

## **JUNE 6, 2005 REGULAR MEETING**

The Wethersfield Town Council held a meeting on June 6, 2006 at 7:00 p.m. at the Stillman Building.

Present: Councilors Adil, Cascio, Forrest, Fortunato, Hemmann, Montinieri, Deputy Mayor Karangekis and Chairperson Morin.

Absent: Councilor Czernicki.

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 Forrest.

Chairperson Morin announced that starting June 20, 2005 the Council meetings will be held at the Silas Deane Middle School.

### **Economic Development Monthly Report**

Town Planner Peter Gillespie gave a presentation of the May, 2005 Economic Development Report. The report included the following changes for May:

- Ribbon cutting for Main Street Creamery.
- Kainan Restaurant - 1030 Silas Deane Highway - new Philippine restaurant.
- Lasik Plus Vision Center - 1206 Silas Deane Highway - newly opened.
- Beazley Realty - 1202 Silas Deane Highway - newly opened.
- Storm Tech - 20-30 Beaver Road - expansion of business.
- DB Motorsports - 58 Maple Street - newly opened.
- Aegis, Inc. - 135 Main Street - small environmental firm opened.
- Priority Care - 1290 Silas Deane Highway, interior renovations underway.
- Eblen's - Jordan Lane Shopping Center - façade plans approved.
- Comstock Ferre - 253 Main Street - application submitted to open a danish and coffee shop.
- 1178 Silas Deane Highway, potential redevelopment for national retail tenant.

Mr. Gillespie announced that the kick-off meeting of the Silas Deane Highway Committee was held at the Rocky Hill Town Hall on May 31 and the planning process is now underway. He also announced that the EDIC will be releasing the loan program this week and they are currently working on a brochure to be mailed. Mr. Gillespie reported that the Chamber of Commerce hosted their annual State of the Town Address on May 5 and its Annual Meeting on May 18. Mr. Gillespie said that the Tourism Commission expects to complete their tourism plan draft next week and, when available, will be distributed for public comment. He said that the Tourism Commission continues to work on an update of the Historic Wethersfield brochure and the State has granted them \$3,000 to partially fund this effort. Mr. Gillespie announced that today Denise Bradley began her duties as Assistant Planner. He said that Ms. Bradley was formerly the Planning Assistant with the City of Middletown. Lastly, Mr. Gillespie reported that a considerable amount of time was spent in May working on the Town's bond rating and presentations were made to Standards and Poor's, and Moody's on May 23.

Councilor Adil asked what the outcome of the bond rating presentation was. Mr. Gillespie said that he was very pleased with the feedback. He said that in one case the Town's bond rating was increased and in the other case, it was maintained. Councilor Adil asked what the next steps are to further improve the ratings. Mr. Gillespie said that income level and population are rated and changing these will be a challenge; however the continued expansion of the tax base is something that can be worked on.

Councilor Fortunato asked Mr. Gillespie for his thoughts in terms of the types of businesses that may be attracted to

buying or renting the Olsen House. Mr. Gillespie said that the Planning & Zoning Commission discussed this at their last meeting. He said that the property is not in a commercial zone; however, given the history of the building, the Planning & Zoning Commission will welcome any similar uses of the building to those that have occurred in the past. He said that a fact sheet is being developed to make interested parties fully aware of the current condition of the building. Councilor Fortunato asked if there have been any conversations with grocers to fill the recently vacated Stop & Shop location on the Silas Deane Highway. Mr. Gillespie said that preliminary contacts have been made with some chains as well as regional efforts; however there is a private interest group speaking with a national chain to come to Town. He said there is the potential for a grocery store redeveloping the site. Councilor Fortunato said that she appreciates any work on this.

## **PUBLIC COMMENTS**

### HEARING

RESOLUTION FOR USE OF PROGRAM INCOME GENERATED FROM THE SMALL CITIES PROGRAM

ORDINANCE AMENDING CHAPTER 63, BUILDING CONSTRUCTION - SCHEDULE OF FEES, PART A

ORDINANCE AMENDING CHAPTER 96, INLAND WETLANDS AND WATERCOURSES - PART 2, CITATION PROCEDURES AND FINES FOR VIOLATION, APPENDIX D

ORDINANCE AMENDING CHAPTER 116, PEDDLING AND SOLICITING - 116-3, APPLICATION FEES, PART B

ORDINANCE AMENDING CHAPTER 139, STREET AND SIDEWALKS, ARTICLE III, EXCAVATIONS 139-18, LICENSING AND INSURANCE PROVISIONS

ORDINANCE AMENDING CHAPTER 143, SUBDIVISION OF LAND, ARTICLE III, PROCEDURES AND PLAN REQUIREMENTS, 143-21, APPLICATION FEE

ORDINANCE AMENDING CHAPTER 160, VEHICLES, INOPERABLE OR ABANDONED, 160-7

PERMIT FEES

ORDINANCE AMENDING CHAPTER 167, ZONING ARTICLE XXXI, 167-166 - CERTIFICATE OF OCCUPANCY D

ORDINANCE AMENDING CHAPTER 167, ZONING ARTICLE XXXI, 167-171 - PROCEDURES; FEES B

ORDINANCE AMENDING CHAPTER 167, ZONING ARTICLE XXXI, 167-138 APPLICATION PROCEDURES

RESOLUTION FOR CONNECTICUT SMALL CITIES COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

RESOLUTION FOR STATE OF CONNECTICUT SKATE PARK GRANT

No one wished to speak and the Chairperson declared the Hearing segment closed.

