

**REGULAR MEETING
AUGUST 1, 2011**

The Wethersfield Town Council held a meeting on Monday, August 1, 2011 at 7:00 p.m. in the Council Chambers, 505 Silas Deane Highway, Wethersfield.

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

Absent: Councilors McAlister, Roberts.

Also present: Jeff Bridges, Town Manager, RaeAnn Palmer, Assistant Town Manger, Kathy Bagley, Director of Parks & Recreation, Mike Turner, Director of Physical Services, Fred Bushey and Dolores G. Sassano, Town Clerk.

Councilor Drake led the pledge of allegiance to the flag.

Chairperson Hemmann introduced representatives from the Town's risk management agency, CIRMA, Mr. David Demcheck, Senior Vice President and Mr. Terry Perry.

David Demcheck, reported that CIRMA is the leading provider of municipal insurance and risk management services for Connecticut's cities and towns and have represented Wethersfield since 1991 with its workers compensation and all the liability property coverage. He noted that after nine years of capitalization the Board of Directors is distributing a surplus in equity back to their membership and is pleased to present Wethersfield with a check in the amount of \$47,165 and thanked the Town for their partnership and collaboration and helping to reduce losses and providing safety for employees and the public.

Chairperson Hemmann and Jeff Bridges both thanked Mr. David Demcheck and Mr. Terry Perry.

Peter Gillespie presented the Economic Development Report

TOWN OF WETHERSFIELD
Planning and Economic Development Department
MONTHLY REPORT
July 2011

Peter D. Gillespie, Town Planner and Economic Development Manager
Phone (860) 721-2838 e-mail: peter.gillespie@wethersfieldct.com

RECENT PROJECTS

- Tetra Tech a consulting engineering firm has leased space at 912 Silas Deane Highway.

- Metro PCS a mobile phone service provider has opened at 708 Silas Deane Highway.
- Mr. Tint of New England has opened a location at 1812 Berlin Turnpike.
- Plato's Closet has expanded at the Wethersfield Shopping Center at 1055 Silas Deane Highway.
- A public hearing is scheduled for August 2 with the PZC to review plans for a change of use for the vacant Tim Horton's building at the corner of Church and Silas Deane Highway. The tenant is Farmington Bank.
- Plans have been filed to renovate the former Angellino's restaurant in the Wethersfield Shopping Center into a Thai Restaurant.

OTHER NEWS AND INITIATIVES

Developer/Tenant Contacts

- Met with owners of a small out of state bakery looking at purchasing 7 Rail Road Place.
- Working with a retailer looking at leasing the vacant AJ Wright space at the Stop and Shop Plaza on the Berlin Turnpike.
- Met with the new owner of the former and Porter and Chester building to discuss permit review process required for possible tenant.
- Met with contractor working on plans for tenant fit out for the vacant space at 982 Silas Deane Highway (Building next to Mila Fabric).
- Discussed interest with developer in the redevelopment of 1000 Silas Deane Highway.

Redevelopment Agency

- **1000 Silas Deane Highway** – We have posted the plans on the Town's website prepared by Bartram and Cochran for the redevelopment of this property. The plans call for the demolition of the existing building and the replacement with a mixed use commercial development with residential units on the upper levels. The Agency has scheduled a public hearing on Tuesday August 30 at 7 pm.
- Berlin Turnpike/Nott Street – Staff have prepared a redevelopment plan for a cluster of 5 properties located at this intersection. The proposal is for a mixed use site with multiple buildings. The Redevelopment Agency reviewed the plan at their July 28 meeting and has scheduled a special meeting for August 9 to discuss further.

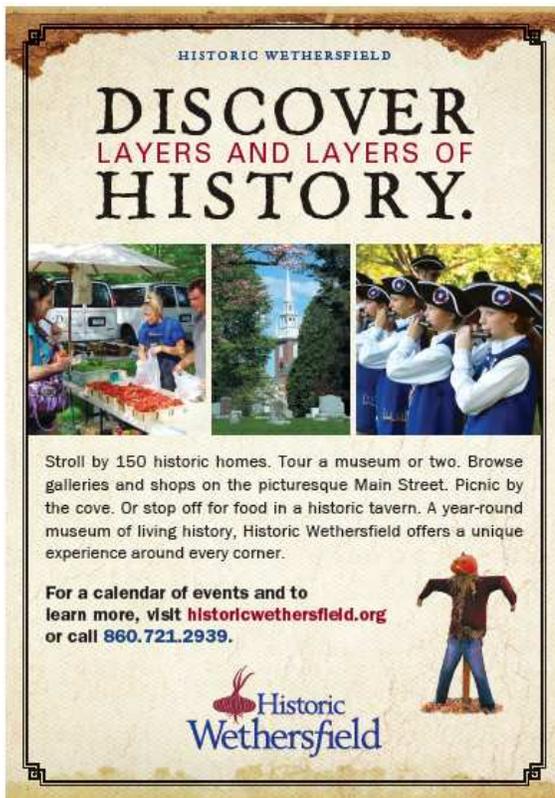
Economic Development and Improvement Commission

