

REGULAR MEETING AUGUST 6, 2007

The Wethersfield Town Council held a meeting on Monday, August 6, 2007 at 7:30 p.m. in the Banquet Room of the Pitkin Community Center.

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

Absent: Councilor Cascio

Also present: Bonnie Therrien, Town Manager and Dolores G. Sassano, Town Clerk.

All stood for the pledge of allegiance to the flag which was led by Councilor Walsh.

PROCLAMATION - PAUL THOMPSON

Chairperson Adil said that Paul Thompson is the Public Information Officer for the Fire Department and a member of the Redevelopment Agency. He presented Paul Thompson with a Certificate of Commendation for his actions in assisting an injured woman on Wolcott Hill Road.

Paul Thompson thanked the Mayor for the Certificate.

REPORT FROM PETER GILLESPIE - ECONOMIC DEVELOPMENT

Peter Gillepie, Town Planner, presented the July 27th Economic Development Report. He highlighted:

- New Business Activity - 719 Silas Deane Highway, an Anderson Windows showroom has opened; 312 Silas Deane Highway, Saraci Allstate Insurance Agency has opened; former Sipersteins Paint, Shop Rite Paint and Hardware has opened; 2138 Berlin Turnpike, Koto Steak House has opened; 185 Broad Street, the Silas Robbins House Bed and Breakfast has opened; 86 Maple Street, Czako Automotive has opened; 295 Ridge Road, The Ridge formerly known as Granberry Homes has opened.
- Planning and Design Stage- 365 Maple Street, a plan to convert building into a prosthetics and orthotics lab; HDC approved the Comstock Ferre proposal and it was subsequently appealed and will be heading to court; 1912 Berlin Turnpike, a proposal for two small office buildings; 61 Arrow Road, a pending application for a storage building; the Planning and Zoning Commission has approved the 9/11 Sports Center for the Community Center.
- Developer/Property Owner Contact - continuing to work with a perspective tenant for the Weight Watchers Building; continuing discussions with KFC/Hines Sudden Services on a potential project; talking with the owners of the former Porter and Chester Institute on a project as well as the owner of the former Fire House Grill; Webb Deane Stevens Museum is looking to add exhibit space and parking.
- Other News and Initiatives - the Economic Development Improvement Commission granted a \$50,000 façade grant to the International Institute of Cosmetology on the Silas Deane Highway. The total amount of façade money loaned out to date is \$165,000. The program is generating results.
- The Town received one bid on the Silas Deane Highway/Church Street intersection project. The Town is waiting for the State DECD to bless the project. Typically the State likes to see more than one bid but the project has been bid out two separate times.
- The Preserve America Committee will meet again on August 13th. There will be an additional meeting with the consultant on September 19th.

ANNUAL REPORT - TOURISM COMMISSION

Charles Forsdick, Chairperson of the Tourism Commission, highlighted the Tourism Commissions Annual Report. He said that in terms of on-going efforts:

- The website continues to generate interest.
- The Committee is continuing to develop a relationship with the Greater Hartford Convention and Visitors Bureau.
- The Committee is continuing to tabulate and have a report four times a year of the visitors' survey. It gives the Town information on where people hear about the Town and where they come from.
- The Committee continues to promote the use of the Trolley Bus. The committee would like to have a loop run the first couple of weeks in October along Main Street as well as the run from the convention center.
- The Committee participated in the grant application to fund the Horse and Carriage Rides in Old Wethersfield. He is looking forward to that starting in the fall.
- The Town received the Economic Development Tourism Award from the Connecticut Commission on Culture and Tourism.
- The Committee is continuing to encourage and assist local organizations in promoting and presenting events in town.
- It is continuing to work with the Economic Development Commission and a marketing firm to implement a more effective marketing campaign.
- The Committee is developing a DVD that will promote tourism in Wethersfield.

Chairperson Adil thanked the Committee members for their work and for winning the Tourism Award.

Councilor Kotkin asked if the Committee notices an increase in tourism when there is a convention in Hartford.

Charles Forsdick, Chairperson of the Tourism Commission, said that in talking to shopkeepers, he would have to say no. Overall an increase is hard to see because tourism in the State has gone down a bit. Wethersfield has stayed level. What the Town is doing is effective but it is not getting the results that were hoped for because of the industry. The Committee is continuing to try to capitalize on the conventions in Hartford.

Deputy Mayor Fortunato moved "**TO ADD TWO ITEMS TO THE AGENDA B.3.I. - 818 PAID PLAN STUDY AND B.4.A. - BID FOR HIGHCREST SCHOOL SIDEWALKS**" seconded by Councilor Forrest.

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

PUBLIC COMMENTS

HEARING

REDEVELOPMENT ORDINANCE

Bonnie Therrien, Town Manager, said that this Ordinance is a result of the work of the Redevelopment Committee. She said that Committee members are at the meeting tonight to make a presentation on the proposed Redevelopment Ordinance.

