fan coil units for heat/AC and an energy management system. We are considering additional change orders to replace existing moldy pipe insulation uncovered within walls and pipe chases in the curtain wall. New windows and stone panels and completion of the roof are expected for spring work.

Our schedule calls for moving Town hall offices back to the completed Town Hall side in early summer. There would then be about a month's worth of work remaining to complete the Library when we vacate that space to set up their operation, shelving and have the books returned so they may reopen in mid summer."

Councilor Hemmann asked for a better idea of the interior wall change orders.

Joe Coombs said some changes were made to interior walls to better suit the needs of the offices.

Chairperson Adil said that he thinks she is referring to structural changes that had to be made as a result of not having been built to plan originally.

Joe Coombs said that the walls were thought to be solid all the way through but they were not built that way. For strength and continuity, additional bracing is needed.

Councilor Hemmann asked about fire sprinkler pipes. She said she does not want the same problem to occur in Town Hall that did in the Police Department and also asked about the vault. She said that the requirements for the vault should not have changed.

Joe Coombs said that the Town is getting quality piping for the work. The Police Station used galvanized pipe which is supposed to be superior.

Councilor Hemmann asked if the piping being installed in Town Hall has been inspected properly.

Joe Coombs said that the piping sections have been inspected. Workmanship has been fine. The issue of the vault was that the existing vault was built with the original building and the Town assumed that it conformed to the code at the time. Later, he found out that it did not conform to the code but was given a variance and allowed to function as a vault. The Town needs to replace the north wall with an eight inch solid masonry wall. The wall will be too heavy so a column and beam will have to be added to support it. There will be no more windows in the vault either.

Chairperson Adil thanked Mr. Coombs for attending the meeting and asked that he come back in three months.

Joe Coombs said that he found out that the manufacturer of the stone panels will be here Friday to review where they should go.

Chairperson Adil said that this phase is going well. He appreciates the updates.

Joe Coombs said that some of these items will result in energy savings.

Chairperson Adil said that item B.2.D. - Amendment to Council Rules and Procedures will be taken off the table.

PUBLIC COMMENTS

HEARING

HISTORIC PRESERVATION GRANT APPLICATION

Dolores Sassano, Town Clerk, said that this allows the Town to apply for a grant for historic preservation. This will incorporate the files of the Engineering, Building, Planning and Fire Marshal in one location. Each property will have one folder for all of this information. This grant comes from the Connecticut Library and the Town will not know if it has been awarded the grant until late June or early July.

No one wished to speak for or against the resolution.

GENERAL COMMENTS

Robert Garrey, 10 Morrison Avenue, said that he is speaking on behalf of the Wethersfield Village Improvement Association. He said that he e-mailed the Town Manager a letter today discussing the trees in Town. The Wethersfield Village Improvement Association, as a group, is very interested in trees. The Association has donated many trees and coordinates the Arbor Day Celebrations. This year, it will be Saturday, April 30th on the Park Avenue Green. Planting and maintaining trees is an important part of any green initiative and something that the Town needs to do a better job of. He read from a letter from 1948 by then Tree Warden H. L. Arnold. He said that in the past 60 years the Town has

made no progress. As a group, the Village Improvement Association feels that the Town's current tree policy focuses too much on trees as a liability and not an asset. The beginning of the current policy discusses trees as a threat to people. There are some weaknesses as to the way the Town treats trees. The Association would like the Town to come as close to zero tree loss as possible. The Town should plant at least as many trees as it loses in a year. Right now the Town plants no trees. It should be one to one at a minimum, not counting donated trees. The Association would also like to see a more active role for the Shade Tree Commission in Town versus just the Tree Warden acting independently of the Shade Tree Commission. The Association does the Arbor Day tree planting but has also planted eight trees on Church Street, Cumberland Avenue, Meggat Park, and several trees on the Broad Street Green. This year, the Association is trying to get more aggressive with tree replacement. He said that he hopes the Town will take this issue to heart.

Chairperson Adil said that he believes the Town has \$10,000 in the budget for trees.

Bonnie Therrien, Town Manager, said that it is specific to the upgrade of the Silas Deane Highway.

Councilor Forrest said that these ideas would be great for the Green Summit in March.

Robert Young, 20 Coppermill Road, said that the energy discussion was very interesting. He said that it does not take government to step in to save energy and become more green. The incentive to be more green is your utility bills. The Town should work towards keeping energy bills down. Town residents don't need government in these issues. He said that he read that energy districts are exempt from taxes. The Town only has a small commercial tax base. It should not be looking for ways to exempt it. Why would the Town support such a system?

