

**REGULAR MEETING
SEPTEMBER 4, 2012**

The Wethersfield Town Council held a meeting on Tuesday, September 4, 2012 at 7:00 p.m. in the Council Chambers, 505 Silas Deane Highway, Wethersfield.

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

Also present: Mike Turner, Town Engineer, Christine Fortunato, Chairperson, Building Committee School Projects; RaeAnn Palmer, Assistant Town Manager, Jeff Bridges, Town Manager; and Dolores G. Sassano, Town Clerk.

Deputy Mayor Console chaired the meeting in Mayor Hemmann's absence.

Councilor Drake led the pledge of allegiance to the flag.

Deputy Mayor Console reported that immediately following the agenda we will have an Executive Session for the Town Clerk's Evaluation.

PROCLAMATIONS

Deputy Mayor Console read a Proclamation recognizing September as Leukemia, Lymphoma and Myeloma Awareness Month.

HEARINGS

Deputy Mayor Console announced the public hearing on the following:

“RESOLUTION CONCERNING AN APPLICATION TO THE STATE OF CONNECTICUT TO OBTAIN LOCAL CAPITAL IMPROVEMENT PROGRAMS (LOCIP) FUNDS TO RECONSTRUCT JORDAN LANE EXTENSION”

Deputy Mayor Console asked if anyone wished to speak on this hearing item.

Ruth Brainin, Sharon Ln., commented that the Sharon Lane extension is not a road anymore but just a path and is very dangerous for two cars passing each and believes it is an accident waiting to happen. She also stated that it has been that way for a long time and they are very anxious to get it repaired.

GENERAL COMMENTS

John Miller, 45 Highland St., commented that the WHS renovation site plan needs more study. He understands that the Chairperson feels that there has been enough discussion and the vote for

the plan is final. He suggested they should try to use what we have and if we don't need improvements then don't change it. Mr. Miller stated it is a very costly approach we are taking and doesn't believe that the proposed layout is as good as the existing one. He thinks the parking project on the north side of the building is a big project; as is the \$400,000 to rebuild the tennis courts there. Mr. Miller also urged the Council to relook at the parking design. He thinks it would be far too much activity along the pickup area; and driveways are totally inadequate; the steep ramp at the main gate at the field is not safe and is hardly navigable for the handicap to get to the field the best location for access to the football field is in the southwest corner. He has proposed in the past to continue Folly Brook Blvd. between Eagle Drive and Church Street. He stated it would give us access to the southwest corner, be at grade, and would allow parking within the Folly Brook right of way. The trail, already there, can be moved. Mr. Miller wants the Council to take a good look at this plan before it is too late.

Deputy Mayor Console asked Mr. Miller about the emergency access to Wintergreen.

Mr. Miller stated that at Wintergreen Lane right now, there is a gate there and you can drive right straight through the parking lot. With this plan, when you get to the end of Wintergreen Lane you are looking at a fence to the tennis court and your emergency access is gone. If you need emergency vehicles back there, you might have a gridlock because of this type of parking.

Jim Woodworth, 5 River Rd., commented on a vacant lot across the street from Meadowbrook Farms where DiCioccio Brothers wants to put a 4,000 sq. ft. truck and equipment storage building. He stated that they will have to scrape up 4 to 5 acres altogether of prime farmland to pour their 4,000 sq. ft. concrete slab and to raise it 4 feet above the flood zone and then pave all around it entombing the farmland forever. Mr. Woodworth stated it's what we call an agriculture conservation zone. He stated that while it does bring in tax dollars, to infill a commercial building on Elm Street in the agricultural conservation zone it is not a good idea and not good policy. He urged the Council to withdraw the DiCioccio application because it is an embarrassment all the way around. Mr. Woodworth invited the Council to join in on a bike ride scheduled for September 15th at 9:00 starting at Cove Park.