- Construction is progressing on the 3rd phase of the Silas Deane Highway Streetscape improvements in front of Town Hall. Improvements will include the completion of the brick walkways, additional seating, ornamental lighting, new signage and a semi-circular drop off area to service the building.
- Received the State Assistance Agreement from the DECD for the next phase (IV) of the SDH Streetscape improvement program. An additional \$250,000 grant has been provided to the Town from the STEAP program.

- Received a signed State Assistance Agreement from the DECD for \$250,000 to further fund our facade improvement Program.

Tourism

- **ibrochure** – Completed work with Madden Media on the development of an electronic promotional brochure (ibrochure) which will be used as an alternative to our printed brochure in response to inquiries received from our recent ad in the CT Getaway Guide. Please visit the Historic Wethersfield website to review www.historicwethersfield.org
- The Commission is working with the Pita Group on a number of marketing initiatives relative to our recent grant from the CT Commission on Culture and Tourism. Specifically, we just completed the design of our Fall ad.



- Work continues on the implementation of the **Wayfinding Signage** project. We are presently working with Sign Lite (low bidder) on the engineering and fabrication details for Phase 1.

Meeting/Event Schedule August

August 2	PZC 7 pm
August 3	Shops Local
August 3	Design Review
August 4	Chamber of Commerce 8:30 am
August 9	Redevelopment 5pm
August 11	EDIC 12 noon
August 16	PZC 7 pm

August 30 Tourism
August 30 Redevelopment

Deputy Mayor Console inquired if Narcissus Chocolates, who had taken out a facade loan and has since gone out of business, if a lien has been placed on the property and the outstanding balance.

Peter Gillespie responded that a lien has been put on the property and the balance owed is \$22,511.02.

Deputy Mayor Console also commented on a complaint made by a nearby resident regarding the street lights because a number of trees had been taken down.

Peter Gillespie responded that there is an ongoing commitment that the present or future property owner will need to comply with.

Councilor Kotkin asked if Farmington Bank is going to take down the former Tim Horton building and rebuild.

Peter Gillespie responded that the inside of the building will be gutted out, the cooler will be taken out, an additional drive thru lane will be added, the facade will be slightly changed and he noted that it will be a satellite office.

Councilor Kotkin inquired about the former Angelino property and asked if the Commission handles the matter or is it handled by staff.

Peter Gillespie explained that only the sign is looked at so it does not go through the Commission.

Councilor Hurley asked if Panera Bread has broken ground yet.

Peter Gillespie responded that a permit has been issued but does not know what the delay may be. A phone call has been placed with the property owner.

Councilor Drake inquired about the railroad property and asked why a potential new owner could not continue with the same payment plan on the loan.

Peter Gillespie responded that the program was set up to protect the Town from someone coming in, taking the loan money and then flipping the property.

Councilor Kotkin inquired about the Newington property that is presently being discussed and asked if during a Council meeting, a map could be shown reflecting what is or not being developed, where the application is at this time and any activity going on.

Peter Gillespie responded that the maps that he presently has are from the original submission but he added that the maps could be scanned.

Councilor Kotkin commented that it would help to have a better understanding for the Council and the residents.

Councilor Drake commented on the Newington issue and with Russell Road being a State road, he asked if Peter Gillespie could clarify what rights do Wethersfield have.

Peter Gillespie responded that Wethersfield's involvement is very limited in scope because it is a State road. There were concerns about some offsite downstream impact from a drainage and traffic point of view. The majority of the impacts will be the State roads and are concerns Newington shares with Wethersfield.

Councilor Drake asked if Wethersfield had a lot of strength on its side.

