

**REGULAR MEETING
AUGUST 20, 2012**

The Wethersfield Town Council held a meeting on Monday, August 20, 2012 at 7:00 p.m. in the Council Chambers, 505 Silas Deane Highway, Wethersfield.

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

Also present: Laurel Goodgion, Library Director; Mike Turner, Town Engineer; Denise Bradley, Assistant Planner; RaeAnn Palmer, Assistant Town Manager; Jeff Bridges, Town Manager; and Dolores G. Sassano, Town Clerk.

Councilor Kotkin led the pledge of allegiance to the flag.

Denise Bradley, Assistant Planner, presented the Economic Development Report. Ms. Bradley reported that building permits had been issued for the former Porter and Chester at 125 Silas Deane Highway for six retail units. She also reported that Lane Bryant has recently opened at the Wethersfield Shopping Center and that Planning and Zoning Commission has recently approved redevelopment plans for the former Northeast Utilities property at 176 Cumberland Avenue. She reported that Serenity Salon recently opened across the street at the former Ritz Camera building, 526 Silas Deane Highway and Gio's Restaurant and Lounge recently opened at 580 Silas Deane Highway. She noted that they have an application pending for 1380 Berlin Turnpike that is Stop and Shop, for a free-standing fueling station and there are also plans for Putnam Park, 100 Great Meadow Road, for the Art Institute, which will be occupying two stories in the smaller tower. She stated that the Economic Development Commission has recently applied for additional funding through the STEAP for the Façade Improvement Program and currently have façade improvements underway at 1290 Silas Deane. They are working on window improvements. The Legion Hall on Main Street and Comstock Ferry just recently completed their façade improvements.

Councilor Drake asked if they had any idea at what they are planning to do with 1290 Silas Deane Highway.

Ms. Bradley responded that plans previously approved about a year ago for a technical training school. At this point not sure if they are actually going to go forward with that but they are really just looking to make it more appealing for a perspective tenant. She stated that there is a new owner and that they have been in contact with the training school but it remains to be seen if that will go forward. She stated that the new owner has not yet indicated a perspective tenant.

Councilor Kotkin asked what the new buyer at 7 Railroad Place plans to open there.

Ms. Bradley responded that they plan to do something similar to the chocolate café. She stated

they are also going to have sandwiches and will be available for rental for small showers and things like that.

Deputy Mayor Console asked about the numerous inquiries regarding the potential use of Morris Farms that was mentioned in the report.

Ms. Bradley responded that those inquiries into the office were regarding what are potentially permitted uses.

Councilor Kotkin asked about the Stop and Shop property and where in the parking lot do they plan on putting the service station.

Ms. Bradley responded that it would be located adjacent to the Turnpike, closest to the former AJ Wright vicinity and stated that they are going before a Zoning Appeals this month for a distance requirement that they don't meet, but that aside, they will go before the Planning and Zoning Commission.

Councilor Kotkin asked if it was a distance from the highway or distance from the building.

Ms. Bradley responded that it was a 200-foot distance from residential.

PUBLIC COMMENTS

Linda Case, 103 Park Ave, is happy the Police are enforcing no parking on front lawns. It is a national issue.

Lucy Tine, 100 Wells Road, spoke on the issue of no parking on lawns. She lives on Wells Rd, and she cannot park on a state road. She does not see that it is a problem in Wethersfield and wishes more people who need to park on their lawns would speak up. The ordinance should be more flexible.

T. William Knapp, 171 Collier Rd is against the parking ordinance as written and thinks there needs to be an amendment to the last section. There are no exceptions spelled out and does not provide for police discretion, which Councilor Drake thinks they should use. It needs to be amended to clarify the issue. There are a lot of people in town upset about this.

Rick Garrey, 35 Harding Street, agrees with the Chief that there are unintended consequences. He also thinks he should be able to park a registered vehicle on his property. Secondly, the support for Wilkus Farm is overwhelming so he does not agree with going out to bid for a 3rd time. Mr. Garry thought the Council should have thrown out the proposal for a land swap and request for more acreage to build five homes on the property. He feels people support open space and did not want a new development of homes on that property.

Robert Young, 20 Coppermill Rd, believes that parking on the snow shelf cheapens the town along with political and commercial signs. He commented on the parking lot at the town hall and feels that people who do not park in designated spots, should be towed. He also commented on how people are parking on the town lawn at the Farmer's Market and how that should not be allowed. Mr. Young commented on the amount of high taxes that he pays and how little he gets. He lastly commented on the test scores for the State of Connecticut and commented on how Wethersfield's test scores are not what they should be considering how much money we provide to the Board of Education.

Gus Colantonio, 16 Morrison Avenue read from a report on Morrison Avenue, Tifton Road, and Hillcrest St. He stated that he will be back to let the Council know that he will not stop until a stop sign is place on Morrison Avenue or one removed from Hillcrest Rd.

George Ruhe, 956 Cloverdale Circle, commented that we as a town should live within our means and recognize that Wethersfield is not Avon. Mr. Ruhe commented on the Cloverdale culvert and the dangers and hazards within that area. He urges the town to get that project done. He also stated that he believes that that area qualifies as a blight area within the town. He commented that with the upcoming presidential election, someone should talk to the Registrars of Voters and make sure that they look the methods that they will be using to check voters in.