COUNCIL REPORTS & COMMENTS

Councilor Kotkin said that the Insurance Committee met and is considering entering into an insurance coalition for pharmacy goods for employees of the Town. The Committee is looking to see if there would be any savings by joining this coalition for medical care. Ten percent of the Town budget is related to medical costs. Maybe a Purchasing Coalition could reduce one aspect of that. The Town Council may see a proposal by the Insurance Committee for this by the end of the year.

Deputy Mayor Montinieri said that the Community Center Renovation Committee met and the renovation is on track and on budget. The interior work and demolition are being completed. The abatement is complete. The roof work is starting. The work should be finished this summer. The Committee received word of a confirmation from the New York Port Authority for their request to obtain some pieces from the World Trade Center to be incorporated into the architectural design in either the interior or exterior of the building. The Port Authority has approved that and the group is going to New York next week to finalize the logistics of the pieces that have been identified and will be brought to Wethersfield.

Chairperson Adil said that he thought there was a glitch in that. Something has to be approved by the court.

Deputy Mayor Montinieri said that the liaison for the Port Authority has said that the court is a formality. The technical language referring to the piece is actually a lifelong endowment/rental so that the piece will forever belong to the World Trade Center. It will be borrowed for life and incorporated in the building.

Councilor Forrest said that the Conservation Commission met and discussed phase three of the bike trail that will run along Wethersfield Cove and into the Meadows. The signs and maps should be going up by June. The other item the Commission discussed was the open space priority.

Chairperson Adil said that:

- He attended the Pension Committee meeting. The Committee has started the RFP process prior to the election. It has been many years since the current agent was appointed. There were about a dozen replies to the RFP. It has now come down to two candidates, the incumbent and another. Just the RFP alone will save the Town about

\$100,000 a year in costs that the Town was paying in fees before. The pension fund is operating well even in this market. He said that the agent will be selected in the very near future.

- The Town Council received an e-mail from Dr. Ken Sokolowski stating that minutes are not current on the website. He said that he has given the Town Manager a copy of the e-mail.
- The Carriage Rides continued this past weekend.
- Saturday, February 23rd is the Penguin Plunge to benefit Special Olympics.
- The Chamber of Commerce is sponsoring an after hours on February 26th at Narcissus Café.
- There will be a conference on being green at UCONN law school on February 29th.
- The Snow Ball will be held Saturday, March 8th at the Community Center.
- The Green Summit will be held on March 13th at 6:30 at the Community Center.

COUNCIL ACTION

Dolores Sassano, Town Clerk, said that at the last meeting the Town Council appointed Mr. Kirsche to the Housing Authority for a term ending August 31, 2008. She said that it was brought to her attention that the term is designated for a resident of the Housing Authority. Mr. Kirsche's term should have been to August 31, 2012.

Councilor Console moved **"TO AMEND THE TERM OF APPOINTMENT OF STEPHEN KIRSCHKE TO THE HOUSING AUTHORITY TO END ON AUGUST 31, 2012"** seconded by Councilor Forrest.

All Councilors present, including the Chairperson voted AYE. The motion passed 6-0-0.

Councilor Forrest moved **"TO APPROVE THE RESOLUTION FOR A GRANT FROM THE HISTORIC DOCUMENTS PRESERVATION PROGRAM AND AUTHORIZE THE TOWN MANAGER TO SIGN FOR THE GRANT IF IT IS AWARDED TO THE TOWN"** seconded by Councilor Console.

All Councilors present, including the Chairperson voted AYE. The motion passed 6-0-0.

UNFINISHED BUSINESS

Deputy Mayor Montinieri moved **"TO TAKE OFF THE TABLE ITEM 2.B.D. AMENDMENTS TO TOWN COUNCIL RULES AND PROCEDURES"** seconded by Councilor Console.

All Councilors present, including the Chairperson voted AYE. The motion passed 6-0-0.

Bonnie Therrien, Town Manager, said that the changes being recommended were tabled at the last meeting because it was felt that another version was need to incorporate all of the Charter changes that had been made recently. The Rules and Procedures Committee met and made two recommendations for changes: the organizational meeting will be held at a time and location to be announced and that the regular meetings will be held at the Silas Deane Middle School. Once the meetings go back to Town Hall, this would have to come back to the Town Council again so that the meetings could be changed back to the Town Council Chambers.

Deputy Mayor Montinieri moved **"TO APPROVE AN AMENDMENT TO THE TOWN COUNCIL RULES AND PROCEDURES CONCERNING THE TIME AND LOCATION OF THE ORGANIZATIONAL MEETING"** seconded by Councilor Console.

All Councilors present, including the Chairperson voted AYE. The motion passed 6-0-0.