Lee Kuckro, Chairperson of the Redevelopment Agency, said that he is at the meeting on behalf of the Redevelopment Agency. He presented a PowerPoint presentation. (attachment 1)

Chris Martin, Webster Bank, discussed the financial implications that the Town would face if the voters pass the bond referendum. He said that he is the Manager of the Government Finance Group at Webster Bank. He introduced his colleague Christine Carolo. He said that he will explain how this project might fit around the existing debt structure. He said that Councilors received in the packets a Debt Management Plan (attachment #2) that he would walk them through. The Town's bond rating from Moodys is AAA3. There are only 12 AAA's in Connecticut. In the last review by Moodys, it was sited that the ranking reflected the Town's steadily improving financial position with satisfactory reserve levels and a stable and mature suburban tax base with an average wealth levels and a favorable debt position

maintained through the Town's comprehensive debt management plan. To be sure, growth is a problem for Wethersfield as it is for other communities. With the existing debt, the Town's debt ratio is described as modest. He said that:

- On page one, the outstanding net debt is shown in column one. When the school construction grants go against some of the prior bonds issued before 1997, you will see in mills the equivalent of this outstanding net debt on the right hand side, third column from the right you will see the mill rate equivalent of what could be the proposed debt along with some authorized and unissued debt and the estimation of what a typical homeowner effect is. Again, this is the average taxpayer. A typical homeowner may have an assessment of \$165,000. This is what the cost of the debt is each year given these assumptions. The assumptions are very conservative, far less than one percent a year in growth. This is not looking at an aggressive assumption here.
- On page two is the calculated outstanding net debt. Again it is principal, interest on the existing bonds, and the subtraction of the school construction grants to get the total net debt number as seen in the first column.
- On page three is a model which will allow the Town to take various assumptions as it looks forward. It uses near zero growth. The expected issuance of the bonds to finish Town Hall/Library is actually \$2,100,000 outstanding authorization of issued debt and \$1,700,000 for roads and sidewalks. The plan as it stands now is that the Town might be in the market to permanently finance \$3,700,000 and at current rates 5 percent is conservative. It may be perhaps 4 to 4 1/4 percent if the Town was to finance today. He said that authorizing the debt does not mean there is certainty for the Town to assume the debt. In a debt management plan he looks for ways to levelize the debt with a fairly orderly amortization of the debt. He assumed three different tranches of redevelopment bonds. An issuance of \$3,000,000 dated September 15, 2009, another in 2011, and another in 2012. This is the total projected debt scenario. This was used to calculate the mill rate impact. He said that there is no real way of knowing what the interest rates will be when the bonds are issued.
- On page four the bond issuance scenario and the effect on three different ratios looked at by Moodys with the issuance of this debt you can see on a debt per capita basis you would fall into the medium category in terms of the national benchmarks, as a debt as a percent of a fair market value you would still be in the low category, and the same would be true for debt service in comparison to the budget. This is applying some fairly broad measures to debt.

The charts Christine Carolo has handed out allow the Councilors to see the proposed debt and the existing debt. The plan tries to manage the peak so that there wouldn't be a tremendous increase in the Town's budget because of debt service. This is possible because the Town has been conservative in the past and has amortized its debt very rapidly.

Lee Kuckro, Chairperson of the Redevelopment Agency, said that the CT Statutes and General Acts are very specific in redevelopment acts. Assuming the voters approve the bond referendum and provide the committee with the tools necessary to move forward, after election day the committee will retain technical assistance as needed and begin to define the specific projects. The Committee will look first at substandard and deteriorated properties. There is some information from other Towns with Redevelopment Agencies that once the Agency has been approved and funded sometimes redevelopers can approach the Town so the process for a particular property can be initiated by the agency or a private developer. He said that he wanted to reassure the taxpayers that this will require extensive public hearings before Planning and Zoning and if there is residential property will involve the Housing Authority, too. Town Council authority is required for any eminent domain of residential property. The Redevelopment Agency will have to develop a plan and has pledged to only redevelop commercial properties along the principal commercial highways. He said that there are no quick fixes. The Agency is trying to correct a tax imbalance and it will not happen over night. It will require an extensive redevelopment planning process, financing with potential developers, and acquisition or relocation if necessary. There may be environmental remediation and clean up necessary. Screening developers' proposals and hiring the appropriate developer, preparing a plan, going through permitting process, beginning construction and finally recruiting tenants. This is not an easy plan but he is convinced that with the goodwill of the Town's people and an endorsement of the referendum in November and with the help of the Town Council and Town staff, the Redevelopment Agency will be able to accomplish this task. The Agency is meeting already with the sub-committee of Planning and Zoning to discuss the Silas Deane Highway overlay zone. This zone would allow for more modern uses of the Silas Deane Highway. Doug Gillette of the Bond Counsel is also at the meeting tonight to answer any questions.

Councilor Walsh thanked the members of the Redevelopment Agency for all of their hard work over the past months.

He said that the information on the bonds showed the bonds being taken out over time for the full amount. It shows a total outlay and no return. Are there scenarios where some of this money may be outlaid and then turned back to the Town?

Lee Kuckro, Chairperson of the Redevelopment Agency, said that a certain amount of the professional costs the Town will not get back. If the Town acquires property, it then looks for developers to buy the property back. There is a hope that a substantial amount of that money for property acquisition would be repaid to the Town in the course of negotiations with the developer.

Chairperson Adil said that he will halt Council questions until the public has had an opportunity to speak.

Betty Rosania, 88 Desmond Drive, thanked the Redevelopment Agency members for their work. She said that what the Town Council has before it tonight is commendable and worthy of the Town Council's support but also something that culminates so many years of work by so many citizens. She said that this goes back to the mid-1970's when the Economic Development Commission was expanded to become the Economic Development and Improvement Commission. The reason it was broadened was because development along the Silas Deane Highway was considered essential with some kind of redevelopment and controlled growth. She said that she supported the \$4,000,000 referendum supporting land acquisition, too. It has been a top priority for the Town's people since she came to Town in 1959. The Town has to balance its preservation of land with development or redevelopment of the Town's commercial assets because the Town has built out all it can. There have been so many committees, commissions, hearings, recommendations, advisors, contractors, and consultants. Economic Development and Improvement Commission, Fuss and O'Neil and the Silas Deane Highway Improvement Advisory Committee have all zeroed in on a few properties and have said that the Town can do more with them. As long as Wethersfield wants to keep its tax rate some what accessible or with modest increases, it has to look to redevelopment. A broader tax base and redevelopment would yield lower tax increases while still preserving the services for which the Town is known and the residents expect. It should have a fairly minimal effect on residents. She asked that the Mayor ask the bank advisor to project approximately what it would mean for the typical homeowner because she was not privy to the report but references where made. For the future of the Town, it must broaden its tax base through redevelopment.