COUNCIL REPORTS

Councilor Drake reported the School Building Committee are moving along very well and that the preliminary design review was submitted; they are starting to look at outside designs and he suggested to the Committee that they come to the Town Council and try to make some of those designs public. Councilor Drake reported that are moving along very well and everything is on schedule and more will come public as they move forward. He also reported that the Infrastructure Committee met about a week ago to discuss the Wilkus Farm sale and he will be addressing that later in the meeting.

COUNCIL COMMENTS

Councilor Drake commented that he received many more calls from people in favor of not allowing parking on the lawn and believes that it is a basic respect for neighbors. He also noted that there may be some things that we need to correct but would like continue in this direction as we go forward.

Deputy Mayor Console reported that he attended the National Night Out last week and thought that is was another well-planned night out for the Police Department; it was a good event. He also noted the Wethersfield Health Center shut down, unfortunate for the Town of Wethersfield, but that it was run very poorly over the last couple of years. They made promises that they did not keep. They had health care problems with the residents. He believes it was an issue where the parent company was just trying their best to make false promises and once again closed their

facility. Deputy Mayor Console stated that he hopes that our economic and development people work to get another establishment into that facility. It has been around the town for many years. Hopefully, we will be able to do something to get it back on the tax roll and make it a shining star for what it should be.

Deputy Mayor Console next commented on the possibility of purchasing a used or possibly a demonstrator fire truck like Glastonbury did and would like to have the new Fire Chief look into this when he comes in. He next commented on some structural issues at the fire station with the weight loads and that the spec has to be changed. He asked to see the specifications, who did the weight loads, what can be done if we have to do something to that building for the future.

Mr. Bridges stated that there's not a problem we just want to make sure that the specifications met the weight load and just wanted to make sure that we didn't overstep the drop.

Deputy Mayor Console added that he wants to take it one step further; as time goes on may ask an engineer about beefing up the floor for future use so it won't be a safety problem for another truck.

Deputy Mayor Console also commented on the lawn issue, Ordinance 157-3. He stated that it was approved in December 2010, by unanimous vote. It does have its merits. He asked for an interpretation by the town attorney and town manager but has not received a response. He has always mentioned blight issues in the town. Refers to it as the Hartford creep and he gives a list to the town manager when he sees things like that. He also mentioned 83 Cedar Street as a prime example of how people have moved into that house and made a disaster out of that front lawn and it looks terrible. Deputy Mayor Console emphasized that what he voted for was an ordinance, a blight ordinance and a zoning issue. He stated how Madison, WI, one of the top ten cities in the country to live in, has some of the toughest zoning laws as far as what you can and cannot do in your yard. They actually went out and hired several zoning people. Deputy Mayor Console remarked it is a zoning issue that has zoning violations and maybe that is something Wethersfield has to do—keep track of these issues. Perhaps we have to hire, instead of a part-time zoning person, a full-time person, and their prime job is to go around and make sure that we don't have blight. He thinks the ordinance is a good ordinance and that he wants to see the town stay in top shape. He actually thinks we are sliding a little bit and have to bring it back to where we should be. He doesn't think the police have the jurisdiction to give out tickets to people on private property and stated once again that it is a zoning issue. He stated that he did vote for it and thinks it is an ordinance that will make a difference in the town and that the police should only be called in if something happens when an ordinance person, trying to give out a zoning violation needs assistance.

He also commented to Mr. Young that, for the record, he voted “no” for the budget.

Chairperson Hemmann read an email from an anonymous taxpayer regarding the home on Nott Street and the blighted condition in Town. Ms. Hemmann stated that the property is in bankruptcy court and that the hearing is set for this September.

TOWN MANAGER'S REPORT

Mr. Bridges reported on a few things in the newspaper. He stated that the town along with its other mid-state communities did receive the \$100,000 grant for the continuing planning grant for the regional dispatch center. He recalled how they did the feasibility study amongst the five towns, Wethersfield, Rocky Hill, Cromwell, Newington, and Berlin. He explained once that was completed, we applied for a grant to go further and this grant will provide resources to do that. He also stated that we received a \$150,000 grant for the regional mobile crime lab.

Mr. Bridges also reported that the CREC facility has closed so the former owner's in New York have lived up to their arrangement and paid the town their \$2 million one-time payment in lieu of tax, received today August 20. He stated that we will have to decide what to do with those funds and believes the intent, at least initially, was to put it into a trust to generate the income that would have been received had the land stayed on the tax rolls and we will be looking at implementation of that.

Mr. Bridges next reported on a diagram showing the Brainard/Hartford Airport master planning process. They are going through an update of the master plan for the airport to coincide with the new airport authority system that has been instituted.

Mr. Bridges also noted a letter from our state representatives supporting our STEAP grants which we send in last time. He stated that these grants are for façade loan money, more redevelopment money for 1000 Silas Deane Highway and for a parking lot and tennis court improvements at Webb Elementary School.

