

REGULAR MEETING SEPTEMBER 4, 2007

The Wethersfield Town Council held a meeting on Tuesday, September 4, 2007 at 7:30 p.m. in the Banquet Room of the Pitkin Community Center.

Present: Councilors Cascio, Drake, Forrest, Kirsche, Kotkin, Montinieri, Walsh, Deputy Mayor Fortunato and Chairperson Adil.

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 Cascio.

PROCLAMATION - LEUKEMIA AND LYMPHOMA SOCIETY

Chairperson Adil read the Proclamation dedicating September as Leukemia and Lymphoma Awareness month in the Town.

ECONOMIC DEVELOPMENT MONTHLY REPORT

Bonnie Therrien, Town Manager, said that she would be presenting the Economic Development monthly report as Peter Gillespie, Town Planner, was attending the Planning and Zoning meeting. She said that:

- The Economic Development office is working with 7 Railroad Place. The Town has given them a façade grant to upgrade the property.
- Renovations on the Olsen House on Marsh Street are underway.
- Additional permits have been approved for the over 55 housing on Nott Street.
- A lot of work has been going on at 628 Silas Deane Highway, the International Institute of Cosmetology. The Town has given a grant for façade renovations.
- Comstocke Ferre project the Connecticut Trust for Historic Preservation did respond back to the Town and to the developer about the use of any of the bond toward the design. It is a small portion and the developer is willing to put some of the bond into the design. He is redoing the design and it has to go back to the Historic District Commission and the Planning and Zoning Commission.
- The Hartford Hospital building at 1260 Silas Deane Highway applications have gone into the Inland Wetlands Commission and the Army Corp of Engineers which she co-signed along with the developer.
- 61 Arrow Road Phase III has an application pending in front of the Planning and Zoning Commission for a new freestanding cold storage building.
- Town Staff meet with the staff of Kentucky Fried Chicken about a possible demolition of the building and reconstructing new buildings on the site; an office building and restaurant. It is before the Planning and Zoning Commission.
- Town Staff has received a conceptual plan for the demolition of the Fire House Grill and replace it with an Arby's Restaurant. It is before the Planning and Zoning Commission for a pre-application.
- There is an application to change 580 Silas Deane Highway, The Bunker Café into an Irish Pub to be known as the Wild Rover Pub.
- The Progress Drive road infrastructure work is underway. The third check for the project was received today.
- The Victorian Gallery building at 462 Silas Deane Highway is empty. The property has been sold.
- She is very excited to have a restaurant going into the Standish House, at 222 Main Street. It will be the J. Michael's Tavern. The tenants are already working in the building. The Historical Society did a great job in getting a tenant in such a short period of time.
- The Town is still meeting with property owners interested in the façade program. There is an additional pending request for \$50,000 for another site. The Town has already awarded \$115,000.
- The Town met with representatives from the Capitol Region Council of Governments and the Connecticut

Transit to discuss possible new bus shelters. There is nothing definite on that.

- There is a huge convention coming to Hartford in the first weekend in October. It is a convention of small plane owners. There are a lot of activities going on in Old Wethersfield that first weekend and the Historical Society and Old Wethersfield Shopkeepers are working to attract the convention goers to Old Wethersfield. The trolley will be running to bring visitors to the Scarecrows on Main Street, to the Cove Park where the Historical Society is having its craft fair, and to the Broad Street Green where the opening of the Silas Robbins House Bed and Breakfast. She said that there will be a lot of small aircrafts using Brainard Airport. She was assured that they would not be flying over Old Wethersfield to land at the airport. But be aware as someone may veer off the flight path.

PRESENTATION - ENERGY INDEPENDENCE DISTRICTS - CT CENTER FOR ADVANCED TECHNOLOGY, INC.

Joel Rinebold, Director of Energy Programs for the Connecticut Center for Advanced Technology, 111 Founders Plaza, East Hartford, said that Public Act 07242 authorizes Municipalities to create a municipal board that can engage in comprehensive planning and potentially execute the development of energy improvement districts with financing and bonding. The idea behind these districts is to bring together similar entities that demand electricity and aggregate that load for potentially premium power or primary power also considering opportunities for combining heat and power or cogeneration. The model would be intended for economic improvement but other municipalities like Ansonia and Stamford have applied their own policy such as environmental protection and reduction in green house gases as a renewable energy. The Town would put together its own board to design districts according to Town policy. The intent is to lower the cost of energy for a particular area. The handout, near the map, is an exercise that the Connecticut Center for Advanced Technology undertook for the Town of Stamford. It starts with identifying the alternatives or options. They meet with the Town seeking their input on their policy and what solutions they would like. A data base was created to include identification of loads, generation resources, and fuel supply including electric generation facilities. They wanted to identify opportunities for renewable sources of energy. So they looked at hydropower, methane production from landfills and sewage treatment plants, as well as wind and biomass. Not on the handout is the geothermal opportunities that were looked at. They synced up the data with the Town's Master Plan, Land Use Plan and the Zoning and started to zero in on potential users. The concept isn't as abstract as you might think. It is very similar to the old, institutional combined heat and power found on a college campus or hospital. The difference here is that the municipalities combine buildings and energy users that may fall on opposite sides of public roads and identify some of the buildings and loads and consider how they can be synchronized with electric production and thermal energy; both heat and chilled water. Stamford identified six districts; the government center, some municipal buildings, industrial buildings, and the remainder were commercial buildings. A small central power plant could be built to provide both electric and power to those key users. The intent is not to municipalize utility for the Town. The idea is to combine buildings and take advantage of the savings with a policy by the Town. In Stamford, the government center is the target for distribution. The government center will include commercial uses, government functions and some retail. They are undertaking some more detailed engineering analysis to find out the size of generation and type of generation and how the load could be best effected or managed for an efficient and reliable supply of energy for those particular users. The system would be reinforced for increased reliability, voltage control, and emergency response. A reduced cost of energy is important to the Town as well as energy diversity ability. There may be some potential for Wethersfield to look around the Town Hall and combine use with the Library and some municipal functions. Wethersfield would have some very modest opportunities, not like Stamford that has some large buildings that are open at different times and loads can be managed differently.

Chairperson Adil said that with recently enacted legislation, he felt it was a good time to bring Joel here. While these opportunities may be modest, the Town is possibly entering into a phase of some large scale construction along the Silas Deane Highway that he feels may be able to take advantage of the economic development opportunities and energy efficiency opportunities. The Town has joined the 2010 coalition and is looking for sources and fuel cell development. He said he hoped the Infrastructure Committee could review this and if it felt it had merit, it could go to the Energy Committee and Redevelopment Committee. He asked how the Town would participate in this and how much would it cost.

Joel Rinebold said that Connecticut Center for Advanced Technology would underwrite the cost for this. It is working

on existing grant money for municipalities for projects. He said that they would work with Protoenergy which is a non-profit organization out of Washington D.C. that has an alliance with the U.S. Conference of Mayors. He suggested that if the Town was interested it could move forward with a study committee or use the Town's Energy Committee to engage in discussions, identify the load resources of the Town, and try to see some potential targets at a high level manner. If some targets were found for combined heat and power system that could meet Connecticut Center for Advanced Technology's objectives as well as the Town's it would move to the next step which would be engineering the production of the facility with the demand by the potential users. He said that if he can't find a good fit he will tell the Town as soon as possible that he doesn't want to continue any further. If it is something that the Town is interested in, then he would engage in some type of activity for the detailed engineering. The Town may want to use the Town engineering, contract out for the service, or use his firm. The Town will have the opportunity to control the destiny of this project.

Councilor Kotkin said that on the handout there is a map of the city of Stamford. It shows that in the city of Stamford there are 60 different dams. It is amazing to him that Stamford would have that many dams.

Joel Rinebold said that Stamford asked him to look at renewables and low head hydropower, dams less than 10 feet high. The majority of these dams were less than 3 feet in height. Most of the dams would be eliminated as potential power producers. That is not to say that the City couldn't add something on to these low head hydro installations at some point in time. Right now it wasn't a good fit for the low head hydro.

Councilor Kotkin said that he asked because a year ago, the Town was kicking around the idea of economically building a small generator in one of the parks that has a ten foot drop. He asked if that type of thing could be incorporated into the study.

Joel Rinebold said absolutely. He tries to get existing data from sources already out there. He would take a look at the 7Q10 Flow Data from DEP and the stream data. If the Town can manage the facility that is called a run-a-river facility it would qualify as a class one renewable and that would be something that the Town could characterize as environmentally sound object using renewable energy. The questions then would be how much would the Town get out of it and how much would the project provide and what would be the load curve seasonally and could you expect production for weeks in the spring and in the fall or months. That is one of the passes he would look at to see if it looked promising. If the data didn't support moving forward, he would not force the issue.