Bonnie Therrien, Town Manager, said that based on the assumptions made by Chris Martin of Webster Bank, for the average household increase in 2009 it would be \$16 but the Town will be building things to generate tax revenue. The debt alone in 2009 will be \$16. At the highest, in 2014 if the bond is served and used over a three to four year period, it would be \$124 and would continue to go down from there until 2023.

Charles Forsdick, 18 Montincello Drive, speaking as Chairperson of the Tourism Commission, said that the Commission was formed by Ordinance in 1999 to assist with the growth of tourism in Town. Both the Tourism Commission and the Economic Development and Improvement Commission are supportive of each others efforts to improve the economic development of Wethersfield. For many years, the Town has realized that the tax rate is carried by the residential property owners. Commercial development is one of the few means that are available to alleviate that burden. However there is very little commercial land available for commercial development so the Town must maximize the value of the limited existing commercial properties. The Tourism Commission believes the Redevelopment Agency will act as a catalyst and partner in the process. The Tourism Commission appreciates the accountability and integrity of the Redevelopment Agency. The Tourism Commission by unanimous consent heartedly endorses and supports the Redevelopment Agency and the funding to accomplish its goals. Speaking as a citizen, he said that he hopes the Town Council will put the question on the ballot and that the voters will approve it in November.

Edward Kardas, 850 Cloverdale Circle, said that the Town is in a global marketing system where businesses and customers benefit by their location. Wethersfield's competition for businesses locally are Berlin, Newington and Rocky Hill. The Redevelopment Agency is asking property owners to subsidize businesses to the tune of \$10,000,000 to attract companies to the community. The wording of this proposed ordinance opens up the door to zoning changes and acquiring properties by eminent domain to attract businesses. If any business of significant size were interested in property along these corridors would they come knocking on the Town's door? Can Wethersfield compete with Newington, Rocky Hill and Berlin on open space and location?

Wethersfield is a residential community and a car society. For the most part, mass transit is not used. He would wager that residents, when they get into their car, go to another Town for services and essentials. Is the Redevelopment Agency telling residents that this \$10,000,000 subsidization of businesses is going to simultaneously reduce the property taxes in their lifetime? He said he seriously doubts it.

Edward Rosania, 88 Desmond Drive, asked if the five minute time limit on speaking was in effect.

Chairperson Adil said that there is a ten minute time limit on Public Hearings.

Robert Young, 20 Coppermill Road, said he opposes this Referendum. The Town has just had some very high tax increases. They were irresponsible on the part of the Town Council and Town Government. Raising taxes does not create new business. The Town Council has raised the tax so much that it prices the Town out of the market. Now, the Town has to beg companies to come to Town. Higher taxes do not create a good environment for businesses. The State of Connecticut has so many taxes. He hopes that the Town Council will vote no on this.

Lee Sekas, 117 Wells Road, said that he has been in Town for 21 years and has voted for some of the bond issues. This bond issue is for a lot of money and is more hypothetical than real. The Town has had a Silas Deane Highway Advisory Committee, Economic Development in Town and still has not seen great changes in the Town. How much of this is philosophical and how much is real.

Edward Tevald, 894 Ridge Road, said that he didn't hear anything tonight that would give him cause to be optimistic in the slightest. He said that the Agency is looking for redevelopment of the Silas Deane Highway, Berlin Turnpike, and Wilbur Cross Parkway and he would like to have more information on specific proposals. For this much funding, the Town needs to provide more details.

Julie Montinieri, 43 Amato Circle, said that she is a member of the Board of Education but is speaking as a resident. She thanked Mr. Kuckro for his presentation and the Redevelopment Agency for its work. She said that she supports this referendum question. She said that when residents are talking they discuss the Silas Deane Highway and why the Town can't do anything about specific properties. The Town can't tell property owners who they can lease their property to. It is the frustrating part of what happens on the Silas Deane Highway. This proposal gives the Town a way to influence what happens on the Silas Deane Highway, with input from the residents. She said that she is in favor of it and feels it is ironic that some people harp about taxes and do not appreciate that this \$10,000,000, if properly invested over time, the tax burden will go down. This is a way to shift the tax burden.

George Ruhe, 956 Cloverdale Circle, said that he is Vice President of the Wethersfield Taxpayer's Association and that the organization is still around although it is in a state of dormancy. The issue before the Town is not going to be decided tonight, but in November either amicably with the community supporting it or with the residents raising all sorts of concerns. He said that what interested him was the width of the strip of land on the Silas Deane Highway and Berlin Turnpike of 1,000 feet. He asked if anyone knew how much land was involved.

Chairperson Adil said that during the Public Hearing, the Town Council doesn't interact.

George Ruhe said that he doesn't think any of the Town Councilors know how much land is involved. He said that he calculated the land identified and the numbers were astounding. The Town is looking at about 34,000,000 square feet on the Silas Deane Highway alone. The Berlin Turnpike is about 24,000,000 square feet. Mr. Kuckro said that the Town will not go beyond the commercial properties. Mr. Ruhe said 1,000 feet on either side goes far beyond the commercial properties on either one of the highways and should be an area of concern. This area is 2.08 square miles of Town. This Town is 13 square miles. Again, that amounts to 16 percent of the total area of the Town. It is a very large number. He said some people may have trouble paying taxes. There are for sale signs all over Town. There are foreclosure signs in Town. This is indicative of an economy that is being stressed.