Mr. Bridges reported that Direct Energy had a problem uploading the new rates into the computer system for some customers. He stated that those customers impacted will receive the new rate and they will also receive a letter and a rebate for that differential in their electric bill. He added that Direct Energy understands there is a problem and is making contact with the customer to solve it.

Mr. Bridges next reported that they are in the process of developing a Memorandum of Understanding with the Town of Newington for cooperative animal control. Both towns use part-time animal control so with the Memorandum of Understanding an Animal Control Officer will be available full-time. We will still keep the part-timer's, but they will be working in both towns when the other one is not working, so we will double our animal control capacity once that is in place.

Mr. Bridges asked Mike Turner if we got someone on board for the Cloverdale Pond guardrail. Mike responded that Phil Rouquie will be doing that work for an amount of \$7200. Mr. Turner explained that they will rebuild the pilasters that are damaged beyond repair, repair the other ones, and instead of the wood rails, they will use 4-inch round aluminum anodized railings. He stated that it should be done in 4-6 weeks. Mr. Bridges explained that there was an issue this weekend that there with upstream debris clogging that culvert. And so the property owner pulled away that barricade plank away from the culvert and that relieved the pressure there.

Councilor Drake asked how many animal control positions the towns currently have.

Mr. Bridges responded that we have two part-timers and that Newington went from a full-timer to two part-timers. He added that Newington actually convinced their union to give up the full-timer. So when their part-timers are on, ours will be off. When ours are on, theirs will be off. So there are four part-time Animal Control Officers between the two towns.

Deputy Mayor Console noted the nice railings that were installed on Nott Street near the Folly Brook culverts and it looks better than it did before.

Town Manager Jeff Bridges introduced Sally Katz, the newly appointed Director of Physical Services and stated that she has been on board for about a month now and is working hard on coordinating these projects.

Councilor Manousos asked if residents need to call to get the Direct Energy rate.

Mr. Bridges responded that if they are not customers now, they do need to call. If they were an existing customer, they should have automatically been enrolled in the new rate and those are the ones that are having the problem. He stated that a new customer should get it automatically and an existing customer, once it became effective, the new rate should have uploaded and changed the bill but in some cases, it did not. Mr. Bridges stated that if residents do have problems, tell them to call the Town Hall and we will get in touch with Direct Energy and get their problems resolved.

Councilor Manousos commented “good job on the animal control.”

Mr. Bridges responded that the Chief worked hard on that.

TOWN CLERK COMMUNICATIONS

The Town Clerk had nothing to report.

COUNCIL ACTION

Deputy Mayor Console moved “ **TO ACCEPT THE RESIGNATION FROM THE ZONING**

BOARD OF APPEALS AS AN ALTERNATE FROM FRANK DELLARIPA, 37 ROBBINSWOOD DRIVE FROM 07-01-11 THROUGH 6-30-14 AND A RESIGNATION FROM THE LIBRARY BOARD FROM LAURIE WRONA, 16 FAIRMONT STREET FROM 7-1-11 THROUGH 6-30-14" seconded by Councilor Hurley

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

Chairperson Hemmann asked the Town Clerk to let them know the Council appreciates the time they served with a letter of thanks.

Deputy Mayor Console moved **"TO REAPPOINT STEPHEN A. KIRSCHE, 11 GOLF RD, TO THE WETHERSFIELD HOUSING AUTHORITY, FROM 8-31-12 TO 8-31-17, REAPPOINTMENT OF CHRISTINA L. TRACZYK, 466 BRIMFIELD RD., TO THE TOURISM COMMISSION, FROM 8-20-12 TO 6-30-15, REAPPOINTMENT OF CHRISTINE TAYLOR, 505 SILAS DEANE HIGHWAY TO SENIOR CITIZENS ADVISORY COMMITTEE FROM 8-20-12 TO 6-30-13 , JOHN D. GUSTAFSON, 182 AMHERST STREET FROM 8-20-12 THRU 6-30-13, 14 AND PAUL J. LEBLANC, 521 NOTT STREET, 8-20-12 THRU 6-30-14 AS ALTERNATES TO ZONING BOARD OF APPEALS"** seconded by Councilor M. Hurley

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

OTHER BUSINESS

Deputy Mayor Console moved **"TO APPROVE THE SUBORDINATION OF THE SMALL CITIES LOAN TO THE NEW MORTGAGE AT 23-25 MAIN STREET, WETHERSFIELD"**, seconded by Councilor S. Manousos

Mr. Bridges explained that property owners who have small cities grants to improve their homes, when they do refinance, we need to subordinate our loan as we had with their original mortgage, so they have asked for that relief from us. He stated that the equity to debt ratio is fine, the town attorney reviewed that, so the town staff is recommending approval of the agreement.