### GENERAL COMMENTS

Cindy Zuerblis, 119 Two Rod Highway, commented on the behavior of some citizens at Town Council meetings. She said that she does not appreciate the verbal abuse and immature behavior she has witnessed, and she has grown tired of watching individuals monopolize time at Council meetings. Mr. Zuerblis commented that she has personally been bullied after speaking and she was very intimidated by the person doing the bullying. She suggested that persons who continue to behave in this manner be banned from future Council and Board of Education meetings. She said that she

understands that there is freedom of speech; however these individuals should possibly voice their opinions in letters instead. Mr. Zuerblis commented that she appreciates the volunteer efforts put forth by members of the Council to serve Wethersfield.

No one else wished to speak and the Chairperson declared the General Comments segment closed.

### COUNCIL REPORTS & COMMENTS

Councilor Adil reported on the May 31 meeting of the Silas Deane Highway Committee stating that it was well attended and the focus was placed on key intersections in both Rocky Hill and Wethersfield.

Councilor Hemmann reported on last week's Tourism Commission meeting stating that the group is working hard on tidying up the Strategic Plan and a Marketing Plan. She said that the Tourism Commission is working closely with the Visitor's Bureau to market the Wethersfield community and to be a destination stop for visitors, especially with the opening of the Convention Center in Hartford.

Councilor Cascio thanked all for their successful efforts on the Memorial Day Parade. He said the Parade Committee worked hard and put together a top shelf tribute to National and Local Veterans.

Councilor Montinieri announced that the Youth Advisory Board is sponsoring a clean up day for June 11. She said that the group will be cleaning up two private homes in Town. She said that additional volunteers would be appreciated and can sign up by contacting the office of Social and Youth Services. Councilor Montinieri said that the EDIC recently sponsored a bus tour for meeting planners which received good feedback. Councilor Montinieri commended the Tourism Commission and the EDIC for their work to show off Wethersfield to these people. Councilor Montinieri reported that the School Building Committee is meeting this evening to abate the windows and that they are just about on schedule to get them in. She said that landscaping issues will be discussed with the Town Manager. Councilor Montinieri announced that the Historical Society has hired an education coordinator and that their newsletter won 1st place in a recent regional publication competition. Councilor Montinieri commented on the June 1 article in the paper regarding School Funding and the study performed. She said that Wethersfield's dollars are below the target at \$14,159,130 and the percentage needed to meet targeted adequacy is a 41.2 % increase in funding. Councilor Montinieri said that the education funding issue has been a topic of the Parent Council for a couple of years, and the Shared Services Committee, in an effort to find solutions, will be hearing from someone involved in this project.

Councilor Fortunato said that the Shared Services Committee decided to make the School Funding issue an agenda item at the first joint meeting of the 2005-2006 school year.

Councilor Cascio extended congratulations to the Girls Softball team who won the CCC West Conference Title and currently the Boys Baseball team is in the semi-finals. Councilor Cascio commented that the windows are currently under construction along Willow Street. He asked if there has been any resolution to the landscaping issue at the Silas Deane Middle School and the Town Manager said that a meeting is planned for Wednesday. Councilor Cascio asked if the contractor still has an agreement with the Town and the Town Manager said that the contractor is now out of the picture. Councilor Cascio commented on the lack of maintenance on the courtyards of both Wethersfield High School and Emerson Williams School. The Town Manager said that she will address this. Councilor Cascio asked what the mowing schedule is for Wells Road, Prospect Street, and Nott Street as the proper maintenance of these areas concerns him as well. Town Manager Bonnie Therrien said that she does not know what the State schedule is.

Councilor Adil commented on the recent opening of the Convention Center in Hartford and commented that some of Wethersfield's future is tied to the success of the Center. He announced that Saturday will be the grand opening and ribbon cutting at the new Nature Center and he invited all to attend at 10:00 a.m.

Chairperson Morin announced the Special Olympics Annual Law Enforcement Torch Run to be held on June 9 and further information can be found on the website [www.soct.org](http://www.soct.org). He said that a Motorcycle Ride will be held on July 23 to benefit Special Olympics. Chairperson Morin announced that Wethersfield's new Fire Chief Charles Flynn will be sworn in on June 12 at 2:00 p.m. at Company One and that Social & Youth Services will be hosting the 4th Annual David C. Shinn Service Awards on June 13. Chairperson Morin announced that the WHS Graduation will be held on

June 21 at Cove Park at 6:00 p.m. He announced that \$103,000 in scholarships were awarded to Wethersfield students thanks to the Dollars for Scholars group.

## **COUNCIL ACTION**

Councilor Adil moved **"TO ACCEPT THE RESIGNATION OF JAMES R. CURTIN FROM THE YOUTH ADVISORY BOARD"**, seconded by Councilor Forrest. All Councilors present, including the Chairperson, voted AYE. The motion passed 8-0-0.

Councilor Adil moved **"TO ACCEPT THE RESIGNATION OF BEVERLY PIERZ FROM THE SILAS DEANE HIGHWAY ADVISORY COMMITTEE"**, seconded by Councilor Forrest. All Councilors present, including the Chairperson, voted AYE. The motion passed 8-0-0.