Rick Garrey, 35 Harding Street commented on an email that he sent to all nine council members and the Town Manager to follow up on some comments that he made last week regarding the Wilkus Farm and the parking issue. He stated his support to keep the Wilkus Farm property as farm land and questioned the rebidding process. Mr. Garrey next commented on the parking issue and peoples' right to use their land and how it will be enforced and feels it is bad legislation.

Deputy Mayor Console stated that he did not receive the email.

Mr. Garrey responded that he sent the email to all of the emails that everyone has here including the Town Manager. He stated that he did not receive a "failure to send" message on his end and suggested that the town, at least, have an automated "receipt" response or just a quick "thank you" response so that people will know that you actually received the message.

Councilor Manousos did find he had received the message.

Gus Colantonio, 16 Morrison Ave., commented on the lack of handicapped ramps. He stated that as it is now, a handicapped person from Tipton Road cannot access the north side of Morrison Ave. unless the person crosses at Silas Deane or Wolcott Hill Road. He was told that it is not safe to cross at mid block of the street and it is the reason why there is no handicapped ramp. He stated that during the school year there are many students that attend Silas Deane and cross Morrison Ave., between Orchard and Tifton and that this location, in his judgment, is the worst spot to cross the street. He insisted that with the speeding and school traffic on Morrison Ave. a stop sign is needed for safety.

David Caruk, 149 Broad St., commented that he agrees with the parking ordinance and that cars should not be parked on the lawns or the snow shelf and agrees that it doesn't look nice. He suggested that the ordinance should have a clause for parking on the grass during "special occasions", such as the Corn Fest or baseball games, or a graduation party at your house where guests are attending. Mr. Caruk spoke out directly to the residents in town to not park on the snow shelf because it looks bad and is inconsiderate.

Barbara Ruhe, 79 Main St., commented that Elm St. is not a good choice for building because it is a flood zone. The last major flooding was in 1984. She doesn't understand why we would build on Elm Street and that it should be used for agricultural purposes. Ms. Ruhe next referenced the Danbury parking ordinance which is three sentences long and states that you cannot park in the front yard and that it is a health and safety issue. She stated that the safety part has to do with site lines and believes that was the issue on parking on the snow shelf on Wells Rd. Ms. Ruhe urges the staff to look at the Danbury ordinance because it is very simple and means what it says.

COUNCIL REPORTS

Councilor Drake reported that the Infrastructure Committee met last week and that two bigger items came up. He reported that they had a number of Capital Improvement Projects that had left over funds totaling \$135,000, which is a substantial amount of money, they basically voted to send it back to the Capital Improvements Committee and suggested that they use it towards flood and drainage projects. He noted that they are going to take a look at that and then come back and tell us what they want to do with it.

Councilor Drake next reported that the Energy Committee has been asking for a while to start performance contracting. He stated that Jeff has been working on this for a while and it has come to a point where we are all set, so we gave the approval to move that forward. He stated that it is going to be using the Energy Committee's Funds, which they basically felt was the best use of the money for what they want to do. Councilor Drake stated that they felt it was important to support them, where they want to go, so we are going to move forward on that performance contract as it has been around for awhile.

Councilor Drake next reported on the Building Committee for the high school project. He commented on the high school football field replacement and stated that it is nine years old and is not on the project for replacement and doesn't need replacement right now. He stated that based on when they are going to do the reconstruction of the field, the bleachers and all the work that has to be done, it is going to be two years from now. Councilor Drake explained that the Building Committee asked Council what we would like to do or to start having the conversation. He stated that even though the field is good now, in two years from now, it's probably still going to be ok, but it's going to be real close to its life end, so the question is if it lasts one year beyond the high school renovation, will it be foolish to go back and dig it up again after we spent all that time doing all the changes that we did. He explained that he doesn't think we need to have the decision quickly, but believes all of us have to have a conversation in the public and decide exactly what we want to do. He stated that the Building Committee and the Town Council do not want to have any surprises when two years come by and all of a sudden the football field has to be replaced and we didn't consciously do anything about it. Councilor Drake explained that we need to have that conversation and no matter what we do, we need to think about funding. He added that this issue came up after the \$135,000 left-over funds and suggested to Jeff that they should talk about that again and maybe consider taking some of that \$135,000 and put it into that project. He noted that in two or three years from now, we should address what we want to do, so we don't do something closed-minded.