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

Councilor Mike Hurley moved **"TO SEEK AND 8-24 RECOMMENDATION FROM THE TOWN OF WETHERSFIELD PLANNING AND ZONING COMMISSION ON THE SOLICITATION OF THE REQUEST FOR PROPOSALS FOR THE SALE AND POTENTIAL LEASE OF A PORTION OF THE WILKUS PROPERTY, SPECIFICALLY SEEKING A RECOMMENDATION ON: 1) THE SALE OF THE PROPERTY KNOWN AS THE 1.86 ACRE WILKUS HOUSE AND BARN PARCEL, 2) THE SALE OF UP TO 30,000 SQUARE FEET OF IMMEDIATELY ADJOINING LAND FROM THE 10-ACRE PARCEL AND 3) THE LEASE OF UP TO THE FULL 10 ACRES IMMEDIATELY**

ADJACENT TO THE HOUSE AND BARNs FOR AGRICULTURAL PURPOSES”,
seconded by Councilor David Drake

Mr. Bridges explained that Councilor Drake has stated that the Infrastructure Committee met and reviewed the RFP package for the Wilkus property and recommended several modifications to their request for proposal, the first being the addition of the 30,000 square feet of additional land and also, that as almost a form of compensation, that the reservation of development rights by the town or the dedication of development rights by the new owner to the town would be considered as part of their proposal, so those new elements would be included in their request for proposal package. Mr. Bridges explained that the motion is a motion to seek an 824 referral and there was some discussion about if can we run the 824 referral process coterminous with the request for proposal process. He stated that according to Attorney Ken Slater from Halloran and Sage who has been working with us on this, you can, as long as you receive the 824 referral before the council makes a final determination accepting one of the proposals. Mr. Bridges added that in addition to the 824 recommendation, if you wish to then authorize the request for proposal process to begin, town staff will put a calendar together on that process that would provide for those two to run together, but finish in separate time frames, but would cut greatly on the time of the total process.

Councilor Drake explained that besides talking about the pros of the swap of Golf Rd., one of the things we did do a little different from the last time was the idea if there is a real interest in keeping the Wilkus Farm properties as a barn, a farm, and a house. He noted that the last proposals that we got really weren't true farm proposals, they were kind of farm proposals, but they really weren't. Councilor Drake added that we made wording in there that said that we would be open to consideration if someone wanted to buy that land and leave the town the development rights. He stated that this was not in the last proposal, but we would be open for that consideration at a different price or whatever that proposal is, again it is a RFP, but this is a little different than the last time. He stated that, again, if there is an overwhelming support that they want to keep those three buildings the way it is, the way we went out last time, we really wouldn't have, it really didn't stop anybody from buying those two pieces of property then a year or six months later, saying the farm deal did not work out and they sell them to a developer, so we are looking to get that option out there besides the swap for Golf Rd., which is a pretty interesting proposal to the people up on Golf Rd., so it's a little bit more than what we were doing last time. Hopefully, this will be the last time out.

Councilor Kotkin asked Jeff Bridges if the 824 we would have had to go through that process regardless of whether we were adding 30,000 sq. ft. at some point?

Mr. Bridges responded that we did already once.

Councilor Kotkin clarified that we did for just selling off the house and barn, so we are sort of doing that again because we are looking at other alternatives as well.

Mr. Bridges responded yes.

Mr. Bridges then asked do you want to do them together or wait for the 824 to come back before we solicit the proposals and stated that we can modify the motion.

Councilor Montinieri asked if we know the timeframe for when we expect Planning and Zoning to be able to get this on their agenda.

Mr. Bridges responded that he thinks by the end of September we would have the 824 back.

Councilor Montinieri asked if the drafting of the RFP and the solicitation of it would probably have that out in 2 or 3 weeks?

Mr. Bridges responded that we could have that out in 2 weeks with maybe a 4-week response because we would have another meeting on-site and probably want to do that sooner than later given weather.

Councilor Montinieri then commented that the only potential issue is if Planning and Zoning for some reason was not to give it favorable, you would have a RFP out there that something that had not gotten a favorable P&Z.

Mr. Bridges responded that you would have to consider that when you receive the proposals back and stated that it is just a recommendation.

Councilor Montinieri commented that the modification that is included in this is addressing a parcel of space in response to one bidder that the lawyers just felt that we had to include that to make everything on the same playing field for the bidders that want to look at it. He stated that he believes it makes sense not to lose that time because bidders are out there talking about it, and there is some public discussion as well, so he believes that it makes some sense to go concurrently and doesn't believe there is a big risk in doing so.

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

Councilor Montinieri moved **“TO AMEND THE PROPOSAL TO DIRECT THE TOWN MANAGER TO CONTINUE THE RFP PROCESS CONCURRENTLY WITH THE SOLICITATION OF THE PLANNING AND ZONING RECOMMENDATION AS PER TOWN ATTORNEY GUIDELINES,** seconded by Councilor Manousos.

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

Deputy Mayor Console moved **“TO AUTHORIZE THE TOWN MANAGER TO ACCEPT GRANT FUNDS FROM THE CONNECTICUT TRUST FOR HISTORIC**

PRESERVATION VIBRANT COMMUNITIES GRANT PROGRAM” seconded by Councilor Hurley.