Brendan Flynn, 109 Springdale Road, said that the debate from the speakers mirrors the debate that raged a decade ago when he was on the Town Council. He said that when he was on the Town Council, the Town experimented with redevelopment. He said that at that time he would not have been in favor of a redevelopment bond of this magnitude. He said that he had strong reservations about whether government could function effectively in this capacity. He said

that time has given him a different perspective and his opinion has changed. The Town has no choice. One can say it is subsidizing business and it is a fair point, but if the Town wants businesses to relocate to the community, the Town has to tell them what it has to offer. These projects can be infrastructure improvements, communication, water, sewers, things that can benefit the entire Silas Deane Highway or Berlin Turnpike. He said that he is privileged to serve on the Greater Hartford Transit District. The state is now contemplating a comprehensive review of the rail networks through central Connecticut. There is also a possibility of passenger service. If the bond was approved, funding may be used for signals and access to the freight lines. This is not an easy question, but on balance it is time now to move this forward. He suggests that the Town specify in the Ordinance that funds will not be used for the acquisition of private property by eminent domain. The other point about the dimensions of the eligible zones is 1,000 feet does reach past what constitutes the commercial zones but when he chaired the Economic Development Steering Committee one of the concepts that was looked at was adopting or adjusting the uses along the Silas Deane Highway. The Town doesn't want to limit itself to areas currently zoned as commercial because some residential property owners may want to sell their property. It may be important to look at bringing down the number under 1,000 in some areas. It may not make sense or be doable but it should be analyzed publicly so that the public knows it has been discussed.

Barbara Ruhe, 79 Main Street, said that if the Town Council wants to mitigate the burden on the taxpayers, then spend wisely. Look at what is spent in the budget. Secondly, there is no specific proposal. She said that she has a history of not trusting government. She doesn't like other people telling her that they are making decisions for her own good. The Town Council says that citizens will have the opportunity to be heard, but will they be listened to? In recent years, citizens have not been heard or listened to. People are angry about that. There is no reason to believe things will be different under a Redevelopment Agency with no specific proposals. The Town does not have a history of doing things well. One only needs to look at Town Hall and the Library. She said that she, her husband, and brothers all own small businesses on the Silas Deane Highway that they funded and developed themselves. There are many ways to encourage small businesses to Town. They are the back bone of the economy. Large, big box structures are not needed to increase the tax base. The tax base could be looked at by spending wisely. She said that she is suspicious of things being done in August because it looks like you are trying to do something that may not pass when people are paying attention, so it is done in August. If it is that important, do it right with lots of public input and don't do it in August when people are on vacation. She said that she would be 85 years old when the tax bond is paid off. There are things that need to be done at Hanmer and the High School and no one knows what Town Hall will cost. This matter is not ready to go to referendum. It should be studied to be more specific have more input and then it might pass. Things do need to be done on the Silas Deane Highway but this may not be the right way or right time to do it.

GENERAL COMMENTS

Nancy Rice, 192 Fairfield Woods Road, Fairfield, said that she is at the meeting representing Friends of Animals. She said that she wanted to voice her objection to the Horse and Carriage Rides. Horses get spooked with traffic and cause accidents. There is also the mess that animals make. It doesn't matter how well you treat the animals, this is still exploiting them. She suggested using the funding for the tour bus or something else that is less harmful to animals and more respectful of them. She said that she knows that the Town Council has already made its decision for this year but they should know that people are upset by this.

Karen Lasky, 279 Fern Street, Manchester, said that she comes to Old Wethersfield to soak in the charm and history of the Town. The atmosphere and friendliness has lured her to restaurants, shops, the Cove and First Church. If horses are forced to pull loads of people around the district the charm will be tainted for her and many others. Even with good intentions of the program, regulations can't control the weather and environment that the horses will have to endure. In the summer of 2000, in Mystic, a horse was startled and the cart tipped over and people were sent to the hospital.

Betty Rosania, 88 Desmond Drive, said that the referendum is not going to authorize and spend all of the money and will not increase taxes to homeowners unless a project appears. This needs to be made very clear. The Town will consider public information but unfortunately, public misinformation gets out. Also, the Town has had 30 years of study. She said that most of the people here weren't even born when the Community Development Action Plan began and this issue was studied. It is time for action. It has been studied ad nauseam. As far as anger in Wethersfield, don't take it personally. People are angry over everything. People love to criticize and enjoy being negative. But people don't

often like to participate and be positive. Eminent domain is not a totally dirty word. It is not being anticipated or expected. How many on Town Council or in the audience don't like the 1860 Reservoir? Do you want to give it back to the people who owned it? The Town was in court 5 years to acquire it through eminent domain.

Barbara Ruhe, 79 Main Street, said that she came back to Town in 1976 and used to go to Town Council and Board of Education meetings. There was often a young man at those meetings from the Hartford Courant named Chauncey Bailey. He wrote some 222 stories about Wethersfield. He was a delightful person. There was a small article in the Hartford Courant last week saying that Chauncey Bailey was shot and killed in California. Chauncey Bailey is part of the history of the Town because he wrote some of that history and she wanted to remember him.

Edward Tevald, 894 Ridge Road, said a real estate agent told him there are 139 private homes in Wethersfield on the market as of last week. The majority of these are occupied by the elderly and the recent increases in taxes have made these people move. The Town should look at additional tax breaks for the elderly. These houses are going to be bought by people with children. Taxes will increase because of the high per pupil cost of education. He said effective August 1st, Paine's will be charging \$25 to pick up big items that don't fit into the regular trash barrels. Last year he had to get rid of a cracked toilet and heavy ladder. The public response by the Assistant to the Town Manager was that the reason for charging \$25 was to encourage recycling. He said he doesn't know how you are supposed to recycle a cracked toilet or a six foot ladder that is no longer safe. He asked what the real reason for the increase was. Is the \$25 going to Paine's or the Town? He is upset by the misinformation saying that paying to pick up a toilet is going to encourage recycling.