Peter Gillespie responded that all the right of way permits will be through the State since it is on a State road and the municipalities' ability to regulate a subdivision is limited already.

Councilor Manousos noted that one of the concerns is the potential blasting and asked if Peter Gillespie could take note of that.

Peter Gillespie responded that he has asked Wethersfield's Fire Marshal to speak with Newington's Fire Marshal and noted that the developer will be providing additional geological analysis of that but Newington Planning & Zoning will need to attach some conditions which Wethersfield is willing to make suggestions to.

Chairperson Hemmann asked if a response was received from the Newington Planning and Zoning Commission regarding concerns that were brought to their attention by him and Mike Turner.

Peter Gillespie responded the concerns have been acknowledged at the meetings and the developer's representative has also acknowledged Wethersfield's comments.

PUBLIC COMMENTS

Hearings – no one spoke. Hearing Closed.

Harbor Management Commission: An ordinance establishing Chapter 10, Article 24 Public Regulations of the Town of Wethersfield, Connecticut creating a Harbor Management Commission and designating the Advisory Parks and Recreation Board as the Commission.

Youth Services Grant: Authorization to accept and sign a contract for the annual grant from the State Department of Education to support the Youth Service Bureau.

Department of Emergency Management and Homeland Security Memorandum of Understanding: Resolution authorizing the Town Manager to execute any and all documents for the Connecticut Department of Emergency Management and Homeland Security and enter into a Memorandum of Understanding with the State and the Capital Region Council of Governments.

GENERAL COMMENTS

Gus Colantonio, 16 Morrison Avenue, thanked whoever was responsible for removing the sign on the Silas Deane Highway at the end of Morrison Avenue and also for the information regarding the intersection information for Hillcrest and Orchard Streets and noted that it was very informative. He also asked about the status of the May 25 bid on the Morrison Avenue project.

Lee Sekas, 117 Wells Road, commented on safety issues and pedestrian defensive walking in Town. He also spoke on overgrown hedges over sidewalks.

COUNCIL REPORTS

Councilor Drake reported for the Infrastructure Committee which is meeting on Tuesday, August 2 and noted that he hoped the Energy Plan will be discussed. He noted that he has met with the School Project Building Committee regarding the educational specifications in the school and who is responsible for paying for the educational specifications. The education specifications and design of the high school are near completion. The plan is to present the plans to Council over two nights and give Council an opportunity to review the plans and make comments. The plan is to have Town Council and the Board of Education approve the plans before the next election. He noted that Tom Moore, the high school principal, has also spent a lot of time on the plans.

Councilor Hurley reported that he attended the Historical Society meeting last week and reported that a new strategic plan is being drafted to find new ways to raise money and increase membership.

Chairperson Hemmann reported that she attended the Town Pension meeting and the Volunteer Firefighters Pension Trust meeting.

COUNCIL COMMENTS

Councilor Manousos noted that the Budget and Finance Committee is planning another meeting shortly and asked Jeff Bridges if a preliminary plan was available as to where the Town stands in closing out the last year's books.

Jeff Bridges responded that he will check into this and get back with Councilor Manousos.

Councilor Kotkin commented that Council received an email from a resident on The Cartway, concerning Desmond Drive and an update from the Town Manager, and noted from his walks on Desmond Drive, that there has been scant progress on the project and asked if the residents on Penwood or Cartway or Desmond are aware of the struggles of the contractor.

Jeff Bridges responded that he has spoken with Frank Morse the engineer on the project and Mr. Morse reported that he had gone to the MDC staff and was told that a letter was sent out to the residents on Friday explaining the project and what the holdup is. Residents should have received the letter this past Saturday or Monday as to the status of the progress.

Councilor Kotkin noted that the Council should also get a copy of the letter that was sent to the residents and asked if there should be an offer of a face-to-face meeting with the residents to discuss the status of the project.

Jeff Bridges responded that he will speak to the MDC about that.

Councilor Hurley reported for the Park & Recreation Board which has finished the construction of the parking lot at Millwoods. Telephone poles were donated to divide the parking lot in sections.