Councilor Drake reported that the Building Committee has reviewed the Wethersfield High School parking situation on the north side of the building, and that its priority is for use for students and again to increase spaces for the whole building. When this project is over there is going to be 135 more spaces for the whole building. He stated the school administration and the Board of Education decided that it is enough and it is adequate. He noted that if they did look at Mr. Miller's idea about the possibility of putting something on the Wintergreen Woods side, which is the Folly Brook Blvd. Personally, he thinks it is probably not a bad idea, but it is not on school property and it is not reimbursable. He noted that if we need to do that, as a Town Council, we need to review and decide what we want to do and how to do it, and stated that it is really not in the Building Committee's scope right now. He added that it could be at a later time but, again, it is not reimbursable. Councilor Drake stated that the architect looked at it, but right now they have a full plate and the Committee didn't feel it is the right time for them to go start working on that when they are trying to get building construction drawings out right now. He added that if that is something that we want to do, we need to have that conversation as the Town Council and decide how we want to do it and if we want to get an architect to do it. Councilor Drake stated that there are a lot of scenarios here, but that we need to review it on our side. He noted the Building Committee has a full plate. He explained that they have reviewed the parking numerous times and doesn't know how much more it can go at this point. He stated that there is an emergency exit out the north where the tennis courts are and, if you recall, the tennis courts have been patched several times and need to be replaced, and that is why we are doing this whole renovation. He explained that the geothermal system is going underneath that green field so it is going to be dug up no matter what. Councilor Drake stated that regarding the ADA ramp access, everyone has looked at it. There are not a lot of choices other than the way we have the design, I think we cannot stop these guys right now where they are going because the building is, by far,

the more important thing to get going. He added that if we want to address some parking on the west side, we need to take a look at it, ourselves and see if it makes sense. Councilor Drake also Mike [Turner] mentioned that our ordinance requires it to be paved, there is some real money which we need to talk about it.

COUNCIL COMMENTS

Councilor McAlister commented that he agrees but maybe there needs to be a level of comfort in terms of the vetting that has gone out in terms of the exterior of the building and agrees that the interior is what they should be focused on. He is not sure that saying they have a full plate, so let's just go ahead as is, is a good answer. He stated that he wants to make sure we are doing this correctly and doesn't want to delay this, but we also don't want to have people coming here week after week doing Monday morning quarterback-type recommendations. While he is sure they [the WHS Building Committee] have done a lot of work, looked at many options outside for different configurations for tennis courts, parking, softball, field placements. Mr. McAlister thinks maybe if we could get that out to the public in terms of what options were entertained, which were rejected versus why we went with other options, it would be helpful. He stated that if people saw that, including the Council, they would have a level of comfort that this plan was vetted. My personal experience is we have asked questions and we really haven't had any solid answers besides, "we have a full plate" and we don't want to revisit that and it doesn't make me feel good personally.

Councilor Drake responded the reason why he says "a full plate" is these things have been vetted. What they are looking to do--come and talk about adding Folly Brook Blvd.--that's adding to a project that is not in the original scope. He stated that he will talk to Christine [Fortunato, Building Committee Chairperson] and see if we need to sit down and have a presentation about how they [Building Committee] got to this point. Councilor Drake explained that this has been worked and worked and that it's actually a pretty good plan and maybe we [Committee] need to spend some time with the Council on this.

Councilor McAlister commented that it would be good if we can communicate what has been considered and why it was not part of this plan. The general feeling is when you really ask questions, you don't really get an answer, just that "we want to focus on the building", which is great, but we are spending a lot of money on this. He also commented that he wants to make sure that the holistic approach was taken in terms of the drop off, the parking—it's 130 and up. Councilor McAlister asked have anyone had ever gone down when there is a sporting event on two fields, and a dance recital inside and counted all the cars that are parked up and down all the side streets. Is 130 parking spaces enough?