Chris Skowronek, 52 Churchill Road, speaking on behalf of the Center Point Church, said that what he is requesting is simple and will require no additional taxes. He hopes that the Town Council will authorize the Town Manager to go before the Zoning Board of Appeals so that a sign can be put in front of Webb School, where the church holds Sunday services. A church met at Webb School in years past. The Center Church is not affiliated with them. The Center Church began meeting about a year ago at the school and started holding public services last November. At that time, he had inquired with the Building Inspector whether a sign could be put up. There wasn't much clarity on the rules and regulations for a sign that was only up for three or four hours a week. He decided to put the sign up and say sorry later. Recently there was a complaint about the sign so it was pulled down. He said that he is trying to follow all of the requirements to put his sign back up. He got a letter from the out-going Superintendent of Schools but needed a signature from the Superintendent on the application. Since the Town Attorney said that the new Superintendent could not sign the application, now the issue is before the Town Council so that the Town Manager can sign the application. He would like to get this issue to the Zoning Board of Appeals so that it can hear the application.

Robert Young, 20 Coppermill Road, said that the Town got \$25,000 from the State of Connecticut for some silly horses hooked up to some carriages. This is how senseless the State of Connecticut spends its money. He said that he is fed up with it and others should be too. Why doesn't the Town Council tell the Legislators to stop giving out money like this and lower taxes instead? He said his taxes have gone up 40 percent in the last few years. Now there is talk of an increase in the income tax. In 2005-2006, Wethersfield sent to Hartford \$31,366,937 to the State Revenue Department just for income tax. He said that that Town Council doesn't represent him. He said that the Mayor made some comments at Dollars for Scholars of Graduation that stuck with him. He said that the Mayor said a lot of the young people are going away to college and should come back and be part of the Town. What the Mayor was really saying was come back and start paying taxes. He said that he knows a great many of the students are too smart for that and will not come back.

James Fiorino, 981 Ridge Road, the Director of the independent film "Fishwrap", said that he has spoken to the Town Council during the process of filming this movie in Wethersfield. The Town has been so supportive of the project. The film is going to premier at Central Connecticut State University on August 25th at 7:30 p.m. He can't thank the Town Council and residents enough for their help. People are awed that he was able to produce a full length film in Wethersfield. He extended the invitation to attend the premier to everyone. He said his website is www.fishwrapthemovie.com

Chairperson Adil congratulated Mr. Fiorino on his work and thanked him.

COUNCIL REPORTS & COMMENTS

Deputy Mayor Fortunato said that:

- The Finance and Budget Committee met twice and is discussing the employee pay plan and the evaluations of the Town Manager and Town Clerk.
- She attended the last Library Board meeting. The budget and work plan has been provided. There was a request to move some Library offices to the main floor to allow for public access to computers on the lower level. The Town Manager is working with the Library to do that. The Library is updating the website and personnel policies. The Summer Reading Program has been successful.
- She understands that there was a budget surplus for the Library and would like a report on the balance.

Councilor Kotkin said that he attended a meeting of the Park and Recreation Board. He said much of it was an update on Mill Woods and trying to get some kind of comprehensive strategy on how to approach the renovations to Mill Woods now that the Town has a \$700,000 grant from the State and some money from the Town and the sport leagues. There were three residents from Griswold Road that were at the meeting and had a concern with excessive noise during events at the park. He said that he thinks sometimes the speaker system may have been turned up excessively. The Committee asked that the Parks and Recreation Department talk to the leagues about obeying the established standards for the sound system.

Chairperson Adil said that:

- He attended The Skate Jam, a fundraiser at the skate park in honor of a gentleman who passed away. The fundraiser raised \$600 in a short time for the park.
- Tuesday, August 7th is National Night Out at Mill Woods Park. The Police are working to encourage children to get to know them better and have some fun.
- Sunday, August 26th there will be a 5K Run/Walk for the Intercommunity Mental Health District and Marathon Foundation. Over 250 runners attended last year. There is a Town Hall challenge between Wethersfield, Rocky Hill, Newington, and Glastonbury, Marlborough and East Hartford.
- He asked that the Town Manager comment on the Bulky Waste Pickup fee.

Bonnie Therrien, Town Manager, said that the Hartford Courant ran an article on the bulky waste fee. She also sent the information to Wethersfield Life and the Wethersfield Post. The Hartford Courant centered on the recycling aspect. The \$25 is to offset some of the costs. The Town will still pay for the tipping fees. Many other Towns charge up to \$70 for pick ups. It is a very expensive service. There is a transfer tonight of \$43,000 to offset the costs. Not many people use the curbside pick up service. If a resident is going to use it, then that resident should help pay for it.

Chairperson Adil said that it was important during the budget process to try to find ways to offset some of the costs to the Town.

COUNCIL ACTION

Deputy Mayor Fortunato moved **"TO ACCEPT THE RESIGNATION OF SHARON DIGOIA-DASKAL FROM THE YOUTH ADVISORY BOARD"** by Councilor Forrest.

Chairperson Adil asked that a thank you letter be sent.

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

Councilor Drake moved **"TO ACCEPT THE RESIGNATION OF PENROSE WOLF FROM THE BOARD OF ETHICS, AND RALPH KELLEHER FROM THE ECONOMIC DEVELOPMENT IMPROVEMENT COMMISSION"** by Councilor Forrest.

Chairperson Adil asked that a thank you letter be sent.

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

Councilor Drake moved **"TO APPROVE THE APPOINTMENTS OF MARK H. DEAN BOARD OF ETHICS TO FILL A VACANCY"** seconded by Councilor Kirsche.