Deputy Mayor Console thanked Jeff Bridges for the list he had requested of the five year list of streets that are going to be repaved. He commented on Desmond Drive and noted that he had spoken to some people at MDC who noted that there is an issue about cleaning out or sterilizing the pipe before it is used and he also heard that the original engineer that designed the project had been let go. He also agreed that a face-to-face meeting with MDC is a good idea. He also commented on Morris Farms and noted that he has spoken with Alan Morris who is doing his best to come up with a plan for the farm. Alan Morris noted that there have been a lot of people who are stating that they are on the Great Meadow Land Trust and have been on his property uninvited. They are taking pictures of the property, going into the house and barns and taking pictures and Deputy Mayor Console noted that this is private property and unless permission is given, no one should be on the property. Deputy Mayor Console also reported that Council received from Congregation B'Nai Sholom pictures of the condition of the road on Jordan Lane Extension and thanked Jeff Bridges for looking into whether something can be done to fix the road. He noted that he has also spoken to some people at Brainard Airport regarding the noise and noted that it is voluntary for the airplanes to go over Wethersfield and commented that it seems like the airplane traffic has doubled since last year.

Jeff Bridges responded that the traffic has been the same, but they are now experiencing more transient traffic, so they are not familiar with the noise abatement procedure.

Deputy Mayor Console also spoke on Morrison Avenue and noted that GEG, the company doing the project, wants to use their best foreman to work on the project and work is supposed to start on August 15 and he noted that he will be checking on the progress of the project. He also noted that Council received an email from Officer Bridget Kelliher of the Wethersfield Police Department regarding Chief James Cetran. Deputy Mayor Console also reported that Tuesday, August 2 is America Night Out from 6:00 to 8:00.

Chairperson Hemmann commented that she has forwarded to each Council member a copy of a letter from internal MDC counsel that was sent to all the mayors in Connecticut.

Councilor Drake asked what the purpose was of the MDC email.

Chairperson Hemmann responded that it is to inform the member towns of the status of the action between MDC and CRRA. She added that there are still issues that are under litigation.

TOWN MANAGER'S REPORT

Jeff Bridges reported that the Memorandum of Understanding with CREC has been signed and the Town will participate in the closing and will hold the recording of any documents until the \$2 million check is received from the property owners. He also reported that the Spruce Street drainage project is underway and the Town is in the process of negotiating a contract with the Aetna Ambulance Service. The Town is also working with the Board of Education in their negotiations with their paraprofessional union regarding pension changes. He noted that at the last meeting there were questions about Interim Superintendent McDowell's status with the State and he has provided the Town with a letter and his certifications addressing those points. There were also concerns about work being done at Fire Station 1 with the holes for the air conditioning and he has provided pictures. He noted that Council member McAlister had asked for a price on a sign for the Open Space on Westlook Street and the cost is \$500. He also reported that the Town has been approached by the owners of the Mitchell property to see if the Town wants to sell the grounds. The building is privately owned and the Town leases the grounds to them. Research is being done on the title to make sure there are not any issues. With regards to the hay barn on the Wilkus property, the prior owners were contacted about the barn but they do not want it. Tom Levine, from the Historic Preservation has contacted the Town about preserving the barn. He was told that the Town does not have the money to preserve the barn but a place would be found on the site if they want to help move it. He also reported that the Town is working with Humphries on the personal property taxes. He also reported that at the last meeting there was a question on a garden encroaching on town property on Jay Street. The Town Engineer reviewed the issue and found that there are no additional encroachments on Town property. Jeff Bridges also reported that the Town is looking into Mr. Clynch's comments about a fence that was removed by the Town from his property. He also reported that the Central Connecticut Solid Waste Authority is meeting on Tuesday, August 2 to go over the final trash disposal solution options available to the towns.

COUNCIL ACTION

Ordinances, Resolutions and Appointments for Action

Councilor Montinieri moved **“TO APPROVE THE APPOINTMENT OF RICHARD LEPORE, 67 JAY STREET, TO THE PARK & RECREATION BOARD TO FILL A VACANCY, FOR THE TERM 8/1/2011 THROUGH 6/30/2012,”** seconded by Councilor Montinieri.

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

Councilor Hurley moved **“TO APPROVE THE ORDINANCE ESTABLISHING CHAPTER 10, ARTICLE 24, PUBLIC REGULATIONS OF THE TOWN OF WETHERSFIELD CREATING A HARBOR MANAGEMENT COMMISSION AND DESIGNATING THE ADVISORY PARKS AND RECREATION BOARD AS THE HARBOR MANAGEMENT COMMISSION”** seconded by Councilor Manousos.