Councilor Console moved **"TO APPROVE AN AMENDMENT TO THE TOWN COUNCIL RULES AND PROCEDURES CONCERNING THE LOCATION OF THE REGULAR MEETINGS TO BE HELD AT THE SILAS DEANE MIDDLE SCHOOL AT 7:30P.M."** seconded by Deputy Mayor Montinieri.

Councilor Hemmann said that to make it easier for tracking purposes it would be easier to make the location a more generic statement like location to be posted.

Bonnie Therrien, Town Manager, said that is up to the Town Council.

Dolores Sassano, Town Clerk, said that the Bond Counsel requires that the regularly scheduled meetings have a location stated, otherwise it is considered a special meeting.

All Councilors present, including the Chairperson voted AYE. The motion passed 6-0-0.

OTHER BUSINESS

Councilor Kotkin moved "**TO AUTHORIZE THE TRANSFER OF \$37,000 FROM CONTINGENCY TO THE PHYSICAL SERVICES ACCOUNT T1550559 5340 FOR THE PURCHASE OF SALT**" seconded by Deputy Mayor Montinieri.

Councilor Kotkin said that he is happy that the precipitation this month was rain and not snow and ice. It looks like the Town is doing alright on the other snow related accounts.

Bonnie Therrien, Town Manager, said that the other accounts seem to be okay even with fall storms falling on weekends. She said she may need to come back to the Town Council on other items in the future, but now the other accounts are fine.

Councilor Kotkin said that he thinks the crews have done a great job this year on the roads.

Bonnie Therrien, Town Manager, said that she would pass that on.

Chairperson Adil said that at the end of the year, he would like to see a report on how this new system, salt and no sand, worked.

Deputy Mayor Montinieri said that Mike Turner, Town Engineer, told a subcommittee that the preliminary information was positive but wanted to wait through the spring season to see the impact on the curbs and grass. The overall feeling so far was that the material was easy to handle and the results on the roads have been positive.

All Councilors present, including the Chairperson voted AYE. The motion passed 6-0-0.

Councilor Forrest moved "**TO REMOVE 410 CHURCH STREET FROM THE BLIGHTED PROPERTY LIST**" seconded by Councilor Hemmann.

Bonnie Therrien, Town Manager, said that she was pleased with the progress made on that area of Church Street and is happy when a property comes off the list.

Councilor Kotkin said that the resident has done a great job on renovating what was a rundown property.

All Councilors present, including the Chairperson voted AYE. The motion passed 6-0-0.

Councilor Kotkin moved "**TO AUTHORIZE THE TOWN MANAGER TO REQUEST PARTICIPATION IN THE STEAP PROGRAM**" seconded by Deputy Mayor Montinieri.

Bonnie Therrien, Town Manager, said that there are two programs that help with economic development initiatives: one for small communities, The Small Town Economic Assistance Program (STEAP) and the other is the Public Investment Community Index, usually for the bigger cities. Every four years, they take a look at the Town's ranking based on the grand list, equalized mill rates, per capita aid to children, and per capita aid to income and reevaluate where towns are supposed to be. Wethersfield has moved into the Public Investment Community Index funding sources. There are 42 Towns in this grouping. Wethersfield is ranked 41 and will have to complete among all of the big cities and will probably not do as well as it has through STEAP. The Town Council can ask that the Town stay in STEAP. She thinks the Town will do better in the program.

Councilor Hemmann asked why this change occurred.

Bonnie Therrien, Town Manager, said that the woman in charge of these rankings is on a leave of absence for three weeks. She will have that information in March when the woman returns.

Councilor Hemmann asked what impact does this have in relation to other State funding for both school and Town money if the Town changes to this new category.

Bonnie Therrien, Town Manager, said she would look into it.

Chairperson Adil said that the Town Manager has given the Town Council three possible projects. He asked if the Town Council should vote on that tonight.

Bonnie Therrien, Town Manager, said that the deadline for STEAP is February 29th. The Town Council will not meet again before that date.

All Councilors present, including the Chairperson voted AYE. The motion passed 6-0-0.

Deputy Mayor Montinieri moved **"TO AUTHORIZE THE TOWN MANAGER TO APPLY FOR AND ACCEPT, IF AWARDED, A STEAP GRANT FROM THE STATE OF CONNECTICUT'S DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT IN THE AMOUNT OF \$500,000 FOR THE MILL WOODS MASTER PLAN"** seconded by Councilor Console.

Bonnie Therrien, Town Manager, said that the three projects she suggested for the STEAP grant were the Mill Woods Master Plan, the 9/11 Memorial, and the Goff Brook drainage.

Councilor Kotkin said that he thinks this is the right project because the 9/11 Sports Center project may not need \$500,000 to complete it. The Mill Woods project definitely needs the money. He asked if the motion can be broad enough that if the work is completed for less than \$500,000, the rest of the money can be used for something else.