Councilor Drake responded that when the school staff was there, the Principal and the people from the Board of Education all looked at it and the question was, is 130 spaces adequate for what they need and they all said, yes, it is adequate and we don't need any more. He stated that it was quite vetted.

Councilor McAlister stated that if the vetting has been done, it probably shouldn't be a lot of work to present that information and requested copies of all the handwritten notes of all the different ideas that were suggested and the pros and cons of why we didn't go with one.

Councilor Drake responded that there was a presentation that was done and said that he will try to get some stuff together. He stated that when they asked about additional parking on the west side, he said it's probably a good idea. It would need to be discussed with the Town Council, but that right now, it is not within the scope.

Councilor McAlister commented that he didn't disagree with that, but his point was more in general like the softball field placement and moving the tennis courts. He stated that all he wanted to know is that if these questions were asked.

Councilor Roberts suggested that Christine Fortunato who is Chair of the Building Renovation Committee come up and explain how they are handling these issues and how they are getting the word out.

Christine Fortunato, 28 Fairmont St., Chair of the Building Renovation Committee corrected that there will actually be 140 spaces that will be added. Ms. Fortunato stated that the Committee meets twice a month and that they alternate their meetings between the Community Room at the Library and the Board of Education office and stated that they are public meetings and that the public is encouraged to attend. She explained the focus right now is getting our schematic designs and the budget completed, which is what they are working on right now, in addition to various contracts that need to get out, one of which will be before the Council this evening for the Commissioning Agent. A discussion then ensued regarding the use of Folly Brook Blvd. and Wintergreen for parking purposes as part of the project. Ms. Fortunato stated that she encourages anyone to come to the meetings and if, at any time, you have questions, to please reach out to her and if you are not seeing something in the minutes, or not getting them, to let her know.

Councilor Manousos asked if any of the components of the plan are able to be changed once the State approves it?

Ms. Fortunato responded that the State is tightening up on change orders and it would depend on what we are talking about. She stated that the idea now is to have a solid plan and budget so if there is something that really needs to be changed, we need to know about it now.

Councilor Manousos asked if the budget for geothermal actually show that the investment in it has a significant return in savings, because his understanding is that is really doesn't.

Ms. Fortunato responded that they have done that analysis and continue to do that analysis and stated that she is not prepared to have that conversation this evening and was giving you some information. If there is a question that you have, contact her and she will have their paid staff respond.

Councilor Manousos stated he would like to have the committee get back to him in regards to his question.

Councilor Drake stated that the geothermal is a beautiful system and basically what it is going to cost us to borrow the money to pay for it, we will make money back on the geothermal.

Mr. Bridges stated that is was 100% reimbursable.

Councilor Drake stated that geothermal is the best thing that we are doing to the whole building and is a very positive thing.

Ms. Fortunato explained that there is an Energy Committee and it is looking at the different products and will be meeting with NU to talk about some possible grants and rebate programs for the Town.

Councilor Drake commented that Peter Gardow is in charge of the Energy Committee.

Councilor McAlister stated that as a Town, we really need to be looking at this and feels that the Council needs to know everything that has been put on the table so that we can then look at it and say while we are doing a multi million project, does it make sense to do this other work as well over the next couple of years, such as the field rather than wait until completion. Councilor McAlister commented that if there are other things that we want to make sure and understand what has been tabled. He commented like the Webb School was done several years back and we are still looking at the parking and drop off situation because that seems like it wasn't really vetted. They focused on the school which is what they should have done, but it seems like we could have avoided many years of drop off and pickup problems if this had been looked at also. He stated that maybe the Town needs to do something on our side rather than putting it on the Building Committee but we can't just say our plate is full.

A discussion then ensued regarding the development and communication process regarding the project.

Councilor Manousos asked if any surplus money from construction costs can be used on other items that were not originally approved by the State?