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

Councilor Walsh moved **"TO ADOPT THE ORDINANCE APPROPRIATING \$10,000,000 FOR COSTS WITH RESPECT TO CARRYING OUT OR ASSISTING SUCH REDEVELOPMENT, DEVELOPMENT AND MUNICIPAL OR BUSINESS DEVELOPMENT PROJECTS AS ARE DETERMINED BY THE TOWN COUNCIL ALONG THE SILAS DEANE HIGHWAY (STATE ROUTE 99) OR THE BERLIN TURNPIKE AND WILBUR CROSS HIGHWAY (U.S. ROUTE 5 AND STATE ROUTE 15) CORRIDORS, AND AUTHORIZING THE ISSUE OF BONDS AND NOTES TO FINANCE THE PORTION OF SUCH APPROPRIATION NOT DEFRAID FROM GRANTS"** seconded by Councilor Kirsche.

Bonnie Therrien, Town Manager, said that in the four years that she has been the Town Manager in Wethersfield economic development has been talked about and nothing is getting done. Citizens ask how did a business come to town or why didn't anyone do anything about a business. She said that the Redevelopment Agency members, Town Attorney, and her discussed site specific plans. If property owners are aware that the Town is interested in their property, prices will go up and negotiating will be more difficult. The residents of Wethersfield will have input on the properties during the Planning and Zoning hearings and Town Council hearings once the Ordinance is established. If the Town held a referendum for each parcel it wanted to purchase it would take too much time. She said that this Ordinance is the last thing that she can think of to get redevelopment going in Town. She said that Webster Bank representatives were at the meeting to discuss the debt. Wethersfield's grand list is only 12 percent commercial property and 88 percent residential property. The tax burden on the homeowner is great. The ideal ratio for the grand list would be 35 percent commercial and 65 residential. She said that the Redevelopment Agency has done a great job in a short period of time.

Councilor Walsh said that instead of revitalizing the business districts they seem to be falling behind. He knows of people who have looked at moving a business into Wethersfield and have decided against it. The Silas Deane Highway has limitations on it because parcels are not very deep, especially with parking. Redevelopment can help with some of the issues by creating overlay zones. He agreed with the Town Manager's comments on why site specific parcels can't be named. He said that to obtain a property by eminent domain requires the Town to purchase it at 125 percent of its fair market value. Property owners could hold out in the hopes of the Town doing this. This ordinance gives the Town some control over who comes into Town. He hopes that eventually the Town will get the business/residential ratio where it should be. It is currently at a crisis level. He said that the Town Council should put this to the voters in November so that the citizens can support it.

Councilor Kirsche first read a letter from Donna Hemmann, 315 Garden Street, expressing her opposition to this ordinance. The letter stated that Mrs. Hemmann did not believe the Town could take on this type of project as it has trouble maintaining its properties, has needs within the schools for renovations and additions, and cannot take on this debt.

Councilor Kirsche asked if the \$4,000,000 allocated last year for open space was shown in the debt analysis.

Chris Martin of Webster Bank said that the \$4,000,000 was not part of the projected bond expenditure for next year.

Chairperson Adil said that it should be reflected in the numbers.

Councilor Kirsche said this is a very big issue that deserves due diligence and he thinks the Agency did do their due diligence and because of that, their proposal deserves the consideration of the voters at large.

Councilor Montinieri said that there has already been a lot of emotion on this issue. The Town has a big task ahead of it to educate the public on this issue. He said that there has already been misinformation either by design or failure to

educate. The question is whether this has merit and if the public will support it. He said that the Town has looked at economic development issues and have a task to provide to the public the best information. This Redevelopment Ordinance is well planned and thought out. He said that it would be premature to have a specific parcel. He strongly urges the Town Council to support this Ordinance and move it forward so that the public can vote on it in November.

Councilor Drake said that the Redevelopment Agency has done a great job. The concept of redevelopment is a good one but he is concerned that this will lose in November and then the Town will be behind. He said that the Town needs to have a project lined up. He said that he thinks this is the wrong referendum. He said that he will support this Ordinance tonight so that it can go on the ballot in November but that he will not vote for it then. He said that the Town needs to have a project. The Town can't get a project without approvals and everyone will know what the project is by the time all of the approvals are made.

Councilor Kotkin said that he supports this Ordinance and looks forward to hearing from the voters. He said that two years ago while running for Town Council the most asked question was what will the Town Council do with the Silas Deane Highway. He asked if the Town approves a project for \$5,000,000 and then sells it for \$4,000,000 where does the \$4,000,000 go?

Doug Gillette, Bond Counsel, said that the bond is not a revolving fund. The money would not replenish the fund. Temporary financing would be used for the project and then the net would be bonded.

Councilor Forrest said that the Town has had several economic development choices over the years. The Town Council is being proactive with the key roads in Town. He said that this is one piece of the solution for redevelopment. He said that he supports this bond.

Deputy Mayor Fortunato said that this is a natural progression of the Redevelopment Agency. She commended the Agency on the amount of work the members have done in such a short period of time. She said a well informed public can make good choices. The time has come to move forward. The Town needs a fund of money in order to negotiate with property owners. She would like to recognize the Mayor for his advocacy during this process. The Silas Deane Highway Master Plan shows the vision of the Town for the long term.

Councilor Drake asked how the Town will get the money for the surveys.

Lee Kuckro, Chairperson of the Redevelopment Agency, said that the Town needs a plan developed and Town Council approval before a project can move forward.

Bonnie Therrien, Town Manager, said that there is money available in the general fund for preliminary plans or surveys.

Doug Gillette, Bond Counsel, said that the Town can reimburse the general fund once the project goes forward with the financing.