Mr. Bridges explained that the EDIC and Tourism Commissions have supported this grant that allows the town to hire certain design professionals to work with the property owners of both the what was the Masonic home and Comstock ferry to come up with planning ideas on how to reuse those buildings in the back of Comstock Ferry and how to create synergy between those two properties because they are kind of related in terms of proximity and parking and everything else. Mr. Bridges explained that this grant, which the EDIC and Tourism helped to obtain, is to hire those design professionals and planning professions to help work that synergy and help to come up with a plan to reuse those properties.

Councilor Drake asked if the owners are on board?

Mr. Bridges responded that yes, the owners are on board.

Councilor Drake commented that he can't believe that we spent \$50,000 and thinks that it is a huge amount of money for two little properties and asked where did they come up with the \$50,000 and asked if there is a scope of work?

Mr. Bridges responded that it was just what the grant allowed you to apply for.

Deputy Mayor Console asked who has been doing the work on Church Street and asked if it was part of the plan of action of the people who own Comstock Ferry.

Mr. Bridges replied that they are just trying to clean up the hedge and clean that up a little bit and have done considerable work through our façade loan program on the building and now are looking to reutilize those rear accessory building.

Councilor Montinieri asked if this was a matching grant requirement.

Mr. Bridges responded no, and stated when the Baker Seeds Company bought Comstock, we reserved some façade loan money for them at the time, but now they've gone about utilizing that so that is the only town funds in this program at this point.

Councilor Montinieri then asked is it possible that the CT Trusts, as they look at the RFP design, it might be helpful to see if the organizations that are participating in the outcome of this would be tapped into resources that might be attracting businesses to look at the vacant properties, like the Masonic Home so that within the scope of \$50,000 you might have the ability to tap into some potential resources which would be of some help to revitalize that, not just in terms of scheme and thought and potential project planning, but also users because that is really the big need. Councilor Montinieri commented that we could probably get to the thought of how the how the historical district could be revitalized within those buildings but it's getting people to

come in, is the key thing. Councilor Montinieri stated that he agrees with Councilor Drake that it is a fairly huge amount of money to get an RFP to have people come in and say wow these are beautiful buildings and he hopes that there is more to it.

Mr. Bridges responded that he believes that there is more concept plans than actually designs that would more than just flesh out concepts.

Councilor Montinieri stated that we hear from the public all the time about this grant money is coming from another pot so we got to get our piece. He stated that he has heard members of the community say that when we get this grant money it's really our money, it's state money and I agree with that but we obviously have to go and fight for those pots as well because if we don't get them someone else will and that's part of our obligation even though we know its ultimately coming from taxpayers pocket left to pocket right, but still thinks we ought to get it as opposed to letting some of those other towns get the funds. He also stated that we do need to have a prudent use of it. Councilor Montinieri remarked that he was impressed with the Comstock folks that they have put significant money in that property and hopes that they are doing well because they have done a nice job over there.

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

Deputy Mayor Console moved **“TO APPROVE THE ACCEPTANCE OF THE GRANT FROM THE HARTFORD FOUNDATION FOR PUBLIC GIVING IN THE AMOUNT OF \$30,261 FOR THE PURPOSE OF ESTABLISHING THE WETHERSFIELD LIBRARY AS A FAMILY PLACE LIBRARY”**, seconded by Councilor Hurley

Mr. Bridges asked Laurel Goodgion to explain the agenda.

Ms. Goodgion explained that The Family Place Library is a national program in which over 330 libraries in the country participate and 17 libraries in Connecticut are family placed libraries. She stated that it is a program to encourage parents to come with their young children to the library to provide an opportunity for them to interact with other parents, to listen to and consult with child specialists and to provide their children with an opportunity to play and to socialize with other children in a friendly atmosphere. She explained that the grant will pay for the tuition for two librarians to go to a three-day training workshop and will pay for a considerable amount of toys, materials, music and two preschool computers to provide materials to work with in this project. She stated that we are very pleased to have been approved by the Hartford Foundation.

Mayor Hemmann commented that it really fits in nicely with the early readiness group.

Ms. Goodgion responded yes, very much so and stated that she talked to Kathy Bagley and Regina Aleksandravicius who is the children's librarian and the project manager for this project and a member of that committee. She stated that it also addresses a need identified by the Early Readiness Council and that is what the Town of Wethersfield lacks, a family resource

center, and this will enable the library to meet that need. Ms. Goodgion added that it also meets a strategic goal of the libraries to provide this project.

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

Councilor Mike Hurley moved **“TO AUTHORIZE THE TOWN MANAGER TO SIGN THE ENERGY-EFFICIENT LIGHTING PROGRAM AGREEMENTS TO REPLACE LIGHTING AT THE COMMUNITY CENTER, FIRE HOUSES 1, 2, 3 AND THE AMBULANCE FACILITY”** seconded by Councilor Manousos.

Mr. Bridges asked Assistant Town Planner Rae Ann Palmer to explain the agenda item.