Mr. Bridges responded that they have asked the Bond Council, who wrote the language for the referendum, those kinds of questions and it is a case-by-case basis. They would have to ask Bond Council whatever the project is you want to add to see if the scope of the original referendum question included those kinds of improvements. Mr. Bridges added, the reimbursability may be an issue on whether or not you can spend the bond funds, those are two separate questions.

Councilor Manousos stated that that is what he is getting at, the bond funds. Would that parking issue or anything else related to that be something that was acceptable to be constructed with the bond money.

Mr. Bridges stated that he wasn't sure with Folly Brook Blvd., since it is offsite and that they would have to check on that.

Councilor Manousos asked if there is a possibility that we might be able to save money and put it towards not just that, but something else, wouldn't we want to include that into the plan now, even if it takes a little more work to get it done. Then if we can't do it, we can't do it. Councilor Manousos stated that his question is, if there is leftover money, can we spend it on certain items, whether it is parking or something that is not in the plan. If we can't, wouldn't it make sense to get it in the plan now, just in case we are able to do it?

Councilor Drake stated that we haven't gone out to bid and to keep in mind when they say they have a budget for this project-- there are pages of line items. It's not like we have a couple of million dollars hanging around. I want to mention that this budget, this *first pass* budget that we are doing right now is a budget based on a real design. We may have money left over or we can be like Berlin High School and be edgy. Councilor Drake explained that we will know in two weeks and maybe we can have that conversation again. He stated that whatever you do, what they are going to do is go out with lots of options when they go out and bid things. Then you still have to go out and get bids, and if the bids don't come in where you want them to be, you're going to have to drop options or add them to come to the number we want to come to and maybe that's an option. Councilor Drake stated that right now, it's not in the scope of work and someone has to do a design drawing of it. If the Town Council thinks that's important, I think we need to discuss and see if it's something that we want to do and maybe do some of that work ahead of time, maybe they can manage it later on or we can add to it later on.

Ms. Fortunato stated that it is not something that our architect would do. His services wouldn't be paid for to do it because it is outside of the design.

Councilor Manousos asked if parking is outside of the design work?

Ms. Fortunato responded that the parking on Folly Brook is not part of the project.

Councilor Manousos asked that even if we make it part of the Board of Education property that would still be outside of the scope.

Ms. Fortunato stated that it is not reimbursable expense from the State so there would be no reimbursement.

Councilor Manousos stated that he didn't care about the reimbursability, the point is, if we have extra money can we get the project done even if we don't get reimbursed for it. He thinks something needs to be done. He wants to make sure it is in there so we have the option and ability to do it. Otherwise, he feels they are going to be locked out of spending bond money on it and would have to go back to the public.

Ms. Fortunato responded that she doesn't think it is appropriate in the plan that goes to the State. She stated that the Town Manager is the staff person and he can advise the committee and this is probably not the time or place.

Mr. Bridges stated that if you are interested in exploring that, the committee had a 45-minute presentation on this very particular issue, not only the environmental, but the legal hurdles approval process to actually build that Folly Brook Blvd. whether it be parking or a paved street or anything. I think if you are really interested in that, what we need to do is have one of the on-call engineers provide at least a brief overview to you. All the staff has some expertise on it, but you probably want an outside consultant to take a hard look at this. They can give you the scope of what you are facing in building Folly Brook Blvd. and using it for parking for the site. Mr. Bridges stated that there is a saying in town management, if you could boil things down to engineering and money, there are simple questions. It's whether or not you can get the engineering or get enough money to get this to work because it is in the floodplain, it is wet and you are going to need various boards and approvals and not just the town's approval. He also explained that there is a serious grade change between where Folly Brook Blvd. would be and the field so you would have to look at it as well, then you would have to light it and so forth. He stated that it is nothing that can't be done, but you just have to put a budget together and want to do it.

Ms. Fortunato added that you also have the turf question and then the question becomes parking vs. turf. If you can do both, and we pledged to you to bring this project in at budget or below budget and stated that, really, the goal here should be below budget. If we can meet the plan, the specs and scope that was laid out and if the budget is such that we can add items, truthfully, we are going to be looking at that infrastructure inside and if there is something we need to take off and put on an alternate list that we can bring back on. We are in the interior right now so it is premature right now to say that we are going to have funds left that we are going to be able to do all this different stuff.