Jeff Bridges reported that Kathy Bagley and the Advisory Parks & Recreation Board have been working to create a Harbor Management Commission to make better use of the asset of the Cove and to be able to apply for grants and other support for facility maintenance and improvements.

Kathy Bagley reported that the reason the Town wants to do the Harbor Management Commission is because it puts them in a better position in managing the harbor at the Cove and also to make the Town more attractive when applying for grants.

Deputy Mayor Console commented that he felt it was a good approach that was being taken.

Councilor Kotkin complimented Kathy Bagley and the Parks & Recreation Board for being multi-functional.

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

Deputy Mayor Console moved **“TO RESOLVE THAT THE TOWN MANAGER IS 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,”** seconded by Councilor Hurley.

Jeff Bridges reported that the current Youth Services staff expenses are partially funded by this grant. The grant is estimated to be the standard grant of \$21,666 plus and an additional \$6,250 in enhancement funds that were added by legislation for the 2009-2010 fiscal year. This is the maximum grant amount, however, it may be reduced in the final state budget.

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

Councilor Hurley moved **“TO AUTHORIZE THE RESOLUTION TO ALLOW CEO/TOWN MANAGER JEFF BRIDGES TO EXECUTE ANY AND ALL DOCUMENTS FOR CONNECTICUT DEPARTMENT OF EMERGENCY MANAGEMENT AND HOMELAND SECURITY, AND ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE STATE AND CAPITAL REGION COUNCIL OF GOVERNMENTS,”** seconded by Councilor Deputy Mayor Console.

Jeff Bridges reported that authorization is being sought to allow the Town Manager to sign and deliver documents and supporting information to enter into a memorandum of understanding regarding use of federal homeland security grant funds to support regional set aside programs. This will allow Wethersfield to participate in Federal FY 2010 SHSGP and UASI allocations made within Region 3 Regional Emergency Planning Team (REPT).

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

OTHER BUSINESS

Councilor Manousos moved **“TO AUTHORIZE THE TOWN MANAGER TO ENTER INTO A MUNICIPAL MASTER LEASE AGREEMENT WITH FIRST NIAGARA BANK FOR THE FINANCING OF FOUR CROWN VICTORIAS, A SIX-WHEEL DUMP TRUCK WITH PLOW, A PARK & RECREATION PICKUP TRUCK WITH PLOW AND A SNOW THROWER/MOWER”** seconded by Deputy Mayor Console.

Jeff Bridges reported that as part of the budget process, it included the lease purchase program for the fleet purchases. The Finance Director recommends First Niagara Bank, with the lowest interest rate of 2.44%-2.69% with no closing costs, subject to attorney approval of the master lease agreement.

Councilor Drake questioned why the interest rates are so different.

Jeff Bridges responded that this is the first time that First Niagara has been involved in the Town's program.

Deputy Mayor Console noted that TD Bank did not respond at all and asked if the Town has done business with them before.

Jeff Bridges responded that the Town has previously done business with TD Bank.

Deputy Mayor Console asked if the six wheel dump truck going to solve the problems with snow plowing in the winter.

Jeff Bridges responded that it will add to the fleet but cul de sacs will still need to be done with pick-up trucks, depending upon the volume of the snow.

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

Councilor Manousos moved **“TO AMEND THE RESOLUTION OF DECEMBER 15, 2008 THAT AUTHORIZED BONNIE L. THERRIAN TO EXECUTE ON BEHALF OF THIS MUNICIPAL CORPORATION A PERSONAL SERVICES AGREEMENT WITH THE STATE OF CONNECTICUT FOR FINANCIAL ASSISTANCE FOR WETHERSFIELD HIGH SCHOOL FOOTBALL FIELD LIGHTING TO AUTHORIZE JEFFREY K. BRIDGES, JR., TOWN MANAGER, TO EXECUTE ON BEHALF OF THIS MUNICIPAL CORPORATION A PERSONAL SERVICES AGREEMENT WITH THE STATE OF CONNECTICUT FOR FINANCIAL ASSISTANCE FOR WETHERSFIELD HIGH SCHOOL FOOTBALL FIELD LIGHTING AND THAT JEFFREY K. BRIDGES, JR., IS HEREBY AUTHORIZED TO ENTER INTO SUCH AGREEMENTS, CONTRACTS AND EXECUTE ALL DOCUMENTS NECESSARY TO SAID GRANT WITH THE STATE OF CONNECTICUT,”** seconded by Councilor Hurley.