Ms. Palmer explained that previously about 9 or 10 years ago, we had a company come in through the Connecticut Light and Power Program to replace all the inefficient florescent lighting. Fast forward 9 or 10 years and we are back on the board where we have inefficient lighting. She explained that CL&P has this similar program where, essentially, a vendor will come in utilizing both kinds of a grant or rebate as well as a loan and they will replace all the inefficient lighting fixtures, the ballasts, and light bulbs with more energy efficient ones. She stated that it will achieve savings in each building. Ms. Palmer explained that the loan gets paid for by a direct bill on our Connecticut Light and Power bill, but because of the way the calculations are done, we will achieve the savings that they predict and so there will be a net either slight decrease or no cost to the town for this program. She stated that Mr. Troulier from the company that worked with us to do these surveys and will do the work is here in case you have further technical questions.

Mr. Bridges clarified that we are talking about the Town Hall, the three fire stations, the Pitkin and the ambulance facility.

Ms. Palmer stated that the ambulance facility will not achieve all the savings to cover the costs but because after the 30-month time period is they will achieve the full savings. The volunteer ambulance association has voted to pay the difference and want to move forward with it.

Councilor Drake asked that if at the end of the 30-months, we will see the full savings?

Ms. Palmer responded yes we will.

Councilor Drake asked if we need to amend it include the Town Hall?

Mr. Bridges responded, yes if you could.

Councilor Drake stated that we will make an amendment to add the Town Hall to the motion.

Councilor Drake asked where if the dollar figure for the savings was mentioned anywhere.

Ms. Palmer said yes, it was in the back listed on a coversheet for each building, but they were not all added up. Ms. Palmer stated that it ranges from \$200 a month to \$700 a month in town hall, so it is relatively a decent savings. She believes it is \$787 a month and the value of the loan is \$760, so we will have a small net savings and then at the end of the time period of the loan, we will get the whole savings.

Councilor Hurley moved **“TO ADD THE TOWN HALL TO THE ORIGINAL MOTION TO THE ENERGY-EFFICIENT LIGHTING PROGRAM AGREEMENT”**, seconded by Councilor Manousos.

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

Mayor Hemmann asked for a vote on the original motion to go forward with the energy advantage program.

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

BIDS

Councilor Manousos moved **“TO AUTHORIZE THE RENEWAL OF THE CONTRACT WITH PERFORMANCE ENVIRONMENTAL SERVICES FOR JANITORIAL SERVICES FOR TOWN BUILDINGS FOR FISCAL YEAR 2012-2013, AT THE SAME TERMS, CONDITIONS AND PRICING”** seconded by Councilor Hurley.

Mr. Bridges explained that last year we rebid the custodial services for various town buildings. The contract included a 1-year renewal at the same contract price. He stated that the staff is looking to exercise that option and that we have received good service and have worked out the bugs with this group and are very please and they will hold the price for the next year.

Councilor Montinieri asked why the Police Station is more than the Town Hall and the Library for cleaning services. Isn't it is a more notably smaller building?

Mr. Bridges responded yet, but he believes that they have some unique issues, like the holding cells and some other areas that may receive special services.

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

Deputy Mayor Console moved **“TO AUTHORIZE THE RENEWAL OF THE CONTRACT WITH ATLANTIC PAVEMENT MARKING, INC. FOR LINE STRIPING IN THE AMOUNT OF \$34,000”** seconded by Councilor Hurley.

Mr. Bridges asked Town Engineer, Mike Turner to present the agenda item.

Mr. Turner explained that this item is bid for the town regionally by CROG with their purchasing department. He stated that basically, the town gives them the quantities that we need and any special requirements and they put it out to bid on a capitol region basis so we capitalize on those prices. He stated that in this particular year, Atlantic Pavement Marking is the low bidder and this is the second year of a two-year bid so it is a renewal, so those unit prices will be held as well.

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

Councilor Hurley moved **“TO AUTHORIZE THE RENEWAL OF THE CONTRACT WITH MULCHSEAL LLC FOR ASPHALT CRACK SEALING USING THE MULCH SEAL METHOD IN THE AMOUNT NOT TO EXCEED \$50,000”** seconded by Councilor Manousos.

Mr. Bridges asked Town Engineer, Mike Turner to present the agenda item.

Mr. Turner explained that this is a second year for a CRCOG oriented bid for crack sealing. He stated that when they led up crack seal bid they have two methods, they have cold crack sealing or mulch sealing as we refer to it and that that is typically used for arterial type roads because it is a little bit messier and it depends on the heavier volume of traffic to basically pound the seal mix into the cracks. Mr. Turner explained that in this particular case, the low bidder is Mulchseal and we have used this vendor in the past. The only difference this year is we are recommending an increase to \$50,000 and that was endorsed by the Capitol Improvement Committee as part of the overall Town Paving Program.

Deputy Mayor Console commented that we did this on Middletown Avenue a couple of years back and stated that they received a lot of complaints about the lumpiness and all. Deputy Mayor Console asked if there were any improvement as far as how it is done now.

Mr. Turner responded that it is the same type of procedure but they have actually changed their cover material and they now basically spray with a wand a liquid material into the crack and then they cover it with an organic mixture of mulch and sand and that mixture has been refined over the past several years.

Councilor Manousos asked if we posted any road paving information out on the web.

Mr. Turner responded yes we do post it.

Councilor Kotkin asked if he remembered which streets we did this for last year.