Councilor Hemmann moved **"TO ACCEPT THE RESIGNATION OF KAREN GOVE FROM THE COMMITTEE ON CULTURE AND THE ARTS"**, seconded by Councilor Cascio. All Councilors present, including the Chairperson, voted AYE. The motion passed 8-0-0.

Councilor Forrest moved **"TO APPROVE THE RESOLUTION FOR USE OF PROGRAM INCOME GENERATED FROM THE SMALL CITIES PROGRAM"**, seconded by Deputy Mayor Karangekis.

Town Manager Bonnie Therrien explained that this allows the Town to use the program income paid back from those with housing rehab loans to help others.

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

Councilor Adil moved **"TO APPROVE THE ORDINANCE AMENDING CHAPTER 63, BUILDING CONSTRUCTION - SCHEDULE OF FEES, PART A"**, seconded by Councilor Montinieri. All Councilors present, including the Chairperson, voted AYE. The motion passed 8-0-0.

Councilor Montinieri moved **"TO APPROVE THE ORDINANCE AMENDING CHAPTER 96, INLAND WETLANDS AND WATERCOURSES - PART 2, CITATION PROCEDURES AND FINES FOR VIOLATION, APPENDIX D"**, seconded by Councilor Forrest. All Councilors present, including the Chairperson, voted AYE. The motion passed 8-0-0.

Councilor Adil moved **"TO APPROVE THE ORDINANCE AMENDING CHAPTER 116, PEDDLING AND SOLICITING - 116-3, APPLICATION FEES, PART B"**, seconded by Councilor Fortunato. All Councilors present, including the Chairperson, voted AYE. The motion passed 8-0-0.

Deputy Mayor Karangekis moved **"TO APPROVE THE ORDINANCE AMENDING CHAPTER 139, STREET AND SIDEWALKS, ARTICLE III, EXCAVATIONS 139-18, LICENSING AND INSURANCE PROVISIONS"**, seconded by Councilor Forrest. All Councilors present, including the Chairperson, voted AYE. The motion passed 8-0-0.

Councilor Montinieri moved **"TO APPROVE THE ORDINANCE AMENDING CHAPTER 143, SUBDIVISION OF LAND, ARTICLE III, PROCEDURES AND PLAN REQUIREMENTS, 143-21, APPLICATION FEE"**, seconded by Councilor Fortunato. All Councilors present, including the Chairperson, voted AYE. The motion passed 8-0-0.

Councilor Adil moved **"TO APPROVE THE ORDINANCE AMENDING CHAPTER 160, VEHICLES, INOPERABLE OR ABANDONED, 160-7 PERMIT FEES"**, seconded by Councilor Fortunato.

Councilor Adil said that the Budget & Finance Committee will be updating the Code to include not only residential properties, but also commercial properties.

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

Councilor Montinieri moved **"TO APPROVE THE ORDINANCE AMENDING CHAPTER 167, ZONING ARTICLE XXXI, 167-138 APPLICATION PROCEDURES"**, seconded by Councilor Forrest. All Councilors present, including the Chairperson, voted AYE. The motion passed 8-0-0.

Councilor Fortunato moved **"TO APPROVE THE ORDINANCE AMENDING CHAPTER 167, ZONING ARTICLE XXXI, 167-166 CERTIFICATE OF OCCUPANCY D"**, seconded by Councilor Forrest. All Councilors present, including the Chairperson, voted AYE. The motion passed 8-0-0.

Councilor Montinieri moved **"TO APPROVE THE ORDINANCE AMENDING CHAPTER 167, ZONING ARTICLE XXXI, 167-171 PROCEDURES; FEES B"**, seconded by Councilor Forrest. All Councilors present, including the Chairperson, voted AYE. The motion passed 8-0-0.

Deputy Mayor Karangekis moved **"TO AUTHORIZE THE TOWN MANAGER TO FILE AN APPLICATION FOR THE CONNECTICUT SMALL CITIES COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM"**, seconded by Councilor Adil.

Town Manager Bonnie Therrien explained that the Town is applying for a \$400,000 town wide housing rehab grant for those who are income eligible.

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

Councilor Adil moved **"TO ACCEPT \$100,000 AUTHORIZED BY THE STATE OF CONNECTICUT FOR A SKATE PARK AT MILL WOODS PARK"**, seconded by Councilor Montinieri.

Councilor Adil asked when the bids for this will be coming in. Town Manager Bonnie Therrien said that she believes it will be some time this week. She said that donations are also targeted to come in this week so that the Committee knows how much funding they have to work with. She said that donation receipts are doing well and an additional \$20,000 is the current target.

Chairperson Morin announced that donations can be made by calling Jane Johnson in the Youth Services Department at the Town Hall at 721-2977.

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

## **UNFINISHED BUSINESS**

None.

## **OTHER BUSINESS**

### Façade Schematic - Town Hall/Library

Chairperson Morin introduced Joe Coombs, Chairperson of the Town Hall Building Committee and Architect Peter Wells from Tuthill & Wells who presented the following three schemes developed for exterior window replacement for the Town Hall.