Councilor Forrest said that he thinks this is very exciting. He said he is happy to see that there is a company that the Town can work with or that the Town can use its own expertise and local knowledge to come up with real solutions for Town. He asked if this has ever been done in another Town comparable to Wethersfield across the United States or world.

Joel Rinebold said that back in the days of vertically integrated utility structures you had your utility in exchange for having monopoly status providing electricity to a service area. These entities, these public service companies, were regulated by government, while the State was regulating some of the larger companies like Northeast Utilities, Connecticut Light and Power and United Illuminating. With restructuring in Connecticut there has been a decoupling of conservation, transmission, and generation. In the planning process the public through, their public utility commissions, lost the ability to integrate the provision of generation with load integrated with conservation. This is the planning process that a public body would be concerned with, looking at load or how energy is used by the public, what type of generation, where, and what the public values.

Councilor Forrest said that he was interested in Mr. Rinebold's thoughts on communities similar to this one that his firm might have worked on in the past.

Joel Rinebold said that Stamford and Ansonia are working with him. There are a number of municipalities throughout the country that engage in processes like this but they are doing it under the vertically integrated utility structure, as a town regulating its utilities. For example, Wallingford is building power plants. They don't need this legislation because they already own their own utility. This legislation was just passed this last session this summer. Other Towns and Cities are looking to do a model like this but it is different from what Connecticut has because Connecticut had to

create an exception for the deregulation that it engaged in 1998.

Chairperson Adil said that Wethersfield is looking to be one of the first communities, to be a trailblazer, like it has always been.

Councilor Forrest said that he thinks it is great that Mr. Rinebold is at the meeting and he looks forward to seeing him at the committee meetings.

Councilor Drake said that he is not sure if Wethersfield is the right application because it doesn't have any processes, any factories that process or use waste heat. He said the Town does have a little waterfall in one of the ponds that would be a nice project that would fit. It would not be a homerun, but truthfully nobody ever makes money on these projects anyway. He said if someone wants to give away free money, it would be a good source.

Joel Rinebold said that he could look at projects with the Town Council or Energy Committee and would listen to the Committee and get their feedback if there was identification of low head hydro at a particular location.

Councilor Drake said that there is probably enough energy to make the baseball fields light up. That's probably the level that it's at.

Joel Rinebold said that a potential solution to that is not build a district but just to get an RFP for someone to work with the hydro at that location.

Councilor Drake said that the other issue is that the Town is looking at redevelopment. If the Town found a manufacturer that needed process heat, which in Connecticut is slim to none now, but if the Town could find that right person, it would be a right match to move forward. He said he just doesn't see it happening but one just never knows.

Joel Rinebold said that's right. It used to be that energy was in every ones top ten list of things to consider.

Councilor Drake asked Mr. Rinebold if he could make Wethersfield Wallingford. That would be the best going.

Joel Rinebold said that he is not looking to have the Town build a municipal utility. That is a lot of work and it has a lot of different implications on the right base. He would be looking to have the Town strategically look at particular areas in the community that could help reinforce the grid and help the rate base. He is not looking to create wars with the utilities in fact he potentially wants to work with the utility.

Deputy Mayor Fortunato said if the Town is talking about creating these districts, she thinks it is a perfect opportunity to talk about regional cooperation with surrounding Towns that may have the natural resources. By partnering together, Towns can provide energy to more than just its own community. She said she is curious about the role that the Connecticut River plays in terms of hydro power when this legislation was being discussed. She asked if that question was also raised and what type of opportunity there is to use the river to generate power.

Joel Rinebold said that he agrees with her statement on regional cooperation. In terms of what can the Town do with the Connecticut River, it is a tough topic and he doesn't have a quick answer. There are some new technologies that are being used to run river hydropower without building impoundments. In fact they are putting some in the East River in New York.

Deputy Mayor Fortunato said the turbines are rather impressive.

Joel Rinebold said one of the things that the Town has to look at very carefully is both flow restriction in terms of impact on flow rights and also on navigation and then bounce that against what the Town is going to get out of it. He said he can't give her an instant answer on the Connecticut River but he would certainly take his lead from the Town if that was where it would want to take a look. He said we would have to work very closely with the State Department of Environmental Protection.

Deputy Mayor Fortunato said the Connecticut River is right at the Town's front door and obviously it is also available

to Rocky Hill and other communities that about it so she thinks the Town should be looking at the opportunity. She recommended that the Mayor put this topic to the regional Mayor's meeting when the Town Managers and Mayors meet. It would be an opportunity to discuss it with colleagues in the surrounding communities.

Chairperson Adil said that was a very good idea. The Town Manager will put it on her list. He asked the Town Manager what the next steps would be.

Bonnie Therrien, Town Manager, said that she would recommend the Infrastructure Committee and Clean Energy Committee hold a joint meeting with Mr. Rinebold so the Town can move as quickly as possible.

Chairperson Adil suggested involving the Redevelopment Agency as well. He said there are economic development aspects, too. A representative from Economic Development should also be in the group.

PRESENTATION ON PHASE 2 WORK - TOWN HALL/LIBRARY RENOVATIONS

Chairperson Adil said next is a presentation on Phase 2 work on Town Hall/Library renovations. Mr. Coombs, Chairperson of the Building Committee; Mike Turner, Director of Public Works; and Ray Tribuzio, Project Manager from Kroneberger & Sons Restoration are at the meeting.

Joe Coombs, Chairperson of the Town Hall/Library Building Committee, said Council has his written summary of the project up to last week. Subsequent to that there has been a little more information. He has progress photographs, too.

Chairperson Adil asked if Mr. Coombs could give an update on what is happening with the Library Board.

Joe Coombs said a lot of the photographs are relevant to the Library work. There has been a great deal of demolition that has occurred and also a lot of new structural steel put in place, ripping up of the roof, new metal decking has been put down on top of the new structural steel, and the roof has been installed but not totally finished. Enough roofing is complete to say that it is capped and is usable. The skylights are not here yet and it is about two weeks away from the curbs coming to the job site. When the curbs are here they will be installed and they will cut through the roof again and install the bubble skylight. The new roof drains have been installed but they haven't been tested yet to see if they leak. The gravel has to be put on top of the roof afterwards. Once all of this has occurred, he said it is a pretty water tight circumstance and finishing could occur on the inside. Subsequent to the finishing being done, the Town should be planning to make a move by Town staff to that site. There is plumbing and heating to finish up, a bathroom to finish up but that is pretty much the sequence of events.

Chairperson Adil asked about the projected time frame for Town Staff to move from the Town Hall side to the Library as temporary space.

Joe Coombs said he doesn't think the move will meet the September date. The Committee has gotten quotations from four moving contractors to do the work for the Town. The Committee is in the process of evaluating them and has not made any commitment to anybody yet.

Chairperson Adil asked once the Town Staff moves over there, what happens with that part of the building.

Joe Coombs said that there are a multitude of things to do. The Town can commence with the new roof of Town Hall, new drains, interior demolition, and exterior demolition and the skin. There is a sequence but all of that is capable of being done almost simultaneously.

Chairperson Adil said given that the building will be empty, will the Town have any problem getting that skin in before wintertime or will that be an issue.

Joe Coombs said that it could but he doesn't see any difficulty with continuing with the skin during the winter. He expects the work to continue right through the winter.

Chairperson Adil asked if the Town Hall was on its own heating system.

Joe Coombs said yes. During Phase 1, the Town isolated various sections of the building by isolating valves so the Town can now keep the heat going in various sections of the building as opposed to the original system. There are now 6 zones, heat or cooling can be isolated by floor, east side and west side.

Chairperson Adil said that Mr. Coombs has erected a sign in front of the project to indicate the project management team and in there it shows a 25 percent completion rate. He asked for an explanation.

Joe Coombs said the new sign outside of Town Hall with the thermometer bulb is 25 percent of the dollar value of the project work. It does not necessarily equate to 25 percent of the actual work. Some actual work has different dollar value than other portions do.

Chairperson Adil said this is work on the most part done while the Town was doing work on Phase 1.

Joe Coombs said not necessarily. A lot of it is the work that is being done in the Library right now. Demolition work has been done in there and changing the duct work, plumbing, and the roof drains. There has been quite a bit of work done above the ceiling, that isn't visible.

Councilor Cascio said that he knows this project has certainly come up against a lot of different obstacles. He asked if the Town was keeping inventory of this building now that it is being renovated.