Jeff Bridges reported that the first \$100,000 grant was approved in 2008 for the Cottone Field lights. Now that the construction has begun, the Town is seeking reimbursement of the \$100,000, as well as the second \$100,000 grant. The authorized resolution had the name of the former Town Manager Bonnie Therrian. The finance staff at Department Environmental Protection is requiring that the new certified resolution be provided with the Town Manager’s name on it in order to effectuate the resolution.

Councilor Drake inquired as to what a “personal services agreement.”

Jeff Bridges responded that it is tool that the Department Environmental Protection uses as its grant agreements.

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

Deputy Mayor Console moved **“TO PAY \$1,400 TOWARDS THE LEGAL COSTS OF SIGHTING THE REGIONAL POLICE TRAINING FACILITY IN ROCKY HILL, CONNECTICUT,”** seconded by Councilor Hurley.

Jeff Bridges reported that the Town of Rocky Hill asked its neighboring towns that were involved in the training facility to contribute towards the legal fees after a resident had put up a legal fight. The project has now been sighted in New Britain.

Councilor Drake asked why CRCOG wasn’t paying the expense of the attorney.

Jeff Bridges responded that the grant amount did not include the attorneys’ fees. The State also

would not pay for the legal defense.

Deputy Mayor Console asked if Hartford was going to pay a fee.

Jeff Bridges responded that Hartford has provided reimbursement.

Deputy Mayor Console asked how many towns were involved in this project.

Jeff Bridges responded that it is not the entire CRCOG region, but it is significant numbers in the area.

Deputy Mayor Console commented that CRCOG should pick up the legal costs and didn't feel that Wethersfield should be using tax dollars to offset legal fees in Rocky Hill.

Chairperson Hemmann commented that the Mayor of Rocky Hill worked with the Attorney General's office. If in the future if we to look to the Attorney General's office to assist any community in trying to apply for something regional in their own community, there could be challenges that came up.

Councilor Kotkin noted that there was a line in the motion that stated "the Town did not have enough money to build the facility and it went to New Britain. He commented that it seemed odd.

Jeff Bridges responded that New Britain has an existing building that could be used.

Councilor Montinieri commented that he supports the appropriation of the amount requested by the Town of Rocky Hill for two reasons. First, when this matter originally occurred, the Wethersfield Police Department and the Chief signed on to support the facility because of the benefits to the Town of Wethersfield. Secondly, in the past Wethersfield's has talked with other communities participating when there was an appropriate facility for sharing facilities and merging expenses. This amount of money makes a statement to Wethersfield's neighboring communities that Wethersfield understood the potential benefits of the situation and signed off on it. He felt consideration should be made about paying the amount asked for.

Councilor Drake commented that he is not against paying the money to a neighboring town but he noted that ten years ago when Wethersfield was trying to install retaining dams on Wethersfield property, Rocky Hill said that Wethersfield would need to install playscapes on the property.

Councilor Manousos commented that he understands both sides, and with regards to regionalization, he questioned where Rocky Hill stands on working together for a regional high school. He noted that he would abstain on this matter until further information was given.

Deputy Mayor Console asked if the Wethersfield Police Department were to use the facility, would fees need to be paid for use of the facility.

Jeff Bridges responded that he was not sure but could find out. He added that it was a regional sharing grant.

Deputy Mayor Console commented that because there were several questions about the matter, he would like to amend the motion to table the motion.

Deputy Mayor Console moved **“TO TABLE THE MOTION TO PAY \$1,400 TOWARDS THE LEGAL COSTS OF SIGHTING THE REGIONAL POLICE TRAINING FACILITY IN ROCKY HILL UNTIL INFORMATION IS RECEIVED AS TO HOW THE FACILITY IS USED AND HOW FEES ARE PAID AND WHAT OTHER TOWNS ARE BEING ASKED TO PAY PART OF THE LEGAL EXPENSES,”** seconded by Councilor Hurley.

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

Deputy Mayor Console moved **“TO REFER TO THE WETHERSFIELD PLANNING AND ZONING COMMISSION UNDER SECTION 8-24 OF THE CONNECTICUT GENERAL STATUTES THE POSSIBLE SALE OF THE TOWN OWNED PARCEL KNOWN AS SAVAGE PARK AND THE PARCEL AT 138 WILLOW STREET CONTAINING THE HOUSE AND BARN”** seconded by Councilor Drake.