Mr. Turner responded that the last time we did it was Griswold Road.

Councilor Kotkin asked if that was this past fiscal year?

Mr. Turner responded that that was the year prior.

Councilor Drake commented that it seems like we just did this road.

Mr. Turner responded that when we did Griswold Road last time, we got caught up in cold weather and a snow storm and what happened was the snow plows plowed up all the mulch onto the front lawns of people and it wasn't pretty. He explained that we never finished the end of Griswold Rd, so we are going to do the very end of Griswold Rd., Golf Road and then move on to Ridge Rd. Mr. Turner stated that Thornbush was one of the roads that was done when we did Griswold Rd. He stated that we will drive through there and make sure that it doesn't need any touchups.

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

Deputy Mayor Console moved **“TO AWARD A CONTRACT TO B&W PAVING IN THE AMOUNT OF \$302,932 FOR THE RECONSTRUCTION OF OLNEY ROAD”** seconded by Councilor Hurley.

Mr. Bridges asked Town Engineer, Mike Turner to present that item.

Mr. Turner explained the in-house Engineering Department completed the design of the remainder of Olney Road. He stated that if you recall, there is a current contractor out there right now Double Seal Construction who is doing the first phase which is the installation of the storm drainage catch basin tops and extend the pipes. He stated that this particular contract or Phase II is completion of the road surface portion, so basically we will be boxing out the road, putting in a new road base, paving, curbing, lawn restoration and the driveway entrance. Mr. Tuner stated that this particular contract B&W was a contractor who has done work especially in town. They completed Progress Drive when the towns took that over and the developer had gone bankrupt and we actually used the bond money to complete the town and get it accepted as a town road. He is also the vendor who did the parking lot reconstruction in the back of Town Hall.

\ Councilor Drake asked if we were doing the whole thing?

Mr. Turner responded yes, we are doing the whole thing.

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

Councilor Hurley moved **“TO AUTHORIZE THE RENEWAL OF THE CONTRACT WITH ANNSEAL, INC. FOR ASPHALT CRACK SEALING USING THE HOT POUR METHOD IN THE AMOUNT NOT TO EXCEED \$50,000”** seconded by Councilor.

Manousos.

Mr. Turner explained that this is a CRCOG bid, a second year of the crack sealing bid. He stated that this particular item is for the hot applied crack seal, so this is the hot liquid asphalt that they use to fill cracks in the roadways. Basically, it is spray wand installation and then it is covered with a product called Glens Oil so it prevents the tracking onto vehicles. He stated that this is more applicable to cul-de-sacs than residential type roads, so we prepared a list of roads that are good candidates and we will probably recommend starting in the Timber Village area.

Councilor Drake asked if we would get to all of 41 roads that are listed on the list.

Mr. Turner responded that we don't expect to get to all of them, but what we will do is have the road program select which roads are good candidates and we will just draw off of that list as best we could. Mr. Turner stated that this is the list that we will be working from.

Councilor Kotkin asked how much of the work, from the bids that they are approving tonight, will be done this Fall before the snow flies?

Mr. Turner stated that the work that they are looking at will probably all be done this Fall. The Olney Road reconstruction while it's a big dollar amount is actually using most of the money and we actually have an account built at the State which has sufficient money for that account. These \$50,000 each for both crack sealings are part of the new road levy program and we are working to spend within the limits of money that we collected. Mr. Turner stated that he expects the work to be done this Fall and that it's an about average amount of work.

Councilor Kotkin commented that it seems that there is more money in the account this year than there has been in a number of years so he just wanted to make sure that there is no question that the department has the ability to oversee all this work simultaneously.

Mr. Turner stated that we have been pushing to get all of the surveying and the design aspects out of the way to kind of clear the slate for this Fall.

Deputy Mayor Console asked which sealing holds up better, the mulch sealing or the crack sealing?

Mr. Turner responded that each of them adds probably between 5 to 7 years to the life of a road and that is what you would expect from either method. He stated that it is just that they are more applicable for different types of roads because of the amount of traffic, you are more apt to get a lot of complaints from tracking from the vehicles.

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

Councilor Hurley moved **“TO AWARD A CONTRACT TO TILCON CONNECTICUT**

INC. FOR PAVING SERVICES IN ACCORDANCE WITH THE STATE OF CONNECTICUT CONTRACT IN THE AMOUNT UP TO \$300,000” seconded by Deputy Mayor Console

Mr. Bridges explained that this is the product of the new road levy and it is our intention and your intention to move these dollars into these neighborhoods and prudently and quickly as possible. The big issue is new paving projects which this \$300,000 will pay for and I will ask the Town Engineer to finish the presentation.