Joe Coombs said yes, that would even be the case with what was done in Phase 1. Years ago, the Town didn't have as built drawings. Everybody did changes in the field and there was really no responsibility for it. Contractors got a surprise every time they opened a ceiling or took down a wall. Phase 1 was required to be recorded on drawings showing how it was built if it differed from the plan and it was also placed on compact disk. The same requirement holds for Phase 2. The whole Town is on that now so everything will be on computerized records.

Councilor Cascio said he just wanted to reassure the public that is part of this whole renovation. He asked if the Committee decided yet what they can anticipate for completion of this project.

Joe Coombs said the date on the sign is the date the Committee looks forward to. If it can be shortened, the Committee will make every effort to do so. The Committee would like nothing better than to finish ahead of schedule.

Councilor Cascio said so the project is still on for completion in January 2009.

Joe Coombs said no, June 2008 is the completion date for the building.

Councilor Cascio restated that the Town is looking at June 2008 for complete use of the Town Hall and Library.

Ray Tribuzio said that was the date in his contract.

Councilor Cascio said that is also the completion of the exterior landscaping as well.

Ray Tribuzio said the completion of his contract.

Councilor Cascio stated his understanding to be that the Town won't see anymore rafters or anything out on the Silas Deane Highway. It will see a completed building.

Ray Tribuzio said as of June 20th he is expecting to be done and with the punch list before that.

Deputy Mayor Fortunato asked for a brief discussion on the budget and where the project is in terms of budget and in terms of some of those major cost centers for the Library and Town Hall.

Joe Coombs said this is a combined budget so it would be pretty hard to break out the Town portion. For example, if the project is 100 percent of the budget then 70 percent is the Town Hall and 30 percent is the Library. He said he didn't have the information with him but could get it.

Deputy Mayor Fortunato asked in terms of where the project was overall in expenditure. There are some major expenses that the Library will need to be able to open. She asked if it was adequately budgeted for.

Joe Coombs said the greater value of the contract to begin with is obviously on the Town Hall side. The Town Hall side is all office space where the Library is a great hall with a mezzanine so there aren't partitions and all kinds of doors and things of that nature. For the Library itself there are funds for book stacks and tables and furniture. There is more of an operational need for equipment on the Town Hall side than there is on the Library side.

Councilor Drake said on the budget numbers that were given, the budget is \$5,200,000 and the Town has committed around \$4,400,000. What hasn't been committed to-- that the Committee knows it is going to need as the project moves forward?

Joe Coombs said there is a Contingency in there. He said he would really have to take a look at it rather than try to answer questions here because he doesn't have a copy of the budget.

Councilor Drake said that he is not concerned with contingencies and small things but any major items that haven't been committed to.

Joe Coombs said that there are a half a dozen items that are called allowance items. Depending on how the project flows, every one of those allowance items, if necessary, would have to be trimmed back to meet the budget or the Committee would be talking to the Town Council.

Councilor Drake asked of the \$800,000 not committed, what are some of the big projects left to commit to, like the Town Council Chambers?

Joe Coombs said that the Town Council Chambers is a separate circumstance to begin with. The monies for that are coming partially from Homeland Security and another funding source that the Town Council is going to provide. The only things the Committee has funded in the Town Council Chamber right now are a new ceiling, new roof, new drains, lighting, and carpeting.

Councilor Drake asked why the Town Council has to come up with something.

Joe Coombs said when the Committee put this budget together there were no discussions whatsoever of Homeland Security making that room an Emergency Operations Center

Councilor Drake said he just wants to know where the \$800,000 is going to go over the next six or seven months. What is the committee looking at?

Chairperson Adil said that if the Town were going to build a brand new Town Hall to the size and specifications that it is now it would be about \$12,000,000 compared to the \$8,000,000 the Town is spending.

Joe Coombs said that it would be over \$12,000,000 now. Escalation hasn't stopped. When the Town started this project, a couple of architectural firms gave numbers of \$200 a square foot. Based on the size of the building, \$200 a square foot comes out to \$12,000,000 exclusive of site costs. It is beyond that now.

Councilor Montinieri said right now would it be correct to say that the Committee is within the budget and within the time frame set out for Phase 2.

Joe Coombs said yes. There are some change orders. The majority of them, at the moment, are relevant to asbestos removal.

Councilor Montinieri said the amount of money that is being encumbered reflects orders for fairly large pieces of the project that will be coming in concert with the schedule and the remaining \$800,000. It is earmarked already for specific areas without reference to line items. The \$800,000 has been earmarked, it includes furnishings, it includes items later in the schedule but reversely every portion of that has been identified already.

Joe Coombs said there is no extra money for new ideas and new designs.

Councilor Montinieri said the \$800,000 is not a buffer, it is actually identified line item by line item for expenditures that have not been encumbered as of this moment but obviously will be before that June date.

Joe Coombs said pretty much everything has been identified.

Councilor Drake said that Councilor Montinieri had answered his question.

Councilor Kotkin asked when the move occurs, if he is standing in the parking lot looking at Town Hall, he knows on the Town Hall side there are three levels, basement, first level and second level and on the Library side there are going to be three levels what would he see once the temporary move has occurred. Will there be six zones?

Joe Coombs said the zone condition exists only on the Town Hall side. The Library side is zoned differently and it is under a different heating system. They are all combined off the same boilers.

Councilor Kotkin asked what will be going on and what would one see when walking into the building in October.

Joe Coombs said personnel wise, all the staff from the Town Hall side will be over on the Library side on the main floor of the mezzanine. There will be a little bit of Library staff mixed in on that floor.

Councilor Kotkin asked if Library staff would be on that main floor?

Joe Coombs said because of the offices and the way they are configured, the Library will still be functioning downstairs in the basement as it is now but some people are able to move up into the offices on the main floor. The Library downstairs will have a little bit of expansion to put some programs back into play and a little more display.

Bonnie Therrien, Town Manager, said it will allow for some more computers, too. The computers will be working and that is key. Not having computers available to the public has been such a major issue. It will now be available to the public which is really important.

Joe Coombs said that is just one of the components, he could not name every individual piece in place.

Chairperson Adil said that the basement will still be intact.

Bonnie Therrien, Town Manager, said Parks and Recreation, the Health Department, and Social and Youth Services will be staying on the ground level during renovations.

Councilor Kotkin said they won't have to move.

Joe Coombs said that is correct, they will stay in the basement of Town Hall where they are now. He said there will be signs outside the building that will be saying these departments are over here and those departments are over there.

Councilor Cascio asked about the safety of the employees that are employed at the Town Hall and Library. Any renovation is certainly something to overcome, and his concern is to ask the Committee and the contractor if any of the employees that are currently working within both sides of this building are at risk for safety.

Joe Coombs said no, not in his opinion.

Councilor Cascio said just as a clarification, maybe there is a little bit of a difference. Last Thursday, they were tarring the roof on the Library side and he knows within the community, Wethersfield has an issue when it tars the schools that the school cannot be occupied when tarring is being done. Does that hold differently for public buildings?

Joe Coombs said no, a school and the Town Hall are both public buildings but the occupancy circumstances are different. In this particular case the people who are in the Library are all downstairs well out of harms way. It meets all

OSHA standards, too.

Bonnie Therrien, Town Manager, said the employees have done an outstanding job of going through this renovation and it has not been easy whatsoever. The Town has had environmental companies out and they have been doing tests. There are written test results that the Town has shared with any employee who wished to see them. OSHA has been called about complaints and OSHA came down and looked at them and found that there have been no violations. The Town has had requests from some unions for material safety data sheets and the Town has given them over readily. The Town has had requests from some unions to take a look at our environmental report, which Mike Turner has made available. She said every time she heard one complaint she has had to make sure that the environmental company or OSHA or the staff have followed up in writing in response to those concerns. She said she is suffering too and actually the first floor got the worst of that roofing smell, more so than the basement and more so than the second floor. She said she did not have one complaint from the first floor but complaints were from the other floors.

Councilor Cascio said he asked why, if the Town of Wethersfield does not tar roofs while children are in school will it tar roofs when people are working in Town Hall or the Library or the Police Station, or Fire Station, or Ambulance Station

Bonnie Therrien, Town Manager, said she doesn't know the answer to that. She will find out and address it in the Management Report.

Joe Coombs said he knows where Councilor Cascio is going with the question. It all goes back to a kettle fire next to one of the schools, which frankly was careless housekeeping by the roofing contractor and his employees. The contractor never should have had the kettle as close as he did to the building and certainly he shouldn't have had a fire on the tanks. That is poor workmanship, poor safety procedures. That is not happening here.

Councilor Cascio said he was not questioning that or OSHA standards for violations. He just wanted to have a clarification of what the Town does.

Joe Coombs said that the Board of Education instituted a policy with regard to that work not occurring while children are occupying the building.