Mr. Wells said that the basic approaches are to take away the 1950's look and replace it with a horizontal corporate look (scheme 1) making it more attractive and to possibly add interest by pushing some of the windows out from the façade to create a three dimensional look (scheme 2). Mr. Wells said that scheme 3 combines the horizontal design of scheme 1 with the more interesting façade of scheme 2. He said that after the three schemes were designed, the costs of each were analyzed. Scheme 1 would be the least expensive and scheme 3 would be the most expensive. He said that the analysis of costs took into consideration various materials such as natural stone, limestone, marble, and glass-reinforced concrete that could be used for each proposed scheme. Mr. Wells said that the proposed scheme 1 would

include accent grooves in the glass-reinforced concrete band. He stated that it was also taken into consideration that the building will be occupied during the façade replacement and this is tricky since the renovations will cause inconvenience to each department. Mr. Wells said that the façade schemes also take into consideration the building's heating system. He said that the glass will be solar-tinted, double-paneled for energy efficiency. Mr. Wells said that the Town Hall currently does not comply with regard to windows in vaults, and scheme 3 allows for no windows in the vaults of various appropriate offices. Mr. Wells explained that, depending on the materials used, the façade for scheme 1 could range from \$40,000 to \$104,000, and scheme 3 would range between \$42,000 and \$110,000. He explained that these figures do not include demolition, removal, and other non-material costs. He said that the budgeted amount of \$345,000 appears to fall in line with the projected costs of any of the three schemes. Mr. Wells announced that the Building Committee has unanimously selected Scheme 1 for the Town Hall façade.

Mr. Coombs explained that each scheme includes double E glass, insulation, and hopper windows that open at sill height. He said that all three schemes provide a winning situation and will perform well; however additional time and materials will be required for both schemes 2 and 3. Mr. Coombs said that the Building Committee preferred scheme 1 due to costs and time involved. He said that he and Town Engineer Mike Turner will be looking at completed buildings and taking pictures to bring back to the Council to decide on color schemes.

Mr. Wells said that timing is an issue and somewhat crucial since the roof needs to be replaced as well.

Councilor Hemmann asked why unscreened windows that open are being considered since the HVAC system will be replaced to provide for a more comfortable level of air flow in the building. Mr. Wells said that he provided opening windows because he is used to being shot down for not doing this. He agrees that the opened windows upset the balance in the air system and he could be easily persuaded to go either way. Mr. Coombs said that there have been discussions with Town employees who desire the option to open the windows for fresh air. Mr. Coombs spoke of the "sick building syndrome" in public buildings without windows that open. He said that operable windows in public buildings are the proper thing to have. Mr. Wells pointed out that the heating system to be installed will not be able to be controlled separately on each side of the building.

Councilor Adil asked Mr. Coombs to review the Building Committees process in choosing scheme 1. Mr. Coombs explained that Mr. Wells provided basic schematics and the Committee discussed them. The Committee then asked Mr. Wells to develop the three designs further. After further discussions, the Committee decided that scheme 1 looked pleasing to all of them and was the least expensive to build in terms of materials and time. Councilor Adil asked for an estimate of how much scheme 2 will cost. Mr. Wells said that it depends on the materials used, but a medium grade material would cost approximately \$80,000 to \$100,000 which does not include demolition costs. Councilor Adil confirmed that scheme 1 using more expensive materials could cost as much as scheme 2. Mr. Wells said that the only difference is that 4,000 square feet of materials would need to be purchased for scheme 1 and 4,200 for scheme 2. He said that the difference in cost for scheme 2 would involve the creation of bays rather than a straight façade. Councilor Adil asked about the Town Hall's structure and ability to maintain the curtain wall. Mr. Coombs said that in the past, there were discussions on how to expand the Town Hall and the idea of a third floor was brought up. He said that the Town Hall cannot support that type of expansion. Mr. Coombs explained that the proposed schemes are composed of a lightweight slab which can carry a certain amount of vertical weight. He said that the current slabs cannot carry a full load of masonry and the foundation would need to be beefed up.

Councilor Cascio asked why there are no windows in the Council Chamber area. Mr. Wells said that the request was to replace the current failing curtain wall and windows and not to add any windows. Councilor Cascio said that it would be nice to open windows in the Council Chambers at times and he asked for an approximate cost to do this. Mr. Coombs explained that, initially, the Council Chambers was a courthouse which is why there are no windows. He said that the Council Chambers will now also serve as an emergency operations center and windows would not enhance the room. Mr. Coombs said that adding windows also entails more than simply cutting a square in the wall and could be quite expensive. Councilor Cascio asked if Mr. Coombs will be going to look at buildings with the metal and stone panels. Mr. Coombs said that he will be looking at them and taking photographs. Councilor Cascio asked Mr. Wells which material he thinks will blend best with the buildings near the Town Hall. Mr. Wells said that he would go with stone panels for scheme 1 and metal for both scheme 2 and 3. He said that the distance between the buildings allows for style changes without detrimental effect. Councilor Cascio asked Mr. Wells which of the three proposed schemes is

the easiest for the Town to maintain. Mr. Wells said that it would be scheme 1.

Councilor Forrest commented that he likes scheme 2 because the Town Hall is not a corporate building, but a municipal building. He said that scheme 2 shows a sense of pride, prestige, and power that the other two schemes do not. Councilor Forrest said that if price is an issue, he'd like to see the east side of the building having the nice façade of the west side, which doesn't have bays. Councilor Forrest also suggested that a reddish color be chosen to represent the red onion of Wethersfield. Lastly, Councilor Forrest suggested that grills be used in some windows to enhance the appearance.