Jeff Bridges reported that as discussed by Council, the sale of the Wilkus Farm, house and barn parcel and roughly a two acre tract that was carved off the barn itself, and Savage Park which is adjacent to Corpus Christi Church and the Rite Aid pharmacy, the first step would be to send this matter to a 8-24 referral with the Planning and Zoning Commission, and then there would be a series of public hearings on the sale and then an amended ordinance would need to be adopted to designate new park land to replace the properties.

Councilor Manousos asked if the matter is to be approved, when would the process of the public hearings begin.

Jeff Bridges responded that a schedule is being prepared so the hearings could be at once.

Councilor Hurley asked if the YMCA property go all the way to Wolcott Hill Road.

Jeff Bridges responded that it goes to Prospect Street.

Councilor Drake asked with regards to Savage Park and the Wilkus Farm property, does it go out to bid or out for proposals.

Jeff Bridges responded that it goes out to bid.

Councilor Kotkin if a successful bid is received and the property is purchased, would a perpetual lease be done for the ten acres of farm property.

Jeff Bridges responded that some time frame of renewal. The focus would be on the economics of the value of the lease.

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

Deputy Mayor Console moved **“TO APPROVE THE PROPOSAL FROM QUISENBERRY – ARCARI ARCHITECTS FOR THE PREPARATION OF THE EDUCATIONAL SPECIFICATIONS FOR THE WETHERSFIELD HIGH SCHOOL RENOVATION PROJECT FOR A COST OF \$7,250 PLUS REIMBURSABLES TO BE PAID OUT OF THE CAPITAL IMPROVEMENT RESERVE FUND”** seconded by Councilor Drake.

Jeff Bridges reported the Superintendent of Schools is recommending that the architects prepare, with staff assistance, the detailed educational specifications required by the State of Connecticut for the Wethersfield High School Renovation project. The original \$65,000 contract for pre-referendum work by the consultant included a review of staff prepared educational specifications. This new proposal would have the consultant prepare the specifications. The Building Committee supports the consultant doing the work, as the Council had requested, they would like an explanation as to why the Board of Education staffing is not preparing the specifications. A letter was received from Dr. McDowell with his reasons for the request.

Councilor Drake noted that he had attended the Building Committee meeting and clarified that the Building Committee had the same concerns as Council Roberts regarding why the Board of Education was not doing the specifications themselves. He explained that an architect has always helped the Building Committee do this in the past and it was in the budget, but it is now not in the budget. The Superintendent was asked why the Board of Education was not doing the entire project themselves, and the Superintendent did not have a good explanation, and then needed to leave in the middle of the meeting. The Building Committee had asked Jeff Bridges to ask the Superintendent for an explanation. Councilor Drake commented that he and the Building Committee agreed that it is too big of a job for staff to do it. The Building Committee had asked Councilor Drake to go back to the Council and state that the money would be well spent.

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

Deputy Mayor Console moved **“TO APPROVE THE SUBORDINATION AGREEMENT BETWEEN THE TOWN AND THE OWNERS OF 579 RIDGE ROAD FOR THE SUBORDINATION OF A SMALL CITIES LOAN”** seconded by Councilor Hurley.

Jeff Bridges reported in 2008, Wethersfield, Rocky Hill and Newington participated in a Tri-Town small cities grant for housing rehabilitation. This house received approximately \$40,000

in loans for having work done. There were issues with the work that the Town is trying to resolve with the owners and the grant administrators. The owner is now seeking to refinance, but this particular loan is in the first position to qualify for a loan and they have asked to have this loan subordinated to the original mortgage. The Town Attorney has reviewed the numbers and found it acceptable.

Councilor Kotkin asked if the four different liens on the property from the Town would be paid off.

Jeff Bridges responded that the only liens that would be subordinated would be \$39,840 but he would confirm whether or not the four other liens would be paid off.

Councilor Kotkin asked what is done with the money when it comes back to the Town.

Jeff Bridges responded that it is called appropriate income and it may go back to the Small Cities pot that is managed by Rocky Hill, but is then re-loaned out to other properties.

Councilor Kotkin asked if these types of loans still made.

Jeff Bridges responded that money is not available for loans.