Mike Turner, Director of Public Works, said he thinks what Councilors are seeing as the large number, as Councilor Drake pointed out, is labeled on the report as a contingency but as Councilor Montinieri pointed out a good portion of that is allowances, its our debt service, its unspent not necessarily contingency. There is a Contingency Fund as well and the Building Committee has asked for it reformatted so the Town can keep better track of the allowance items. The Library staff can be assured that the furnishings budgets are where they will be.

Chairperson Adil said that the Deputy Mayor had concerns that the Library Board didn't feel it had a budget or perhaps an adequate budget for shelving and furnishings but it is certainly assumed that the Town will put the Library back in shape and have the proper amount of shelving. Will that be adequately addressed in this budget?

Mike Turner, Director of Public Works, said he think that there is an allowance of \$300,000 for furnishings in total on the budget and about one third of that has been encumbered so far.

Chairperson Adil stated there were items to add to the agenda.

Deputy Mayor Fortunato moved **"TO ADD TO THE AGENDA ITEM B.1.O. - TOWN CLERK'S ANNUAL EVALUATION, B.1.P. - TOWN MANAGER'S ANNUAL EVALUATION, AND B.1.Q. - REJECTION OF P.B.S. SYSTEMS LLC AS A RESPONSIVE PROPOSAL FOR THE 2007/2008 REVALUATION"** seconded by Councilor Forrest.

All Councilors present, including the Chairperson voted AYE. The motion passed 9-0-0.

Dolores Sassano, Town Clerk took attendance. All Councilors were present.

PUBLIC COMMENTS

HEARING

CAPITAL AREA SUBSTANCE ABUSE COUNCIL - \$4,245 GRANT

Bonnie Therrien, Town Manager, said this is a yearly grant that the Town receives. This year it is in the amount of \$4,245 for programs through the Social and Youth Services to increase awareness and prevention of alcohol, tobacco, and other drug abuse.

No one wished to speak for or against the hearing. The Chairperson declared the hearing closed.

PITKIN COMMUNITY CENTER RENOVATIONS GRANT

Bonnie Therrien, Town Manager, said this is the \$200,000 State renovation grant. It is a new resolution that the State is requiring on all of their projects and is authorizing the Manager to execute and approve contracts or amendments for this project.

Ken Sokolowski, 79 Main Street, said vote for it.

No one else wished to speak for or against the hearing. The Chairperson declared the hearing closed.

GENERAL COMMENTS

Robert Young, 20 Coppermill Road, said at the last meeting he didn't have time to finish his comments and would like to now. The June graduation ceremony was a very ill conceived evening. It should have been postponed. He said he was in attendance and luckily brought an umbrella because the television forecasted violent storms and heavy rains. The Town still had the ceremony. There were people with wheelchairs, canes, and walkers. Lightning bolts were flashing over Hartford and just continued to move towards Wethersfield. The dignitaries were all under the bandshell but that doesn't mean the ceremony should have gone on. It takes common sense to shut something like that down. None of the dignitaries shut it down. Where were the safety people? If lighting struck in the group, there would have been a lot of dead people. It is not right to blame Mother Nature. The officials need to think about the public that attend these functions. Also, he said that he opposes the \$10,000,000 referendum and the double taxation that residents will be hit with. Residents have been hit with high taxes. It keeps businesses out, too. Residents are being taxed double because of the incompetence of the leaders that were here for a short while. Pushing taxes up is wrong. A better way to get business is to keep taxes down.

Ken Sokolowski, 79 Main Street, said one hour and twenty minutes was expended going over various reports from different groups not counting the proclamation. It is 9:00 p.m. and the Town Council hasn't really gotten into the business of the Town. He suggested the Town Council find some other way to conduct these long reports at a different time, maybe at the end of the meeting. He said the sidewalk priority list is a concept that he likes. It has applications for the Historic District Commission; an agency of the Town that he believes has serious administrative problems. A priority list of every single structure in the Historic District might be one way to categorize by certain criteria so the homeowner has an idea of what to expect before he comes to the Commission. He also noticed the proposal to increase the purchase orders for road paving for the two companies involved. He said it was a good idea. There is a significant need in Town for the Town to maintain its own sidewalks, especially in parks. The path that crosses the Standish Park is in need of work. The Town is putting itself in the position of liability because it is not maintaining those sidewalks. The Town has \$200,000 plowed back into roads. There has to be money somewhere for the Town to fix its own sidewalks. He said that he has great issue on how the Town plows the Town sidewalk. The Town vehicles' wheels straddle the sidewalk and leave a rut on either side of the walk. The blades rip the turf along the sidewalks. Please give sidewalks some consideration.

Chairperson Adil said there is \$25,000 in the budget for sidewalks in Standish Park already. It will be applied in this

budget year.

COUNCIL REPORTS & COMMENTS

Councilor Kirsche said Wethersfield residents are cordially invited to attend the Tri-Town Youth Leadership Banquet empowering youth in our community. It is going to be on Thursday, September 27th at 6:00 p.m. at the Community Center. It is a buffet dinner. For those interested in attending just RSVP to Pat Meskill at 721-2977 or pat.meskill@wethersfieldct.com.

Councilor Drake said that at the Keane Foundation Community Center Building Committee meeting this week, the Keane Foundation asked him to mention that on September 11th at 5:00 p.m. at the Community Center, the Keane Foundation was going to have a memorial service

Chairperson Adil asked if there is going to be a picnic on Sunday, too.

Councilor Drake said that this is just a memorial, at 5:00 in the evening on September 11th.

Councilor Montinieri said that some may have missed it because of vacations, but the Town lost a Wethersfield resident, Matt Crane a couple of weeks ago in a motor vehicle accident tragically. He was a member of the varsity basketball team last year as a senior and was planning on attending college this fall. He said members of the community were touched by that loss and that he just wanted to mention publicly just how poorly he felt about the loss of Matt. He was a terrific young man and it is a shame when someone young is lost like that.

Councilor Kirsche said on a more personal and positive note he wanted to take a minute to recognize former Wethersfield resident and his wife's twin brother, Lance Corporal Dan Richman of the U. S. Marine Corps who is scheduled to return from deployment from Anbar Province next week. He is one of many Town residents who have committed to the highest level of public service imaginable. He wanted to express the appreciation for all who have done so and certainly a grateful family awaits his return.

Chairperson Adil said that:

- His thoughts and prayers are with the family until he returns and the Crane family, too.
- Earlier tonight the Pension Committee met. They are going to be going through a request for proposals on the Town's Pension Plan. The Plan's actually performing beautifully, but being in the insurance business he felt it was probably time to go out there and look at it. It is actually doing on average about 9.8 percent. The Committee projected 8 percent.
- He would like Mr. Warren's letter added to the minutes.
- Announcements: Soccer Jamboree with the WHS varsity teams on Saturday the 7th at 10:00 a.m.; Keane Center Picnic on Sunday; September 11th Memorial Service on Tuesday at 5:00 p.m. at the Keane Center; Stand Down Day on September 21st at the Veterans Home; Best Practices in Youth Violence Prevention & Intervention Conference on September 28th at the Connecticut Convention Center.

COUNCIL ACTION

Deputy Mayor Fortunato moved **"TO APPOINT ERIC T HART AS A FULL MEMBER OF THE HISTORIC DISTRICT COMMISSION (9-4-07 TO 6-30-09), PAUL CAMARCO AS AN ALTERNATE TO THE HISTORIC DISTRICT COMMISSION (9-4-07 TO 6-30-09), THOMAS P. SPINELLA AS A FULL MEMBER TO THE YOUTH ADVISORY BOARD (9-4-07 TO 6-30-10), AND KATHY LIBERMAN AS A FULL MEMBER TO THE SENIOR CITIZENS ADVISORY COMMITTEE TO REPRESENT THE HOUSING AUTHORITY (9-4-07 TO 6-30-09)"** seconded by Councilor Kirsche.

All Councilors present, including the Chairperson voted AYE. The motion passed 9-0-0.

Councilor Cascio moved **"TO APPOINT ANTONIO L. MARGIOTTA AS A FULL MEMBER OF THE INLAND WETLANDS AND WATERCOURSES COMMISSION (9-4-07 TO 6-30-08) AND WILLIAM S. RANDAZZO AS AN ALTERNATE TO THE INLAND WETLANDS AND WATERCOURSES COMMISSION (9-4-07 TO 6-30-09)"** seconded by Councilor Kirsche.

All Councilors present, including the Chairperson voted AYE. The motion passed 9-0-0.