Councilor Montinieri asked if the window glass has a mirrored effect. Mr. Wells said that it does not. She asked for clarification on the appearance of scheme 3 and Mr. Wells explained it to her. Councilor Montinieri clarified that both schemes 1 and 3 are within the budget allotment and Mr. Wells said that they are. Councilor Fortunato asked the Town Manager where the Design Review Committee weighs in on this process. Town Manager Bonnie Therrien said that once the Council decides on a scheme, the proposed scheme will then go to the Design Review Committee and then on to the Planning & Zoning Commission. Councilor Montinieri asked if both scheme 1 and scheme 3 could be sent for their opinions or if the

Council needs to choose one tonight. Town Manager Bonnie Therrien said that two could be sent, but timing is becoming very critical and any delays should be avoided. Councilor Montinieri asked for a price on scheme 2 and Mr. Wells said that he did not develop a price since scheme 1 and scheme 3 were the two being considered. He said that the price of scheme 2 would be similar to the others with the cost of the "green hats" added to it.

Councilor Fortunato asked what the difference in maintenance costs would be with scheme 2. Mr. Wells said that he does not see any significant difference in the maintenance costs of the three schemes. He said that they all use similar materials and he does not suggest the cement material that would require painting. Councilor Fortunato asked about the warranties on the materials. Mr. Wells said that he believes the stone panels have a twenty-five year warranty and the glass in the windows usually carries a lifetime warranty for replacement of the glass. Councilor Fortunato said that she would like to be responsible, and given the span of dollar amounts, she does not want to see the Council go with anything less reliable. She asked if the Committee looked at the Corpus Christi addition and Mr. Coombs said that he has. Councilor Fortunato said that her opinion is that scheme 2 looks too much like a hotel with the "little hats" and the color. She said that she'd like to see some of scheme 2 used in scheme 1 and asked if any color will be used in scheme 1. Mr. Wells said that it depends on what is selected for the compound.

Councilor Adil moved **"TO ACCEPT AND ENDORSE THE TOWN HALL/LIBRARY BUILDING COMMITTEE'S SELECTION OF SCHEME 1 FOR EXTERIOR WINDOW REPLACEMENT"**, seconded by Councilor Fortunato.

Councilor Cascio verified that the motion is for the window replacement only. Chairperson Morin said that, if accepted, the plan will then go to the Design Review Committee and the Planning & Zoning Commission for their input to the Council. Councilor Cascio asked if the approved design will be without the metal band. Mr. Wells said that the approval tonight will not preclude the addition of the horizontal element in the plan. Chairperson Morin requested that the Building Committee bring this additional consideration forth. Councilor Cascio asked why the Building Committee did not like scheme 2. Mr. Wells said that they voiced the opinion that it "looked like a hotel".

Councilor Hemmann commented that scheme 3 appears to have a little more character and less of a corporate look. She said that scheme 3 looks more distinctive.

Councilor Adil asked if scheme 1 could be done with a stone look. Mr. Wells said that this is a simple detail that can be done. Councilor Adil said that he agrees with scheme 1 since the Committee has endorsed it, but would like to add some color to it. Mr. Coombs said that the scheme can be modified. Councilor Adil said that he doesn't want to go on the cheap side; however, he wouldn't mind having funds left over to reallocate to the Council Chambers or another area where we're short. Mr. Coombs said that if the Town is fortunate to have any monies left over, they would be reallocated to the interior of the building.

Councilor Fortunato said that if the Town was starting from scratch with the building, she would consider scheme 2 or

scheme 3; however, since it's an existing building, the proposed scheme fits especially when incorporating color. She suggested that the Building Committee be provided with the minutes of this June 6 Council meeting so that they can review the comments made by Councilors. Councilor Fortunato addressed the time element of the project stating that the Town has business to conduct from the building and she sees scheme 1 as being the most expedient of the three proposals.

Councilor Forrest said that he does not necessarily support scheme 1 because he feels that the citizens of Wethersfield are looking for a different look on the Town Hall building and the lines in scheme 1 are very similar to the current lines on the building. He said that the citizens are looking for a fresh start.

Councilor Forrest moved "**TO AMEND THE ORIGINAL MOTION TO ACCEPT SCHEME 2**", seconded by Councilor Cascio.

Chairperson Morin said that when the project was brought forth to the public, the majority of the work was going to be inside the building with minor outside work on the windows and dressings. He said that any of the three proposed schemes indicates a drastic change from what already exists. Chairperson Morin asked if scheme 2 or scheme 3 would propose a greater challenge with people continuing to work in the building while the renovations are being done. Mr. Wells said that the issue is that it will take longer to build scheme 2 or scheme 3. Chairperson Morin asked for an approximate time frame. Neither Mr. Coombs nor Mr. Wells could provide this information at this time. Chairperson Morin said that he looks forward to sending the plan to the Design Review Committee for their feedback and that he cannot support the amended motion.

Councilor Cascio said that the Town will not be going this way again for a long, long time and he agrees with Councilor Forrest that the façade needs to have a new look for Wethersfield. He said that scheme 1 has a corporate look and although it is an improvement over the current look, it doesn't want to simply go with the easiest, cheapest, and quickest option. Councilor Cascio said that he would like to see a more visually pleasing façade with curb appeal.

Councilor Adil said that landscaping will fill in some of the blanks and from a utilitarian standpoint, scheme 1 has the cleanest and simplest design not only for construction, but also in terms of maintenance. He said that he cannot support scheme 2.

All Councilors present, including the Chairperson, voted NAY. Councilor Cascio, Councilor Forrest, and Councilor Hemmann voted AYE. The amended motion failed 3-5-0.