Lee Kuckro, Chairperson of the Redevelopment Agency, said that the Agency looked at 13 possible projects and development scenarios. The projects would generate between two and ten times more taxes to the Town. The Agency looked at the market value of the properties based on their assessments. The properties are underutilized, single story, inefficient uses of space. He said that he heard a lot of skepticism and irrational anger tonight. Voters can expect a reasoned step by step approach with this Ordinance. If approved by the voters, the projects will be brought before the Town Council. He said that he hopes by having a standard in place for the Silas Deane Highway, the Town will encourage private property owners to do the same without an incentive.

Chairperson Adil said that the Town looked at a variety of numbers and priorities. He said that this, along with possible State money will be a leveraging effect to get the ball rolling. The project goes back to the 1970's with the original Silas Deane Highway Master Plan. He said that the Advisory Committee and Economic Development Improvement Commission did a wonderful job looking at blighted and underutilized parcels. The Redevelopment Agency is a greatly talented group. The Town has talked about the Silas Deane Highway and Berlin Turnpike for many years. The time to talk is over. A lot of input got the Town to this point. He said that the \$10,000,000 figure is

just a figure, it is easier to go down in money than up in money. The Town needs to show its boldness. This is an investment. He appreciates all of the Councilors support tonight. This is a bipartisan effort.

A roll call vote was taken. Councilors Drake, Forrest, Kirsche, Kotkin, Montinieri, Walsh, Deputy Mayor Fortunato and Chairperson Adil voted AYE. The motion passed 8-0-0.

UNFINISHED BUSINESS

Deputy Mayor Fortunato moved **"TO REMOVE FROM THE TABLE ITEM B.2.A. CENTER POINT COMMUNITY CHURCH SIGN"** seconded by Councilor Forrest.

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

Deputy Mayor Fortunato moved **"TO AUTHORIZE THE TOWN MANAGER TO APPLY FOR A VARIANCE FOR A TEMPORARY SIGN TO BE PLACED BY THE CENTER POINT COMMUNITY CHURCH AT WEBB SCHOOL THE DAY OF SERVICES AND REMOVED AT THE COMPLETION OF SERVICES"** seconded by Councilor Kirsche.

Bonnie Therrien, Town Manager, said that the Town Council needs to authorize her to apply for a variance for the church. It was tabled at the last meeting to allow Council to ask additional questions. She didn't receive any additional questions or comments.

Chairperson Adil said that he is looking forward to getting approval for the church.

Councilor Montinieri left the room.

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

OTHER BUSINESS

Councilor Montinieri returned.

Councilor Walsh moved **"TO REFER THE PROPOSED PROPERTY LEASES FOR THE COVE WAREHOUSE, THE OLD ACADEMY, AND THE KEENEY MEMORIAL CENTER TO THE PLANNING AND ZONING COMMISSION FOR A REVIEW AND REPORT IN ACCORDANCE WITH SECTION 8-24 OF THE CONNECTICUT GENERAL STATUTES"** seconded by Deputy Mayor Fortunato.

Bonnie Therrien, Town Manager, said that the Infrastructure Committee has been working with the Historical Society to update the leases. The new leases will be 50 year leases with a financial review every 10 years. By State law, this needs to go to the Planning and Zoning Commission for an 8-24 review. The Standish House lease is still outstanding.

Chairperson Adil thanked the Deputy Mayor for her work on these leases.

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

Councilor Montinieri moved **"TO APPOINT DOUGLAS SHIPMAN, WETHERSFIELD HISTORICAL SOCIETY; ANNE KUCKRO, TOURISM COMMISSION; CHARLES LYLE, WEBB-DEANE-STEVENSON MUSEUM; JEANNE KELLY, CHAMBER OF COMMERCE; MARTIN WALSH, TOWN COUNCIL; RAUL RODRIGUEZ, BOARD OF EDUCATION; LAUREL GOODGION, LIBRARY; MARY THIBEAULT, PARKS AND RECREATION; AND MARLENE DESJARDINS, TAX COLLECTOR TO THE 375TH ANNIVERSARY CELEBRATION PLANNING COMMITTEE"** seconded by Deputy Mayor Fortunato.

Bonnie Therrien, Town Manager, said that the 375th anniversary of the Town is coming up. The Committee is made up of members representing groups in Town as discussed by the Town Council at its last meeting. The groups

nominated the individuals.

Chairperson Adil asked what would happen if one of the individuals was no longer in that capacity.

Bonnie Therrien, Town Manager, said that it would come back to the Town Council so that another individual could be appointed.

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

Councilor Forrest moved **"TO AUTHORIZE THE TOWN MANAGER TO SIGN A FIVE YEAR LEASE WITH THE UNITED STATES COAST GUARD FOR THE PROPERTY ON WHICH CONNECTICUT RIVER LIGHT #135 IS POSITIONED"** seconded by Councilor Kirsche.

Bonnie Therrien, Town Manager, said that this is a lease for a small amount of land for the Coast Guard to maintain a light. In the past, the Town signed a yearly lease. This is a five year lease.

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

Deputy Mayor Fortunato moved **"TO AUTHORIZE THE TRANSFER OF \$20,800 FROM THE UNDESIGNATED FUND BALANCE TO THE FIRE DEPARTMENT SALARY ACCOUNT T-1430-5001 TO BE REIMBURSED TO THE FUND BALANCE AT THE END OF THE YEAR"** seconded by Councilor Kotkin.

Bonnie Therrien, Town Manager, said that this is a procedural issue. A check was received from CRCOG and is deposited as revenue and the stipend to the fire fighters for attending the training is paid out as wages.