Councilor Kotkin moved **"TO APPOINT THE FOLLOWING MEMBERS TO THE MILL WOODS BUILDING COMMITTEE - NEW FIELDS**

THOMAS RAGONESE	D 140 BLACK BIRCH	PARKS & REC ADVISORY BOARD
CRAIG MACGOVERN	U 36 SOMERSET STREET	LITTLE LEAGUE
WESLEY SARGENT	R 39 RANDY LANE	MILL WOODS MASTER PLAN
ROBERTO GIANSIRACUSA	R 91 BANEBERRY LANE	LITTLE LEAGUE
WILLIAM C. COATES	R 44 OLD COMMON	SOCCER
PATRICK GRIFFIN	D 106 WINDMILL HILL	RESIDENT

" seconded by Councilor Cascio.

Chairperson Adil asked that a Council Liaison position be added to the Committee. He asked that Councilor Kotkin fill the position.

Councilor Cascio asked the term for the members.

Chairperson Adil said that the Committee would begin tonight and end when the Committee is no longer needed.

Councilor Drake suggested that when a vacancy occurs on the Committee it be filled by a resident that lives around Mill Woods Park.

Councilor Kotkin said that Mr. Sargent is a neighbor of the park and is involved with the Mill Woods Master Plan.

Chairperson Adil thanked the citizens for volunteering for this committee. He said he is anxious to get this started. He thanked Senator Doyle for obtaining the funding for the project.

All Councilors present, including the Chairperson voted AYE. The motion passed 9-0-0.

Councilor Kirsche moved **"TO APPROVE THE RESOLUTION REGARDING THE AUTHORIZATION AND SUBMISSION OF A GRANT FROM THE CAPITAL AREA SUBSTANCE ABUSE COUNCIL TO THE DEPARTMENT OF SOCIAL AND YOUTH SERVICES AND THE AWARD OF FUNDS FROM THE GRANT TO THE DEPARTMENT OF SOCIAL AND YOUTH SERVICES"** seconded by Councilor Forrest.

Bonnie Therrien, Town Manager, said that this is a yearly grant for funding for the Social and Youth Services for alcohol and drug abuse prevention.

All Councilors present, including the Chairperson voted AYE. The motion passed 9-0-0.

Councilor Drake moved **"TO APPROVE THE RESOLUTION FOR PITKIN COMMUNITY CENTER RENOVATIONS GRANT"** seconded by Councilor Forrest.

Bonnie Therrien, Town Manager, said this is a new resolution for all State grants. This is a \$200,000 grant for the Pitkin Community Center renovations.

Chairperson Adil said that it was nice to have Governor Rell present this grant to the Town at the Community Center. It was also nice to have her in Town on the first day of school.

All Councilors present, including the Chairperson voted AYE. The motion passed 9-0-0.

UNFINISHED BUSINESS

OTHER BUSINESS

Councilor Walsh moved **"TO AUTHORIZE AN INCREASE OF \$100,000 EACH TO TILCON AND GENERAL PAVING PURCHASE ORDERS FOR THE COMPLETION OF ROAD PAVING"** seconded by Councilor Kotkin.

Bonnie Therrien, Town Manager, said that the paving bid has already been awarded. This is an increase to the State bid. There is no more money available from the bond but money is available in the Capital Budget.

Councilor Kotkin asked if there will be an abatement to the cost since oil prices are more constant.

Mike Turner, Director of Public Works, said no. The current State bid actually has an escalation provision that allows for an increase as oil prices go up.

All Councilors present, including the Chairperson voted AYE. The motion passed 9-0-0.

Councilor Walsh moved **"TO AUTHORIZE THE USE OF \$12,500 FROM THE COVE PRESERVATION FUND FOR THE REMOVAL OF TREES AND DEBRIS IN THE WETHERSFIELD COVE CHANNEL"** seconded by Councilor Forrest.

Bonnie Therrien, Town Manager, said that over the last couple of years there have been issues with trees falling into the Cove. It is causing access problems and needs to be cleaned up. It is the Town's responsibility. The money will come from the Cove Preservation Fund. It has a balance of \$169,000.

Councilor Walsh asked how often does this need to be done and when was the last time it was done.

Bonnie Therrien, Town Manager, said it really depends on what happens with the spring and if the River rises and a number of factors. As far as she knows, it has been done once since she has been here in four years.

Councilor Kirsche said, to follow up on Martin's question, if the Town isn't doing it regularly does it make sense to have a little more comprehensive bid that includes low hanging trees that would be the next turnaround and get them in one fell swoop.

Bonnie Therrien, Town Manager, said she understands what he is saying, and she could ask them to include some of that. With the price of \$12,500, she didn't have to do a formal bid. She only had to get three quotes.

Councilor Kirsche said he certainly supports this but would like an add-on for an addendum to this at the next meeting, if it is going to cost the Town less than to have to do it all over again in two years.

Chairperson Adil said what if he gave her the latitude now to let her add x amount more, another \$2,500 to bring it up to \$15,000.

Councilor Kirsche said sure, he supported that.

Bonnie Therrien, Town Manager, said she could put it in the Management Report.

All Councilors present, including the Chairperson voted AYE. The motion passed 9-0-0.

Councilor Montinieri moved **"TO WAIVE 50 PERCENT OF THE POLICE SERVICES FEES FOR THE OCTOBER 14, 2007 MIKEY'S PLACE 5K ROAD RACE"** seconded by Councilor Cascio.

Bonnie Therrien, Town Manager, said Council has done this before. It would be a 50 percent fee waiver for this event. The cost is \$900 and if the Council approves the waiver it would cost them only \$450.

All Councilors present, including the Chairperson voted AYE. The motion passed 9-0-0.

Councilor Montinieri moved **"TO WAIVE 50 PERCENT OF THE COST FOR POLICE SERVICES FOR THE INTERCOMMUNITY MENTAL HEALTH GROUP, INC.'S 2007 OLD WETHERSFIELD 5K RUN FAMILY WALK FOR MENTAL HEALTH"** seconded by Councilor Kirsche.

Bonnie Therrien, Town Manager, said that this is an event that has already been held. In the past, the Council has waived 50 percent. The event was held August 26th. The police bills totaled \$1,552.74. A 50 percent waiver would only cost them \$776.50.

Chairperson Adil said the Town had to use a lot of motorcycle police to lead the way. He said he heard Mr. Drake say it was a lot of money. He said he was there representing the Town and when he was recruiting people to run that day he happened to notice several members of the track team that he asked them to run for the Town.

All Councilors present, including the Chairperson voted AYE. The motion passed 9-0-0.

Councilor Kirsche moved **"TO ADOPT THE NATIONAL LEAGUE OF CITIES' PLATFORM FOR STRENGTHENING FAMILIES AND IMPROVING OUTCOMES FOR CHILDREN AND YOUTH AND TO SUPPORT, WHEN POSSIBLE, THE ESTABLISHMENT OF THE ESSENTIAL INFRASTRUCTURE FOR A SUSTAINED COMMUNITY EFFORT TO ACHIEVE THE PLATFORM'S OBJECTIVES"** seconded by Councilor Forrest.

Bonnie Therrien, Town Manager, said Wethersfield has just joined National League of Cities again. One of the newest platforms they would like their member communities to join in is the strengthening families and improving outcomes for children and youth. Some of this the Town is already doing but certainly she would want to have the Social and Youth Services work with the Board of Education to strengthen some of things that the National League is asking the Town to get involved in, such as promoting effective Town and School collaborations, encouraging youth voice, engagement leadership skills, measuring progress, and a number of items. She thought that Council may want to take a stand to push forward with this.

Chairperson Adil said the Town may want to include the Health District, too. They are doing those antiviolence/antigraffiti things. They should be included in this group, too.

All Councilors present, including the Chairperson voted AYE. The motion passed 9-0-0.

Councilor Walsh moved **"TO GRANT THE WETHERSFIELD HISTORICAL SOCIETY PERMISSION TO HOLD A WINE TASTING EVENT IN COVE PARK AT THEIR NEXT FIVE ANNUAL CRAFT FAIRS IN OCTOBER (2007-2011) AS LONG AS THEY FOLLOW ALL TOWN RULES, POLICIES, AND PROCEDURES AND PROVIDE THE APPROPRIATE INSURANCE REQUIRED BY THE TOWN FOR THIS EVENT"** seconded by Councilor Drake.

Bonnie Therrien, Town Manager, said the Historical Society holds its annual craft fair in October. Last year was the first year that they had done wine tasting. They do not actually sell wines at the fair but people could purchase wine for future delivery. It was very successful and the police worked very closely with the Historical Society. There is a fenced in area so that only those that can drink are allowed in that area. There were no issues. The Historical Society is now asking for five years allowance to be able to do this and not have to come back every year.