All Councilors present, including the Chairperson, voted AYE. Councilor Cascio and Councilor Hemmann voted NAY. The original motion passed 6-2-0.

#### Tax Suspense List

Councilor Montinieri moved "**TO TRANSFER THE UNCOLLECTED PERSONAL PROPERTY AND MOTOR VEHICLE TAXES TO TAX SUSPENSE STATUS IN ACCORDANCE WITH SECTION 12-165 OF THE CONNECTICUT GENERAL STATUTES AND THE ATTACHED LIST**", seconded by Councilor Forrest.

Town Manager Bonnie Therrien explained that according to General Statutes, when a community has been trying unsuccessfully in mailing warrants and such and cannot find certain people, they can be put on a tax suspense list. She said that this does not mean that the Town stops trying to collect the money and currently the list amounts to \$28,571.89. The Town Manager said that during the bond upgrade, it was reported that Wethersfield has one of the highest tax collection rates in the State.

Councilor Adil verified that the Town just received a large tax check and the Town Manager said that a check for a tax delinquency was received for approximately \$59,000.

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

#### Request for Refund - \$600 - Removal of Trees

Councilor Adil moved **"TO REFUND \$600 TO LUIS OCASIO OF 226 BROAD STREET"**, seconded by Deputy Mayor Karangekis.

Town Manager Bonnie Therrien explained that Mr. Ocasio gave the Town \$600 to replace trees he planned to remove. She said that Mr. Ocasio did not remove the trees; therefore he is requesting a refund of the \$600.

Councilor Montinieri asked if the trees were on Mr. Ocasio's property or Town property. Town Manager Bonnie Therrien said that the trees were on his property and this was a commercial-type of project.

Chairperson Morin said that this was a condition of allowing Mr. Ocasio to remove the trees. As a result of removing the trees, the \$600 allows for the planting of trees somewhere else in Town.

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

#### Council Meetings - July and August

Chairperson Morin said that he has requested only one Council meeting in July and one in August to give Councilors a break.

Councilor Fortunato moved **"TO CANCEL THE JULY 5, 2005 AND AUGUST 1, 2005 TOWN COUNCIL MEETINGS"**, seconded by Councilor Montinieri.

Chairperson Morin said that he has spoken with the Town Manager who agreed that if something important comes up that needs to be dealt with by the Council; a special meeting will be scheduled.

All Councilors present, including the Chairperson, voted AYE. Councilor Hemmann voted NAY. The motion passed 7-1-0.

Chairperson Morin suggested that this information be provided to residents and that Councilor hours still be held as scheduled.

#### Infrastructure Standards Police - Technology Committee

Councilor Montinieri moved **"TO ADOPT THE NETWORK INFRASTRUCTURE STANDARDS PER THE ATTACHED DOCUMENT FOR ALL FUTURE BUILDING PROJECTS"**, seconded by Councilor Hemmann.

Councilor Adil said that the standards put forth are good; however, some of the standards do not apply to all Town buildings. He said that he feels more comfortable with having the ability to make changes by calling them "guidelines" rather than "standards".

Councilor Adil moved **"TO AMEND THE MOTION TO ADOPT THE NETWORK INFRASTRUCTURE 'GUIDELINES' RATHER THAN 'STANDARDS'"**, seconded by Councilor Fortunato.

Councilor Fortunato said that she agrees with the name change because the memo from Building Committee Chairman Joe Coombs to the Town Manager states that the committee's recommendation is that the document be used as a guideline and not a standard. Councilor Fortunato said the document being provided is dated 1999 and she is concerned about adopting something that could need further changing.

Councilor Hemmann asked if anyone has checked with the Chairman of the Information & Technology Committee about the choice of wording being changed from "standards" to "guidelines". Town Manager Bonnie Therrien said that this is the first she has heard about it. Councilor Hemmann said that it would be a good idea to check with this committee since they took so much time to put together the presentation provided to the Council and the memos from them are both dated 2004 indicating that there hasn't been communication between them and the Council since that time.

Councilor Adil said that the Information & Technology Committee has not recently attended any of the Town Hall/Library Building Committee meetings. He said that Town staff has indicated that the "standards" are not really appropriate for the Town Hall building and that putting "standards" out there could put the Town in a position of violations of them. Councilor Adil said that the Building Committee always has a valid reason not to follow "standards" if necessary.

Councilor Hemmann said that although the Building Committee may have a valid reason, this hasn't been verified with the Information & Technology Committee who has done all the work in the first place.

Councilor Hemmann moved **"TO TABLE THE NETWORK INFRASTRUCTURE STANDARDS ALLOWING THE TOWN MANAGER TIME TO BRING THE LANGUAGE CHANGE FORWARD TO THE INFORMATION & TECHNOLOGY COMMITTEE"**, seconded by Councilor Adil. All Councilors present, including the Chairperson, voted AYE. The motion passed 8-0-0.

#### \$3,000 Budget Transfer - Fire Dept. to Radio Account

Deputy Mayor Karangekis moved **"TO TRANSFER \$3,000 FROM THE FIRE DEPARTMENT TO THE TOWN WIDE RADIO SYSTEM DEPARTMENT FOR THE REPROGRAMMING OF FIRE DEPARTMENT RADIOS"**, seconded by Councilor Adil.