Council Drake stated that we are obligated that everything has to be new, so if we decide that we are short money, we need to drop something; we are not going to do some plumbing. He stated that whatever is there is going to be new. The next couple of weeks is going to be interesting and then we can see where we are at.

Councilor McAlister commented that he has been going back and forth with Mr. Knapp on different ideas related to parking. He stated that he has an appreciation for how the wording that we chose could be misconstrued and the intent was really to cut down on the eye sores around town. He asked how much it would cost to have the lawyer take a look at it and rewrite that ordinance to be more appropriate however we feel the wording should be and asked if it is significant.

Mr. Bridges replied, no, it shouldn't be significant. It's just the word "appropriate" and five of you would have to agree what would be appropriate.

Councilor Drake stated that they did speak about it last week and there wasn't consensus to make a change because they are still getting overwhelming support. We are not closed to it and stated that they didn't spend a lot of time on it.

Councilor McAlister stated that he was in support of it and believes that a lot of people are also.

Councilor Drake suggested that we should take another look at it, but overall, we are somewhat happy, but we don't want to have unhappy people either, so it's worth taking another look at it.

Deputy Mayor Console reported that at the Republican Caucus, we had a presentation from the Metropolitan District Commission on the Clean Water Act. He stated that it is pretty interesting and well-worth getting on their website. Get a good understanding of what is being done and the magnitude of the whole project and the dollars that it is going to cost, not only our town, but all the district towns and all surrounding towns. Deputy Mayor Console then advised everyone to keep track of how this is working and where your dollars are going when you pay your water bill.

Deputy Mayor Console commented on an article in the paper regarding the house on Nott Street. He stated he reached out to the Town Manager to get some information on this, perhaps a timeline or what action the town was taking so it is clear to a lot of the people in the neighborhood with the blight situation. Deputy Mayor Console commented that he was under the assumption that other things were taking place, but apparently there have been some changes as far as legalities go, and asked Mr. Bridges to fill us in on where the town stands and what we can and can't do.

Mr. Bridges responded that when their building permit expired last spring, we began an enforcement action to clear the blight issues. He explained that the blight issue is the fact that it is an unfinished home which didn't seem to getting finished. So, we met with the property owner and tried to come to some agreement on what level of finish they were going to be able to accomplish and at the same time, there were fines being assessed because the building permit had expired and there were blight conditions. Mr. Bridges explained that they were trying to resolve the issue where he would sign an agreement to complete portions of the house to remove the blight conditions and stay the fines until he did so. He stated that that got us to December last year and it was in foreclosure at the same time, so we were running a parallel track with the bank and the property owner to see which route it was going to go. Mr. Bridges further explained that if the owner was going to maintain the possession, we wanted the blight conditions addressed through some agreement with the town and if the bank was going to take it over, their interest was more in demolishing the structure and offering it for sale first as a building lot. He stated that just before the bank took possession and we were going to move forward with demolition, the owner declared bankruptcy and at that point, all enforcement ceased and right now there is a hearing in two weeks on the bankruptcy plan and we continue to press that the blight conditions have to be addressed as part of the plan. Mr. Bridges explained that until it clears bankruptcy, there is really nothing the Town can do other than work with the bankruptcy court to address the blight concerns and once it clears bankruptcy, if it is owned by the property owner again, enforcement will start again and there will need to be technical review. He pointed out that last

Spring, he provided an engineering study from a Certified Connecticut Engineer that the structure was sound and although there were some areas of boards and wood that needed to be replaced, he was committed to doing that. Mr. Bridges explained that that kind of review will probably have to be done again since it is a full year since that last review and the materials have been exposed to the elements once again. He stated that as it moves out of bankruptcy, we'll have to see where it goes--if it is retained by the owner or whether the bank takes it. We will again work that parallel track to clear the blight conditions.