Councilor Drake said he doesn't have a problem with this except that he would like to see in there that the Town has a right to take that back anytime it wants, even if they follow the Town rules. He said he would like something added to that.

Chairperson Adil said maybe a right to rescind. He said he thinks the Town can add that as an addendum.

All Councilors present, including the Chairperson voted AYE. The motion passed 9-0-0.

Councilor Forrest moved **"TO REFER THE REQUEST FOR USE OF TOWN LAND FOR ARBORVITAE PLANTING ALONG 57-59 CUMBERLAND AVENUE TO THE PLANNING AND ZONING COMMISSION FOR A REVIEW AND REPORT IN ACCORDANCE WITH SECTION 8-24 OF THE GENERAL STATUTES"** seconded by Deputy Mayor Fortunato.

Bonnie Therrien, Town Manager, said the owner of 57-59 Cumberland Avenue has planted four arborvitae trees but they were planted on Town land which you cannot do without permission. The trees are on the side yard of the property and the person was not aware of the 12 foot right-of-way. So in order for the Council to even vote on this it has to refer it as an 8-24 review to the Planning and Zoning Commission who will then do an advisory opinion and come back to Council. The property owner would like to keep those arborvitaes.

Councilor Cascio said he doesn't have a problem with that and he thinks this resident should be commended on the renovation of the property. She did a phenomenal job and just really seems to spark up that corner as well as generate a little enthusiasm with other residents to try and pick up their areas as well. If anything, this is certainly a fine example of picking up a renovation.

Chairperson Adil said very good point.

Deputy Mayor Fortunato said that she did drive by to look at the plantings. They are very healthy and she would hate to see the Town bring them down just because of the technicality.

Chairperson Adil said that street is coming alive with beautiful homes being revived and it is great to see that happen so he would certainly be supportive.

All Councilors present, including the Chairperson voted AYE. The motion passed 9-0-0.

Councilor Kirsche moved **"TO WAIVE 100 PERCENT OF THE SHOWMOBILE FEE FOR THE CONNECTICUT AIR NATIONAL GUARD'S USE TO WELCOME HOME RETURNING AIRMEN"** seconded by Councilor Kotkin.

Bonnie Therrien, Town Manager, said the Department of Defense has asked the Town to use its show mobile for the return of the airmen who have been deployed to Iraq for over a year. The anticipated cost is \$150 for the rental and \$250 for labor costs. She said she knows Council has approved a fee waiver policy that usually applies but thought this was a pretty special occasion and even though they will pay for the labor charges 100 percent, she thought that perhaps the Council will waive the entire show mobile rental.

All Councilors present, including the Chairperson voted AYE. The motion passed 9-0-0.

Councilor Walsh moved **"TO REFER THE USE OF THE ESTABLISHED CRITERIA AND TO THE SIDEWALK PRIORITY LIST TO THE PUBLIC SAFETY COMMITTEE FOR REVIEW"** seconded by Councilor Kotkin.

Chairperson Adil said the Town Council has the Engineering Department and Public Works Director here this evening. Perhaps someone could give an overview on how the Town got to where it is right now. He said because of the separation of both committees he wanted to see that both committees approve of this before the Town Council moves forward.

Mike Turner, Director of Public Works, said in 1995, the then Town Council Transportation Committee at the suggestion of the Capital Improvements Committee formulated and sought public input and developed a policy of where or how to rank sidewalk needs Basically to compare street A with street B. They came up with a policy. Points were assigned based on four different criteria: proximity to schools, public safety or hazardous assessments, residential density or proximity to public type buildings. Essentially, it would have a ranking of 0 to 10 points on each of those criteria with exception to those with safety issues where 0 to 20 points are. That was a more subjective view from both

complaints, accidents of a specific area. Each site would get a 0 to 50 ranking and then we would graphically represent that on the GIS system and color code and key in where the Town needs sidewalks based on the criteria. The Public Safety and Infrastructure Committee asked that this be revisited based on this past year's Capital Improvement requests. The Town got numerous requests for new sidewalks and essentially the policy had not been looked at in ten years. So the committees took on the task and the major change was taking the public safety and hazardous assessment criteria and splitting it, allowing only half of the points that it was giving to that and adding a new criteria, arterial streets, taking into consideration, the traffic volume that pedestrians might see if they were otherwise walking in the roadway or along the shoulder. It is a 0 to 50 criteria, and the Town uses the same GIS mapping system. He believes all of the Councilors were given a copy of this map. He has the map available and he believes it is posted on the Town website as well for people to comment on. Essentially what happens is the areas represented in red jump as the higher need for sidewalks. If the Committees and Town Council chose to go forward with this and refine this even further, this is a good tool to compare one area to the other if you have a request from street A and street B. It does not take into consideration at this time the existing sidewalks which is very clear to see. The Silas Deane Highway would represent a good need for sidewalks but in reality 99 percent of the Silas Deane Highway has sidewalks. Following that even a step further, to isolate and prioritize specific projects should the Capital Improvements Committee and Town Council should choose to fund them in the Capital Budget.

Chairperson Adil said if enough projects got to the priority list perhaps the Town Council would think of another sidewalk bond program.

All Councilors present, including the Chairperson voted AYE. The motion passed 9-0-0.

Councilor Cascio moved **"TO APPROVE THE ADDITION OF 410 CHURCH STREET 425 CHURCH STREET, AND 7 WILCOX STREET TO THE BLIGHTED PROPERTY LIST AND TO REMOVE 1912 BERLIN TURNPIKE AND 539 NOTT STREET FROM THE BLIGHTED PROPERTY LIST"** seconded by Councilor Walsh.

Bonnie Therrien, Town Manager, said as Council knows there is a Property Maintenance Code that was passed about 4 or 4 1/2 years ago that also includes conditions for blight. The Town Council has been adding and also deleting properties off this list.

Chairperson Adil said alright then it is really the motion to approve.

Councilor Kotkin said just a quick question on 1912 Berlin Turnpike. Is that near the exit or entrance to Wells Road? The reason the Town is removing it is because the building was demolished.

Bonnie Therrien, Town Manager, said yes.

All Councilors present, including the Chairperson voted AYE. The motion passed 9-0-0.

Councilor Walsh moved **"THAT THE BOND ORDINANCE APPROVED ON AUGUST 6, 2007 BE SUBMITTED TO A REFERENDUM VOTE IN ACCORDANCE WITH THE TOWN CHARTER ON NOVEMBER 6, 2007, BETWEEN THE HOURS OF 6:00 A.M. AND 8:00 P.M., IN CONJUNCTION WITH THE ELECTION TO BE HELD ON THAT DATE, UNDER THE FOLLOWING BALLOT HEADING:**

"SHALL THE TOWN OF WETHERSFIELD APPROPRIATE \$10,000,000 FOR COSTS WITH RESPECT TO CARRYING OUT OR ASSISTING SUCH REDEVELOPMENT, DEVELOPMENT, AND MUNICIPAL OR BUSINESS DEVELOPMENT PROJECTS AS ARE DETERMINED BY THE TOWN COUNCIL ALONG THE SILAS DEANE HIGHWAY (STATE ROUTE 99) OR THE BERLIN TURNPIKE AND WILBUR CROSS HIGHWAY (U.S. ROUTE 5 AND STATE ROUTE 15) CORRIDORS, AND AUTHORIZE THE ISSUE OF BONDS AND NOTES TO FINANCE THE PORTION OF SUCH APPROPRIATION NOT DEFRAID FROM GRANTS"

" seconded by Councilor Montinieri.

Bonnie Therrien, Town Manager, said yes this is basically just finishing out and getting this question on that ballot. The Town Council had no later than its meeting tonight to set the actual question and the date for the referendum.

Councilor Drake said he noticed she took the 1,000 feet off. Was that a detail that was behind it?

Bonnie Therrien, Town Manager, said the Town Council could add it in the question. It is in the actual Town ordinance. This is a long question and there is only so much room on those ballots.

Chairperson Adil said that 1,000 feet in the criteria one was to make sure certain properties were included.

Councilors Cascio, Drake, Forrest, Kirsche, Kotkin, Montinieri, Walsh, Deputy Mayor Fortunato, and Chairperson Adil voted AYE. The motion passed 9-0-0.

Chairperson Adil said that he is proud to serve on this Council, it is nonpartisan. Every major item and many minor items have been supported. He is thrilled because this is something he has been hoping to accomplish for many years.

Councilor Forrest moved **"TO AUTHORIZE THE TOWN MANAGER TO SELL OR DISPOSE OF THE POOL TABLE AND PING PONG TABLES FROM THE COMMUNITY CENTER"** seconded by Councilor Drake.