Town Manager Bonnie Therrien explained that there is programming and reprogramming that will need to take place on the radio system in general. She said that the Town's Information & Technology staff will be doing the programming regardless of the Fire Department's request to do their own programming.

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

## **BIDS**

#### Custodial Services - Police Department

Councilor Montinieri moved **"TO AWARD THE BID FOR CUSTODIAL SERVICES AT THE POLICE DEPARTMENT TO CHARTER OAK BUILDING MAINTENANCE IN THE AMOUNT OF \$28,358"**, seconded by Councilor Forrest.

Town Manager Bonnie Therrien explained that there were a number of bids and the Council is being asked to accept the third lowest bid. She said that the lowest bidder is the present company and the Town has had issues with them for the last year. She said that they are not meeting the specifications of the number of hours they're supposed to be manning the Police Department. The Town Manager said that the second lowest bidder worked with the Town previously and was asked to leave the job since they were not doing a good job.

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

#### Sidewalk Maintenance

Councilor Fortunato moved **"TO AWARD THE BID FOR SIDEWALK CONSTRUCTION AND REPAIR TO WESPRO, LTD IN THE AMOUNT OF \$50,000"**, seconded by Councilor Forrest.

Town Manager Bonnie Therrien explained that Wespro, Ltd has been used in the past and there have been no issues with them. She said that there is only \$50,000 to award to them since this is what was budgeted.

Councilor Adil asked why only \$50,000 was budgeted. Town Manager Bonnie Therrien said that with maintenance, a certain amount is put in and the Town does what they can do with it. Councilor Adil asked how the Engineering Department came up with this amount. The Town Manager said that this is the estimate they developed based on the scope of work and prices have gone up since the last time this work was sent out to bid.

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

### Charles Wright Parking Lot Reconstruction

Councilor Fortunato moved "**TO AWARD THE BID FOR IMPROVEMENTS TO THE CHARLES WRIGHT SCHOOL PARKING LOT TO GENERAL PAVING IN THE AMOUNT OF \$104,275**", seconded by Councilor Montinieri.

Councilor Hemmann asked from where the additional funds will come. Town Manager Bonnie Therrien said that they will come from the paving program in the Capital Budget.

Chairperson Morin said that this project has been discussed with the Board of Education through the Shared Services Committee. He said that the project will ease safety concerns at the school.

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

## **ORDINANCES, RESOLUTIONS, APPOINTMENTS FOR INTRODUCTION**

### RESOLUTION REGARDING THE AUTHORIZATION AND SUBMISSION OF A GRANT FROM THE CONNECTICUT DEPARTMENT OF EDUCATION TO THE DEPARTMENT OF SOCIAL AND YOUTH SERVICES AND THE AWARD OF FUNDS FROM THE GRANT TO THE DEPARTMENT OF SOCIAL AND YOUTH SERVICES

BE IT RESOLVED by the Town Council of the Town of Wethersfield that Bonnie Therrien, Town Manager, and Nancy Stilwell, Director of Social and Youth Services are hereby authorized to make, execute and approve on behalf of the Town of Wethersfield, a contract between the State Department of Education and the Town of Wethersfield Department of Social and Youth Services. Said contract shall be in the amount of \$21,513 for contributions to program services within the "Youth Services Bureau" for fiscal year 2005/2006.

### ORDINANCE AMENDING CHAPTER 78, FALSE ALARMS

[HISTORY: Adopted by the Town Council of the Town of Wethersfield 4-6-1992. Amendments noted where applicable.]

#### GENERAL REFERENCES

Ambulance and emergency services -- See Ch. 7.

Fire alarms -- See Ch. 79.

#### **§ 78-1. Purpose.**

The purpose of this chapter is to reduce needless alarms to which the Wethersfield Police Department and the Wethersfield Volunteer Fire Department respond to as a result of the activation of burglar, holdup, panic and fire alarms that automatically summon the Police Department or the Fire Department either via a central station, the Wethersfield Police Department or automatic dialers.

#### **§ 78-2. Definitions.**

As used in this chapter, the following terms shall have the meanings indicated:

**ALARM SYSTEM** -- An assembly of equipment and devices arranged to signal the presence of a hazard requiring urgent attention and to which the Police or Fire Department is expected to respond. In this chapter, the term "alarm system" shall include but not be limited to the terms "automatic holdup alarm systems," "burglar alarm systems," "holdup alarm systems," "manual holdup alarm systems," "audible alarm systems" and "fire alarm systems." "Alarm systems" which monitor temperature, humidity or any other condition not directly related to the detection of an unauthorized intrusion into a premises or any attempted robbery or a fire or smoke condition at a premises are

specifically excluded from the provision of this chapter, as are alternative "alarm systems" designed to notify of medical emergencies.

**FALSE ALARM** -- The activation of any alarm system to which the Police and/or Fire Department responds which is not caused by:

- A. Fire, a criminal act or other emergency.
- B. An act of nature, such as an earthquake, tornado or hurricane.
- C. Circumstances occurring off the protected property and within the control of either the subscriber, his alarm business or his answering service.
- D. A person motivated solely by criminal, malicious or mischievous intent.

**SUBSCRIBER** -- A person who buys and/or leases or otherwise obtains an alarm system and thereafter installs it or has it installed. The term "subscriber" shall also mean a person who has control of premises in which an operable alarm system exists, with the ultimate responsibility for the alarm system being with the property owner.