Bonnie Therrien, Town Manager, said that STEAP has always been very good about allowing Towns to make amendments if needed.

Councilor Kotkin said that the reason he asks is that the projects are several hundred thousand dollars short to do the fields. He said that he doesn't know if the fields are \$500,000. He said he wouldn't want to leave money on the table. He said if it is general enough for the Master Plan, there are millions of dollars worth of projects to be completed.

Bonnie Therrien, Town Manager, said that she will be as general as she can be.

Chairperson Adil said that he supported this. He said that there was not a lot of encouragement after the President's State of the Union Address. Congressman Larson asked for the Silas Deane Highway money, for the 9/11 Memorial, and for drainage. Given that Mill Woods was left out of the three, it would be appropriate to include it here.

All Councilors present, including the Chairperson voted AYE. The motion passed 6-0-0.

Deputy Mayor Montinieri moved **"TO TRANSFER \$15,000 FROM CONTINGENCY TO ACCOUNT T1542-542-5275 TO REPAIR THE SPRINKLER IN THE POLICE DEPARTMENT COMMUNITY ROOM"** seconded by Councilor Forrest.

Bonnie Therrien, Town Manager, said that a few weeks ago there was water damage in the Community Room of the Police Station. There was a leak in the fire sprinkler system. The pipes had some corrosion that caused the leak. There was some clean up that was needed. The big concern is could there be damage to any of the other pipes. The Town needs to have them evaluated and repaired as soon as possible so that the sprinkler system works adequately. The Town has submitted an insurance claim and is not sure if insurance will pay for all of this. The work should be done as soon as possible. If the insurance will reimburse the Town, the money will go into the General Fund.

Councilor Console asked how old is the building?

Mike Turner, Town Engineer, said that the Town took occupancy of the building in 2002.

Councilor Console said that the pipes are less than 10 years old.

Mike Turner, Town Engineer, said that the Town used galvanized pipes in the building. It is the Cadillac of pipes for a sprinkler system. What the Town is finding out is that it was supposed to be a dry system; there is not supposed to be any water in the system and the Town is finding out that when you fill and flush the system, a certain amount of water is remaining in the system. The interior of the pipes reacted to the water and made it acidic and caused some corrosion. In the contingency transfer, the Town will make the system a wet system so that the pipes will remain coated with water without any air.

Councilor Console asked who the original contractor was and whether there was any warranty.

Mike Turner, Town Engineer, said that the original contractor was Crest Mechanical. When the Town does the repairs, it will cut a section of the pipe out and will send it to a metallurgist to see if the pipe was defective. The Town is also testing the system to see if there is any culpability for recovering some cost from the contractor. The Town will pursue all avenues for recourse.

Deputy Mayor Montinieri said that he assumes the entire building has been checked now.

Mike Turner, Town Engineer, said no, it has not. The sprinkler in the Community Room has been turned off and isolated. This money will allow the Town to fill and flush the system several times to flush everything out. Then a 200 pound air test will be performed for two or three days to make sure there are no other problems that need to be addressed. That is part of the funding.

Deputy Mayor Montinieri said that it is possible that the Town will come back and say that the problem is more extensive.

Mike Turner, Town Engineer, said that is possible.

Councilor Hemmann asked if there are other systems like this that have had similar problems.

Mike Turner, Town Engineer, said the contractor that will do the repairs says he knows of three other instances where the galvanized pipes have caused a similar problem. He said that the Town is not saying that the original contractor did anything wrong or used inferior products. It will probably take about three weeks to test the pipes.

All Councilors present, including the Chairperson voted AYE. The motion passed 6-0-0.

ORDINANCES, RESOLUTIONS, APPOINTMENTS FOR INTRODUCTION

none

MINUTES

Councilor Forrest moved **"TO APPROVE THE SPECIAL MEETING MINUTES OF JANUARY 30, 2008"** seconded by Deputy Mayor Montinieri.

All Councilors present, including the Chairperson voted AYE. Councilor Console abstained. The motion passed 5-0-1.

Councilor Hemmann moved **"TO APPROVE THE SPECIAL MEETING MINUTES OF FEBRUARY 4, 2008"** seconded by Councilor Forrest.

All Councilors present, including the Chairperson voted AYE. The motion passed 6-0-0.

ADJOURNMENT

At 9:01 p.m., Councilor Kotkin moved "**TO ADJOURN THE MEETING**" seconded by Councilor Forrest. All Councilors present, including the Chairperson voted AYE. The motion passed 6-0-0.

Dolores G. Sassano
Town Clerk

APPROVED BY VOTE OF COUNCIL MARCH 3, 2008