Deputy Mayor Console asked how many homes in Wethersfield took advantage of this program and could Council get a list of the homes.

Jeff Bridges responded that he is familiar with three homes.

Deputy Mayor Console asked if any other homeowners have had problems like this particular matter.

Jeff Bridges responded that there is one other matter that does not have moderate issues and another one with smaller closure issues, rather than construction issues.

Councilor Manousos asked if this matter could be tabled so that the Town Manager could gather additional information.

Councilor Kotkin moved **“TO TABLE THE SUBORDINATION AGREEMENT BETWEEN THE TOWN AND THE OWNERS OF 579 RIDGE ROAD FOR THE SUBORDINATION OF A SMALL CITIES LOAN”** seconded by Councilor Hurley.

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

Councilor Montinieri asked the Town Manager to look at the dates on the loan to see if it is date sensitive, perhaps a Special Meeting could be scheduled.

BIDS

Councilor Hurley moved **“TO AWARD A \$38,954 CONTRACT TO WEBER’S NURSERY OF NEW BRITAIN, CONNECTICUT FOR THE RESURFACING OF THE PARKING LOT AND DRIVEWAY AT 206 PROSPECT STREET,”** seconded by Councilor Manousos.

Jeff Bridges reported that the parking lot at 206 Prospect Street needs to be repaved.

Councilor Hurley asked if Weber’s Nursery has been used by the Town before.

Mike Turner responded that this vendor has not been used before, but their references were checked.

Councilor Manousos asked if this was part of the CIP project.

Mike Turner responded that it was part of the CIP project.

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

Deputy Mayor Console moved **“TO AWARD A \$23,815 CONTRACT WITH J.A. ROSA CONSTRUCTION FOR THE REPLACEMENT OF A SKYLIGHT AT THE CHARLES WRIGHT ELEMENTARY SCHOOL,”** seconded by Councilor Manousos.

Jeff Bridges reported the Board of Education hired Friar Associates, Architects to prepare this work. The Town solicited bids for the removal and replacement of the original skylight at this 1978 facility. The project was bid in late 2010; 6 bids were received and all were over budget. The Town Council rejected the bids and asked staff to revisit the design and re-solicit bids. The apparent low vendor is J.A. Rosa Construction of Wolcott, Connecticut. Town staff has checked the contractor’s references and are comfortable they can form the work.

Councilor Manousos commented that it was about time.

Councilor Drake how much of the \$23,000 is for the skylight only.

Mike Turner responded that it is a lump sum bid so they will not get a schedule of values until the contract is awarded.

Fred Bushey commented that this particular skylight was previously estimated about \$16,500.

Deputy Mayor Console agreed with Councilor Manousos and asked when will this project be done.

Fred Bushey responded that it will not be done before school starts. He noted that if this matter

passes tonight, he will contact the contractor to get a timeline to get started.

Deputy Mayor Console asked if Fred Bushey could get back with Council as to when the project will be started.

Fred Bushey noted that he will get back with the Town Manager with a timeline.

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

ORDINANCES, RESOLUTIONS, APPOINTMENTS FOR INTRODUCTION

Resolution for Introduction that will Town Manager Jeff Bridges to apply for and accept a grant through Capitol Region Council of Governments for STP-Urban funding for pavement rehabilitation projects.

MINUTES

Deputy Mayor Console moved **“TO APPROVE THE REGULAR MEETING MINUTES OF JULY 18, 2011”** seconded by Councilor Kotkin.

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

PUBLIC COMMENT

Martha Conneely, 12 Fairmont Street, co-president of the Charles Wright PTO, commented that it has been more than three years since funds were allocated for the skylight project. She noted her concern about the work being done while school is in session.

Councilor Manousos moved **“TO GO INTO EXECUTIVE SESSION TO DISCUSS REAL ESTATE NEGOTIATIONS,”** seconded by Deputy Mayor Console. Peter Gillespie and RaeAnn Palmer were invited to attend.

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

At 9:29 p.m., Councilor Kotkin moved **“TO LEAVE EXECUTIVE SESSION,”** seconded by Deputy Mayor Console.

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

ADJOURNMENT

At 9:30 p.m., Deputy Mayor Console moved "**TO ADJOURN THE MEETING**" seconded by Councilor Kotkin.

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

Dolores G. Sassano
Town Clerk
*Approved by vote of Council
August 15, 2011*