Bonnie Therrien, Town Manager, said that as part of the Community Center renovations, the pool and ping pong tables have to be removed. The pool table was given to the Town and is very heavy. To have someone take it would be very good. It is on e-bay and Craig's List.

All Councilors present, including the Chairperson voted AYE. The motion passed 9-0-0.

Councilor Kotkin moved **"TO AUTHORIZE THE TOWN MANAGER OFFER A \$250 REWARD FOR INFORMATION LEADING TO THE ARREST OF VANDALS THAT ARE DEFACING PUBLIC PROPERTY IN OLD WETHERSFIELD"** seconded by Councilor Cascio.

Bonnie Therrien, Town Manager, said that there have been three incidents of vandalism in Old Wethersfield, two of them including new planters. The Mayor had said that a reward may be helpful in catching those involved in the vandalism. The business people are very discouraged.

Councilor Kirsche asked if there was a precedent for this. Is a reward offered if Town signs are spray painted or other high profile vandalism on other Town properties.

Bonnie Therrien, Town Manager, said no, not that she is aware of.

Councilor Kirsche said that it seems to him to be a dangerous precedent to set. It can't be done in Old Wethersfield and not apply it Town-wide to vandalism that effects someone else's neighborhood. Certainly the Town wants to catch these guys, but offering an incentive to people who wouldn't report it otherwise is not the right move.

Councilors present, including the Chairperson voted AYE. Councilor Drake and Kirsche voted NAY. The motion passed 7-2-0.

Deputy Mayor Fortunato moved **"TO TRANSFER \$2,000 FROM THE CAPITAL RESERVE FUND TO THE WHS POOL HVAC REPLACEMENT PROJECT"** seconded by Councilor Kotkin.

Bonnie Therrien, Town Manager, said that as Council knows this project has been going on a long time. The project is almost there. There is a request and the contractor is recommending that the Town add heat trace tape to the condensation lines from the units to the roof. They feel this will help avoid problems in the winter. There is \$130,000 in the Capital Reserve Account. The request is for \$2,000.

Councilor Kotkin asked where the project stands. It is a large project. Is the dehumidification system working?

Frederick Bushey, Interim Business Manager for the Board of Education, said that the job is about 98 percent

complete. The tarp will be removed from the roof shortly. There is a section that they had to redo. As far as the condensation goes, the units run on a daily basis all year. It is taking the unwanted heat out of the pool which creates condensation. The condensation needs a way to get out. If the lines freeze, it could possibly back up into the unit and through the roof and into the pool.

Councilor Kotkin asked if it is doing what it is supposed to be doing.

Frederick Bushey said yes.

Councilor Kotkin said that at one point the Town Council discussed a blanket that goes over the pool at night to essentially keep the heat in. There was one once but it was never used. Does the staff put the blanket on now?

Frederick Bushey said it was his understanding that there was a cover for the pool and it was used intermittently. Having a pool cover, even on an indoor pool is a good thing because it keeps the heat down and the water warmer. He said a cover is not in the space now. He doesn't know if there is one and if it is usable. He said that he would look into it.

Deputy Mayor Fortunato said that the parking lot there was dug up this summer and asked if it was related to the pool.

Frederick Bushey said that the parking lot relates to the incoming water source that feeds the building itself.

Mike Turner, Director of Public Services, said that when the high school renovation was done there was another water service that was brought into the building. The one in the southeast corner of the pool area was the location of the old water main. It was abandoned and there was some talking of reinstating it as a second line. It would help with water usage in the building and increase water pressure. It was a Town staff project to try to repair that. It was not completed because the line had too many leaks. It would need to be planned out as a Capital project to relay the entire pipeline.

Deputy Mayor Fortunato asked if it had been repaved. Mike Turner said that he was not sure.

Deputy Mayor Fortunato said that loose rocks were a safety concern. It had not been repaved this summer.

Frederick Bushey said that it was all paved prior to the start of school by Jim MacDonald's Town crew.

Councilor Drake asked why the heat tracing wasn't done previously.

Frederick Bushey said that the manufacturer doesn't usually suggest something of that nature. Sometimes the lines can be located on the outside and brought into the building, but this was left off the scope of work when it went out to bid. There is an electrical component that goes along with it. This is another way to protect the system.

All Councilors present, including the Chairperson voted AYE. The motion passed 9-0-0.

Deputy Mayor Fortunato moved **"TO GIVE TO THE TOWN CLERK AS A PART OF THE ANNUAL EVALUATION PROCESS A RAISE TO \$ 56,487 RETROACTIVE TO JULY 1, 2007"** seconded by Councilor Walsh.

Deputy Mayor Fortunato said that on an annual basis, the Town Council evaluates the Town Clerk and the Town Manager. As part of the process, it sets an annual compensation for these two staff members. This is a 3 percent increase on the Town Clerk's current salary.

Chairperson Adil that he sees that the Town Clerk received very good evaluations from her peers and he thanked her for her good work.

All Councilors present, including the Chairperson voted AYE. The motion passed 9-0-0.

Deputy Mayor Fortunato moved **"TO GIVE TO THE TOWN MANAGER AS A PART OF THE ANNUAL EVALUATION PROCESS A RAISE TO \$ 121,200 RETROACTIVE TO JULY 1, 2007; HER CO-PAY FOR**

HEALTH INSURANCE BEING RAISED TO 22 PERCENT; HER PLAN BEING MOVED TO THE TEACHER'S PLAN FOR HEALTH INSURANCE; AND THE TOWN PAYING FOR A LOCAL GOVERNMENT MANAGEMENT LEADERSHIP PROGRAM" seconded by Councilor Montinieri.

Deputy Mayor Fortunato said this is part of the annual evaluation process. The salary recommended this evening is comparable to the Town Managers in the surrounding communities and that Ms. Therrien, has historically had an increase of about 3 percent. This is 4.5 percent.

The Budget and Finance Committee felt it was appropriate given the level of compensation that was made to the Superintendent of Schools who is in excess of \$150,000.

Councilor Montinieri thanked the Town Manager for submitting the additional information on the goals and objectives. He appreciates her thoroughness.

Chairperson Adil said that he appreciates her work. She does a great job and is well received in the community and does a great job representing this community.

All Councilors present, including the Chairperson voted AYE. The motion passed 9-0-0.

Deputy Mayor Fortunato moved **"TO REJECT P.B.S. SYSTEMS LLC AS A RESPONSIVE PROPOSAL TO THE REQUEST FOR PROPOSAL FOR THE 2007/2008 REVALUATION AS PER THE RFP DUE TO THE NON-RESPONSIVENESS OF THEIR FINAL PROPOSAL"** seconded by Councilor Forrest.

Bonnie Therrien, Town Manager, said that the Town went out for proposals for the full revaluations and received four responses. The four responses were given to the Budget and Finance Committee so that they can do the interviews. Some of the members of the Committee were concerned because P.B.S. Systems was not responding for requests. She and the Assessor went through and looked for discrepancies and gave those discrepancies back to the Committee. It was felt that the Town should not accept their proposal as it was not meeting all of the standards. She said that she called the company and has given Councilors the company's responses to the four issues. She apologizes for giving this to Council so late but the full Council needs to vote on it. P.B.S. Systems was the low bidder by a lot of money and they do have a good reputation. It represents the Town in all its major appeals but they were not responsive when looking at the actual contract language.

Chairperson Adil said that it is most unfortunate given the company's relationship with the Town.

Councilor Drake said reading the letter, is there some basic miscommunication involved. He said that something seemed odd to him.

Bonnie Therrien, Town Manager, said that when she talked to the company, she was told that it didn't respond to option one because it didn't feel it was in the Town's best interest. She told him that he should have put that in the response.

Councilor Drake said if this company has been doing the Town's work for years he must know the Town's interests. He asked do they think the Town shouldn't do something?

Bonnie Therrien, Town Manager, said yes that is part of it. But it is only one of the four issues. Another was with who would do the data entry and another is how he would work with Vision Appraisal, the company now used in the Assessor's office.

Councilor Drake said they should know all this.

Bonnie Therrien, Town Manager, said that she is very surprised with P.B.S. System's lack of response. The Town has budgeted \$572,400 for this. There is one bid at \$582,000 and one at \$566,000 for both options and one bid at \$680,000. If just option two is looked at P.B.S. Systems is at \$392,000, and the others are \$480,000; \$503,000; and \$534,000. Because of the wording in the proposals, the issue was brought to the Town Council.

Councilor Kotkin asked that the Town Manager discuss the difference between option one and option two.