TOWN MANAGER'S REPORT

Town Manager had nothing further to report.

TOWN CLERK COMMUNICATIONS

Dolores Sassano reported that the MDC is going to be voting at their meeting this week on going back out to the public for the \$800 million second Phase II, which may be on the November ballot.

COUNCIL ACTION

Councilor Hurley moved to **“AUTHORIZE THE TOWN MANAGER TO SUBMIT AN APPLICATION TO THE STATE OF CONNECTICUT TO OBTAIN LOCAL CAPITAL IMPROVEMENT PROGRAMS (LOCIP) FUNDS TO RECONSTRUCT JORDAN LANE EXTENSION”**, seconded by Councilor McAlister.

Mr. Bridges stated that this is a multi-year process that we go through and the LOCIP funds are set aside for these projects and we do have to apply for them. He stated that there is a running account with the state. He stated that right now, we are using these funds for the Olney Road reconstruction and given the impact of the storms to the Jordan Lane extension, that road is basically evaporated as a street. So we believe it is an appropriate use of the funds.

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

OTHER BUSINESS

Councilor Hurley moved **“TO AUTHORIZE THE TOWN MANAGER TO SIGN A CONNECTICUT CLEAN FUEL PROGRAM AGREEMENT FOR GRANT FUNDS TO ASSIST IN THE PURCHASE OF ALTERNATIVE/CLEAN FUEL VEHICLES”**, seconded by Councilor McAlister.

Mr. Bridges called on Assistant Town Manager Rae Anne Palmer to explain the agenda item.

Ms. Palmer explained that this is a second grant that we received from last year and it is from the State of Connecticut Department of Transportation. It is essentially a grant that will fund us the

difference between the cost of a compressed natural gas vehicle and a regular gasoline vehicle. So in this grant, we will get \$38,000. \$12,000 each, for two Ford Transits and \$7,000 each for two Honda Civics.

Deputy Mayor Console asked how the fueling station was coming along.

Ms. Palmer responded that we are waiting for the electrical connections and once they are finished they will bring in the pumps and we'll be ready to go.

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

Councilor Manousos moved **“TO AUTHORIZE THE TOWN MANAGER TO SIGN THE ENERGY-EFFICIENT LIGHTING PROGRAM AGREEMENT TO REPLACE LIGHTING AT THE POLICE BUILDING AT 250 SILAS DEANE HIGHWAY”**, seconded by Councilor McAlister.

Assistant Town Manager Rae Ann Palmer explained that at the last meeting, the Council approved several of these agreements for other town buildings and essentially, with a combination incentive and a small business loan, we will have the lighting replaced at the Police Department so that the inefficient fluorescent lighting will be replaced with new energy efficient lighting. She explained that it will result in about \$7,100 per year in annual electricity savings. Those savings will offset the cost of the small loan and in 31 months it will be paid off and we will realize the savings.

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

BIDS

Councilor Manousos moved to **“MOTION TO AUTHORIZE A CONTRACT BETWEEN THE TOWN OF WETHERSFIELD AND BVH INTEGRATED SOLUTIONS FOR COMMISSIONING AGENT SERVICES FOR THE WETHERSFIELD HIGH SCHOOL RENOVATION PROJECT FOR AN AMOUNT NOT TO EXCEED \$237,680”**, seconded by Councilor Hurley.

Mr. Bridges explained that the town staff on behalf of the High School Building Committee solicited requests for qualifications for the Commissioning Agent services which would review the installation and operation of the new HVAC controls and so forth and sign off for the State on the fact those were installed and balanced properly. Mr. Bridges explained that it is one of the requirements that the State has for the project based upon the renovator's new status. He explained that ten firms responded to this solicitation and of those ten, three firms were interviewed. Those were BVH from Bloomfield, Sustainable Energy Solutions from Farmington and WSP Flack from Boston, MA. He explained that a subcommittee made up the Chairman and Vice Chairman of the Building Committee, the town's Finance Director, the Director of Physical Services, the Town Engineer and the School Director of Maintenance and Operations conducted

the interviews. He confirmed that the subcommittee unanimously chose BVH Integrated Solutions for the contract and given the breadth of experience with public school projects and comprehensive nature of their services, BVH was the unanimous choice. He also stated that the fee proposed is not to exceed the amount of \$237,680.