**§ 78-3. [NEW] Permits required; term; liability of town; penalty for violation.**

- A. No person shall possess or use an alarm system within the Town of Wethersfield without first applying for and receiving an alarm user permit.
- B. Any permit issued hereunder shall be valid for one year from the date of issuance.
- C. Any permit issued hereunder shall be predicated upon the express condition that the permittee shall indemnify and hold the Town of Wethersfield harmless from any and all damages arising out of the activities of any permittee.
- D. Any person who violates any of the provisions of this section shall be subject to a penalty of \$250.00.

**§ 78-4. [NEW] Permit applications.**

All applications for alarm user permits shall be accompanied by an application fee of \$25.00 and filed with the Police Department. The application must state where the alarm device or alarm system will be located, the name of the installer, the type of device or system, a list of persons to be contacted in the event of an alarm, and other information as may be required for the public's health and safety.

All alarm devices and alarm systems are subject to approval by the chief of police prior to installation, with the exception of any fire alarm system, which shall be subject to approval by the fire marshal.

**§ 78-3.[5] Imposition of fines.**

[NEW] Effective July 1, 2005, the Town of Wethersfield will charge the subscriber of an alarm system a fine for each emergency police and/or fire response to a false alarm as follows:

- A. For the first two false alarms in any one calendar year, a warning;
- B. For the third false alarm in any one calendar year, a \$50.00 penalty with such penalty increasing in \$25.00 increments for each false alarm in any one calendar year thereafter.

If the subscriber is not the owner of the property in which the alarm system is located, the town shall give the property owner notice of the occurrence of the first false alarm generated by the alarm system of the property.

**§ 78-4.[6] Right to appeal.**

The subscriber in receipt of a violation ticket may appeal the fine at anytime within five (5) days of the receipt of said notice by filing an appeals notice at police headquarters. After review of said appeal, the Police Chief or Fire Chief, in the event of fire alarm systems, will make a determination as to whether or not the circumstances surrounding the false alarm justify the waiver of the fine. The subscriber will be notified in writing as to the results of the appeal.

### **§ 78-5.[7] Payment of fines.**

All fines payable under this chapter will be made to the Tax Collector and will be due and payable within thirty (30) days of the day of notice or, if appealed, within thirty (30) days of the date of decision on the appeal. Payments not received within this period will result in the automatic doubling of the fine. In addition, if the subscriber subject to the fine is not the property owner, the Tax Collector shall give the property owner notice of the subscriber's failure to pay the fine in the allowable period. The property owner shall have a fifteen-day period from the date of such notice in which to pay the original fine at the original amount. If not paid within such fifteen-day period, the amount of the fine which the property owner may pay shall be doubled.

### **§ 78-6.[8] Administration and enforcement.**

The Police Chief will enforce and administer this chapter and any rules and regulations promulgated there under, except that the Fire Chief shall have jurisdiction over the fire alarm systems.

### **PAYMENT TO VOLUNTEER FIRE AND AMBULANCE PERSONNEL RESOLUTION**

WHEREAS, the Town of Wethersfield, through the Wethersfield Town Council, hereby recognizes the valuable public functions performed to our community on a daily basis by members of the Wethersfield Volunteer Fire Department and the Wethersfield Volunteer Ambulance Association (hereinafter collectively known as "volunteer organizations"), and

WHEREAS, it is the intention of the Wethersfield Town Council to promote fire protection services and ambulance services for the Town of Wethersfield by creating initiatives to enhance membership, good performance and longevity in the volunteer organizations;

NOW, THEREFORE, BE IT RESOLVED, that the Wethersfield Town Council hereby establishes an annual stipend benefit available to members of the volunteer organizations. The Town Manager is directed to implement the annual stipend benefit to members of the Wethersfield Volunteer Fire Department who earn a "good year of service" in accordance with the terms and requirements of the Town of Wethersfield Volunteer Firefighter's Pension Plan in the preceding recorded year. The Town Manager is further directed to implement the annual stipend benefit to members of the Wethersfield Volunteer Ambulance Association. Both stipends shall also be implemented in accordance with the terms and conditions contained in the Administration of Annual Stipend Program as prepared by the Town of Wethersfield Finance Director.

BE IT FURTHER RESOLVED, that the Town Manager shall make recommendations to the Council pertaining to the annual stipend benefit.

BE IT FURTHER RESOLVED, that the Town Council shall appropriate as part of the Town's annual budget, funds it deems sufficient to fund the annual stipend benefit.

BE IT FURTHER RESOLVED, that the annual stipend benefit may be amended or terminated by resolution of the Town Council.

### **MINUTES**

Councilor Montinieri moved "**TO ACCEPT THE MINUTES OF THE BUDGET MEETING OF MAY 11, 2005**", seconded by Councilor Forrest. All Councilors present, including the Chairperson, voted AYE. The motion passed 8-0-0.

Councilor Forrest moved "**TO ACCEPT THE MINUTES OF THE REGULAR MEETING OF MAY 16, 2005**", seconded by Councilor Montinieri. All Councilors present, including the Chairperson, voted AYE. The motion passed 8-0-0.

### **ADJOURNMENT**

At 9:35 p.m., Deputy Mayor Karangekis moved "**TO ADJOURN THE MEETING**" seconded by Councilor Adil. All Councilors present, including the Chairperson voted AYE. The motion passed 8-0-0.

Dolores G. Sassano  
Town Clerk

*Approved by vote of Council 6/20/05*