Mr. Turner explained that in this particular case, we are now looking at the roads that will be doing the milling and paving operations on and we generally use three different contractors for that. He explained that we use General Paving as a contractor to do what we call road pave prep, which is traffic control, removing curbing and raising manholes and water gates, repairing driving and replacing curbing. He added that a second vendor we would use is generally either Costello or Garrity, and that those are the two companies that generally win State bid for our region for the milling operation and finally, we have the actual blacktop or paving operation, the bituminous. Mr. Turner mentioned that in this particular case, we are making a recommendation to award Tilcon and stated that Tilcon is actually the number 2 vendor on the State Bid List for our district. He noted that there are actually pennies that separate the unit price between the number one bidder which is Galasso which is near the Suffield area and Tilcon. He explained that they did an analysis to see what the difference would be in the typical paving programs and what they did was specifically take the roads that were just completed where we had actual hard quantities of tonnage, etc. and the difference on \$160,000 worth of work which we did in the springtime was like \$2300-\$2400. Mr. Turner stated that in our opinion, it is well worth going with a vendor who the town has worked with for the last 15 to 20 years. He noted that they know how we work, they know how we schedule, how we coordinate and believes it is in the best benefit for the town to go with this number two vendor rather than try and educate someone new who is also a further distance away, so we would have to worry about asphalt quality and texture.

Councilor Drake asked if we would keep the millings on Olney Road.

Mr. Tuner responded that if Rich is in need of millings for various projects that he has, we will stockpile them up, otherwise we can get a credit through the paving company. He also stated that it is usually \$2.00 - \$4.00 per ton.

Councilor Drake asked if the companies would be putting out flyers or resident notifications regarding work being done?

Mr. Turner responded that we do the notices on the website and specific mailings to each property when it comes down to a specific day, taking cars are out of driveways or they will get blocked in. He stated that they actually go door to door and knock on the door or go the night before.

Mr. Bridges added that the new Road Paving Policy, the Capital Improvement Advisory Committee for the Fall has recommended that we do Yale, Pine and the two cul-de-sacs off of Yale that constitute Rutledge Rd., so that will be the Fall paving program. As soon as this is approved, we will start reaching out to those residents to get them aware and up-to-speed and get that done this Fall.

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

ORDINANCES, RESOLUTIONS, APPOINTMENTS FOR INTRODUCTION

Mayor Hemmann introduced the following resolution for introduction and stated that we will have a public hearing on this item at the next meeting.

RESOLUTION CONCERNING AN APPLICATION TO THE STATE OF CONNECTICUT TO OBTAIN LOCAL CAPITAL IMPROVEMENT PROGRAM FUNDS TO RECONSTRUCT A PORTION OF JORDAN LANE (AKA JORDAN LANE EXTENSION) FROM BERLIN TURNPIKE, WEST TO END ABOUT 2000 FEET

MINUTES

Councilor J. Kotkin moved **“TO APPROVE THE REGULAR MEETING MINUTES OF JULY 16, 2012”** seconded by Councilor J. McAlister.

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

PUBLIC COMMENTS

Jim Clynych, 903 Ridge Rd., commented on the Wilkus Farm proposal and thought that the town should have considered one of those two previous bids and disagrees with changing the proposal to accommodate the builder to change to plot of land.

Rick Garrey, 25 Harding St., stated the people have spoken with their votes for open space and does not think it should be going out to bid or for a swap, and we should be doing everything in our power to save those barns.

T. William Knapp, Collier Rd., stated that he is opposed to the any swap that may go on, and thinks that it should be run by the Conservation Commission to see if they think it is worth it or not. Mr. Knapp also commented about the parking town ordinance language and feels that judgment should be with Planning and Zoning or the Zoning Board and Appeals for parking issues.

Gus Colantonio, 16 Morrison Ave continued on the fast moving traffic and the lack of a stop

sign.

Robert Young, 20 Coppermill Rd., commented that the towns should share a Town Manager, Accounting, as well as other town positions in an effort to save money. He also commented on the Rare Reminder list of honor and high honor students and thought that the list should be kept private. He also commented on the grades of high school students and those that did not graduate and the fact that we are paying top dollar on those students who are not graduating.

George Ruhe, 956 Cloverdale Circle, stated he could have made the \$7000 decision in less time than it took the Town. He is concerned that the job on the culvert be done well because he will be watching. Also he did not mean to imply that the barricade to the culvert was due to the pilasters in need of repair. The hazard and the exposure to loss had more to do with just a general lack of safeguarding and the appropriateness of what has been there for six months. Mr. Ruhe also commented on his disappointment with the Memorial Day Parade production on Channel 14, which eliminated the ceremony held at the cemetery.

Mr. Orfitelli, Carmella's Pasta Shop, 335, 337, 338 Silas Deane Highway, spoke against the ordinance for parking on the lawn. He thought he should be able to pull his car under the tree and wash and wax it without worrying about getting a ticket. While his family owns enough property with paved driveways to park a lot of cars off the grass and believes that if it is not a safety issue or a problem with your neighbor, why should the Town or Council care where you park on your own property.

ADJOURNMENT

At 9:15 p.m., Councilor McAlister moved "**TO ADJOURN THE MEETING**" seconded by Councilor Manousos. All Councilors present, including the Chairperson voted AYE. The motion passed 8-0-0.

Dolores G. Sassano
Town Clerk

Approved by Vote of Council
September 4, 2012

Meeting minutes have been amended to reflect expiration date of the appointment of John D. Gustafson to the Zoning Board of Appeals. [Page 7]