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

ORDINANCES, RESOLUTIONS, APPOINTMENTS FOR INTRODUCTION

Deputy Mayor Console announced the introduction of resolution and ordinance for an OPEB “Other Post Employment Benefit” Trust Fund.

Mr. Bridges explained that this will be set for hearing and a presentation from Milliman on what OPEB is and what our obligations are. Mr. Bridges stated that at the Budget and Finance Committee Meeting along with some other members, went over some different funding methodologies for the trust and stated that that has not been worked out yet and that this is just the adoption of the trust document. He stated that the funding mechanisms and the use of the seed money that we have accumulated is not subject to an approval next time, just the OPEB trust document itself. Mr. Bridges stated that Councilor Kotkin has several questions which will be addressed at the next meeting to make sure that those are addressed to his satisfaction.

MINUTES

Deputy Mayor Console moved “**TO ACCEPT THE REGULAR MEETING MINUTES OF AUGUST 20, 2012**” seconded by Councilor McAlister.

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

At 8:40 p.m., Deputy Mayor Console moved to “**ENTER INTO EXECUTIVE SESSION**”, seconded by Councilor Manousos.

PUBLIC COMMENTS

Barbara Ruhe, 79 Main St., wanted to make a correction that the MDC presentation was at the Republican Town Committee, not the Caucus so if the Democrats would like to invite them, she is sure they would be more than willing to come and speak endlessly, which they did.

Rick Garrey, 35 Harding St., stated that he agrees with Councilor McAlister and is not against the parking ordinance completely and realizes the safety issues on the snow shelf parking where line of site is deterred. He did state, however, that he doesn’t fully understand the right-of-way issue on that piece of land, but whatever the issues are there, if they can be restricted he doesn’t have a problem with that, it is just the whole yard issue--anywhere you park. He commented that it is hard to believe that we now have to change the lighting at the police station because it is not

that old. He explained that the facility that he manages, which is about 80,000 sq. ft. facility, he just saved about probably \$5,000 - \$7,000 in one year just with motion detectors, separating some lighting, HVAC controls and making sure any time we buy air conditioning units, they have economizers. He stated that now, all winter long, our IT room and other rooms don't run air conditioning and the compressors, it's just simply a fan using the outside air so that those compressors don't run all winter, so those are things you should always look at as you are going into buildings. He stated that with the economizers, you have 30 degree air outside and for IT rooms, server rooms, the air conditioning department never stops running, so having those economizers saves a lot of money.

Ruth Brainin, 85 Sharon Lane asked a question about the Commissioning Agent.

Mr. Bridges replied that the Commissioning Agent works on behalf of the town and they work as our agent to review the work of the plumber, the electrician, the air conditioner installer, the heater installer to make sure that everything was put in per code and specification. They make sure that the warranties are active from the new installations and they certify to the town and the state who are reimbursing on the project that everything was put in accordance with plans and specification. So they are our eyes when it comes to those technical mechanical systems.

David Caruk, 149 Broad St. commented that he is against people using the front lawn of the snow shelf as a parking lot because it looks bad and believes that is the main concern and why we have the ordinance. He questioned whether parking on the grass at the town parks were included in this ordinance and doesn't believe one should apply to the parks since they are closed at 8:00 p.m., but stated that it would be nice to mention in the ordinance if "all grass" applies in town.

Counselor McAlister moved **"TO ENTER INTO EXECUTIVE SESSION"**, seconded by Councilor Manousos.

ADJOURNMENT

At 8:55 p.m., the council members returned from Executive Session and Councilor McAlister moved **"TO ADJOURN THE MEETING"** seconded by Councilor Stathis Manousos.

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

Dolores G. Sassano
Town Clerk

Approved by Vote of Council
September 17, 2012