Bonnie Therrien, Town Manager, said that one of the concerns the Town has is that there has not been a really comprehensive revaluation done. The records really need to be updated as much as possible. P.B.S. Systems feels that it is not really necessary. The previous Assessor and current Assessor feel the records just aren't up to par. The Town needs reliable information to build on.

All Councilors present, including the Chairperson voted AYE. The motion passed 9-0-0.

BIDS

Councilor Drake moved "**TO REJECT THE BIDS FOR THE COMMUNITY CENTER RENOVATIONS**" seconded by Councilor Kirsche.

Bonnie Therrien, Town Manager, said that the Town went out to bid and received two bids back. The bids were much higher than the available money. The Committee met with the architect and feels that they would like to reject all of the bids and go out to bid and make an outreach to companies to bid on this project.

Councilor Drake said that the group was very disappointed. Eight people picked up bid packages and six asked a lot of questions but only two bid on it. One of the reasons that the Committee heard was that subcontractors didn't respond to the contractors because they were busy finishing summer projects. Another issue could be that it is prevailing wage and small contractors may not be interested. Another issue could be to give a 10 percent preference to Wethersfield contractors for small projects.

Chairperson Adil asked if the bid incorporated the window work into it.

Councilor Drake said yes, it was \$50,000. The bids were off by too much.

Councilor Adil asked if the Town Manager could suspend the 10 percent rule in a situation like this.

Bonnie Therrien, Town Manager, said that the Town Council could amend it for the future.

All Councilors present, including the Chairperson voted AYE. The motion passed 9-0-0.

Councilor Forrest moved "**TO AWARD THE BID FOR SILAS DEANE HIGHWAY IMPROVEMENT PROJECT TO COLOSSALE CONCRETE INC. IN THE AMOUNT OF \$ 899,000 AND TO APPROVE A CHANGE ORDER OF \$224,000 FOR A TOTAL CONSTRUCTION PRICE OF \$675,000 WITH THE CAVEAT THAT ANY COST RUNS WILL BE PAID FOR BY THE TOWN OF WETHERSFIELD, ALSO THAT THE TOWN MANAGER WILL NEGOTIATE WHAT WORK WILL BE COMPLETED WITHIN THE FUNDING AVAILABLE**" seconded by Deputy Mayor Fortunato.

Bonnie Therrien, Town Manager, said that this is another project that has been very frustrating to Town Staff. The first time it went out for bids, none were received. The second time, one bid was received from Colossale Concrete for Phase I. It was \$200,000 more than the Town has available now and the estimate given to the Town by DeCarlo and Doll. Because this has been bid out twice and the Town has done extensive outreach and spoke to the State, the State said that the Town could proceed with the project on a scaled down version but only if the project goes over budget the Town will have to pay the additional money. She said that she and Peter Gillespie spoke with the contractor to see if he wanted to do the project on a scaled down version. He said he would hold his prices even if it goes into another season. Some of the work may have to go into a Phase 2 and it would make more sense to leave large equipment at the site. She said that if Council approves this she would like to be able to negotiate with the contractor and get some of this work done as quickly as possible. She said that she would like to see something visible and concentrate on the corner of Silas Deane Highway and Church Street, just those four corners, the Town should be able to stay within the budget. Senator Fonfara is trying to find additional funds to fill the gap. If the State Bond Commission meets, she will apply for another STEAP grant. The contractor may be able to do something in the fall if the Town negotiates fairly

quickly.

All Councilors present, including the Chairperson voted AYE. The motion passed 9-0-0.

ORDINANCES, RESOLUTIONS, APPOINTMENTS FOR INTRODUCTION

NON DISCRIMINATION RESOLUTION

BE IT RESOLVED that the Town of Wethersfield hereby adopts as its policy to support the nondiscrimination agreements and warranties required under Conn. Gen. Stat. § 4a-60(a)(1) and § 4a-60a(a)(1), as amended in State of Connecticut Public Act 07-245 and sections 9(a)(1) and 10(a)(1) of Public Act 07-142, as those statutes may be amended from time to time.

RESOLUTION FOR THE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

WHEREAS, federal monies are available under the Title I of the Housing and Community Development Act of 1974, 42 U.S.C § 5301, et. seq., as amended, also known as Public Law 93-383, and administered by the State of Connecticut, Department of Economic and Community Development as the Connecticut Small Cities Community Development Block Grant Program; and

WHEREAS, pursuant to Chapter 127c, and Part VI of Chapter 130 of Connecticut General Statutes, the Commissioner of the State of Connecticut Department of Economic and Community Development is authorized disburse such federal monies to local municipalities; and

WHEREAS, it is desirable and in the public interest that the Town of Wethersfield make an application to the State for \$300,000 in order to undertake a Small Cities Community Development Program and to execute an Assistance Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE Town Council

1. That it is cognizant of the conditions and prerequisites for the state financial assistance imposed by Chapter 127c, and Part VI of Chapter 130 of Connecticut General Statutes
2. That the filing of an application for State financial assistance by Town of Wethersfield for \$300,000 is hereby approved and that Bonnie L. Therrien, Town Manager is directed to execute and file such application with the Connecticut Department of Economic and Community Development, to provide such additional information, to execute such other documents as may be required, to execute an Assistance Agreement with the State of Connecticut for State financial assistance if such an agreement is offered, to execute any amendments, decisions, and revisions thereto, and to act as the authorized representative of the Town of Wethersfield
3. That it adopts or has adopted as its policy to support the following nondiscrimination agreements and warranties provided in subsection (a)(1) of Connecticut General Statutes sections 4a-60 and 4a-60a, respectively, as amended by Public Act 07-142, and for which purposes the "contractor" is Town of Wethersfield and "contract" is said Assistance Agreement:

The contractor agrees and warrants that in the performance of the contract such contractor will not discriminate or permit discrimination against any person or group of persons on the grounds of race, color, religious creed, age, marital status, national origin, ancestry, sex, mental retardation or physical disability, including, but not limited to, blindness, unless it is shown by such contractor that such disability prevents performance of the work involved, in any manner prohibited by the laws of the United States or of the state of Connecticut. The contractor further agrees to take affirmative action to insure that applicants with job-related qualifications are employed and that employees are treated when employed without regard to their race, color, religious creed, age, marital status, national origin, ancestry, sex, mental retardation, or physical disability, including, but not limited to, blindness, unless it is shown by such contractor that such disability prevents performance of the work involved.

The contractor agrees and warrants that in the performance of the contract such contractor will not discriminate or permit discrimination against any person or group of persons on the grounds of sexual orientation, in any manner prohibited by the laws of the United States or of the state of Connecticut, and that employees are treated when employed without regard to their sexual orientation.

WHEREAS, federal monies are available under the Title I of the Housing and Community Development Act of 1974, 42 U.S.C § 5301, et. seq., as amended, also known as Public Law 93-383, and administered by the State of Connecticut, Department of Economic and Community Development as the Connecticut Small Cities Community Development Block Grant Program; and

WHEREAS, pursuant to Chapter 127c, and Part VI of Chapter 130 of Connecticut General Statutes, the Commissioner of the State of Connecticut Department of Economic and Community Development is authorized disburse such federal monies to local municipalities; and

WHEREAS, it is desirable and in the public interest that the Town of Wethersfield make an application to the State for \$ 300,000 in order to undertake a Small Cities Community Development Program and to execute an Assistance Agreement.

MINUTES

Deputy Mayor Fortunato moved **"TO APPROVE THE SPECIAL MEETING MINUTES OF AUGUST 6, 2007"** seconded by Councilor Forrest.

All Councilors present, including the Chairperson voted AYE. Councilor Cascio ABSTAINED. The motion passed 8-0-1.

Councilor Forrest moved **"TO APPROVE THE REGULAR MEETING MINUTES OF AUGUST 6, 2007 AS AMENDED"** seconded by Deputy Mayor Fortunato.

Councilor Walsh said that he made the motion adopting the redevelopment ordinance on the top of page 14171 and not Councilor Kotkin.

Councilor Kirsche said on page 14172 a slight change in words but it misinterpreted what he said in the third paragraph. He said "I see this as a very big issue that deserves due diligence and I think the Agency did do their due diligence and because of that, their proposal deserves the consideration of the voters at large. I am not saying that those opposed to it are not doing good for the Town; I think their voice should be heard."

All Councilors present, including the Chairperson voted AYE. Councilor Cascio ABSTAINED. The motion passed 8-0-1.

ADJOURNMENT

At 10:15 p.m., Councilor Forrest moved **"TO ADJOURN THE MEETING"** seconded by Councilor Kirsche. All Councilors present, including the Chairperson voted AYE. The motion passed 9-0-0.

Dolores G. Sassano
Town Clerk

APPROVED BY VOTE OF COUNCIL OCTOBER 1, 2007