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

Councilor Kotkin moved **"TO AUTHORIZE THE TRANSFER OF FUNDS BETWEEN DEPARTMENTS FOR CLOSEOUT OF FISCAL YEAR 2006-2007 AS FOLLOWS:**

- **TRANSFER \$25,044 FROM THE COMPENSATED ABSENCES ACCOUNT TO THE EMPLOYEE INSURANCE COVERAGE ACCOUNT**
- **TRANSFER \$2,919 FROM THE TOWN CLERK SALARIES ACCOUNT AND \$275 FROM THE FINANCE SALARIES ACCOUNT TO THE PERSONNEL RECRUITMENT ACCOUNT**
- **TRANSFER \$119,427 FROM CONTINGENCY IN THE AMOUNT OF \$20,033 TO THE POLICE SALARIES ACCOUNT, \$21,709 TO THE POLICE OVERTIME ACCOUNT, AND \$77,685 TO THE POLICE PRIVATE DUTY ACCOUNT**
- **TRANSFER \$1,680 FROM THE TOWN COUNCIL CONSULTANT ACCOUNT TO THE PERSONNEL LABOR RELATIONS ACCOUNT**
- **TRANSFER \$307 FROM THE PHYSICAL SERVICES SALARY ACCOUNT TO THE VEHICLE MAINTENANCE SALARY ACCOUNT**
- **TRANSFER \$22,136 FROM THE PHYSICAL SERVICES OVERTIME ACCOUNT AND \$22,029 FROM THE CONTINGENCY ACCOUNT TO THE REFUSE AND RECYCLING ACCOUNT**
- **TRANSFER \$4,452 FROM VARIOUS PARKS AND RECREATION FACILITIES ACCOUNTS IN THE AMOUNT OF \$1,770 TO THE PARKS AND RECREATION SALARY ACCOUNT AND \$2,682 TO THE COMMUNITY CENTER SALARY ACCOUNT**
- **TRANSFER \$319 FROM THE CONTINGENCY ACCOUNT TO THE INSURANCE ACCOUNT"**
seconded by Deputy Mayor Fortunato.

Bonnie Therrien, Town Manager, said that there was a change from the original transfer. In the Physical Services line item #6 only \$45,000 is needed.

Chairperson Adil asked if the change is from \$68,000 to \$22,000.

Bonnie Therrien, Town Manager, said yes.

Councilor Drake asked why money was taken from the Contingency Account to the Private Duty Account.

Bonnie Therrien, Town Manager, said that this is procedural, too. The money is reimbursed to the Town by the contractors.

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

Deputy Mayor Fortunato moved **"TO AUTHORIZE THE TRANSFER OF \$159,000 FROM THE UNDESIGNATED FUND BALANCE TO THE CAPITAL PROJECTS, STREET CONSTRUCTION ACCOUNT AND TO CREATE A REVENUE ACCOUNT FOR THE PROGRESS DRIVE PROJECT"** seconded by Councilor Walsh.

Bonnie Therrien, Town Manager, said that the Town is receiving reimbursement for this road work. The work will begin next week. The Town has received \$20,000 so far.

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

Councilor Walsh moved **"TO GRANT THE EASEMENT REQUEST FROM THE PROPERTY OWNER OF 53 HAROLD STREET FOR A DRIVEWAY ONTO EAGLE STREET"** seconded by Councilor Kotkin.

Bonnie Therrien, Town Manager, said that a driveway was installed on Eagle Street. The owners did not realize it was not a public road. The Planning and Zoning Commission has forwarded a negative referral on this easement. In order for the Town Council to grant the easement it needs to have a 2/3 approval vote. The Planning and Zoning Commission said that if the Town Council decides to grant the easement, at the very least the Town should have a revocable license. The former Superintendent of Schools had no issue with granting an easement for the driveway.

Chairperson Adil asked if a fee had been discussed.

Bonnie Therrien, Town Manager, said that she is not aware of any discussion concerning a fee.

Chairperson Adil said that he would like to see a fair price for the easement.

Councilor Drake asked why the Planning and Zoning Commission gave a negative referral and if the Police Department has looked at safety and traffic issues.

Bonnie Therrien, Town Manager, said that the Planning and Zoning Commission did not want to set a precedent. She said that she does not believe the Police Department has looked at it.

Councilor Drake said that he supports this motion.

Councilor Walsh said that he would support the revocable license with time stipulations.

Bonnie Therrien, Town Manager, said that the Town Attorney will draw up the legal documents.

Councilor Walsh asked that the Town make sure that the easement, with restrictions carries over to other property owners.

Councilor Kirsche said that he would like the Town to review plans more carefully when they are submitted to the Building Department. It may be a good idea to ask follow up questions when a plan for a garage is submitted.

Councilor Drake said that the homeowners should be responsible for all of the Town Attorney's fees and recording fees.

Councilor Kotkin said that he support this with the revocable license and with restrictions during the school day as determined by Town Staff.

Kevin Ferguson, 53 Harold Street, said that this is not his normal driveway that is used every day. He will carry a rider on his insurance policy for this driveway.

Deputy Mayor Fortunato asked what type of vehicles Mr. Ferguson owns.

Kevin Ferguson, 53 Harold Street, said that he owns a SUV, pickup and minivan. There are no commercial vehicles.

Chairperson Adil said that he support this motion. The Superintendent of Schools thought that there would be a fee involved. He said that any expenses incurred by the Town should be the homeowners' responsibility.

Councilor Walsh moved **"TO AMEND THE MOTION TO GRANT A REVOCABLE LICENSE AND EASEMENT FOR 53 HAROLD STREET ONTO EAGLE STREET"** seconded by Councilor Kotkin.

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

Councilor Walsh moved **"TO AUTHORIZE THE TOWN MANAGER TO SIGN AN APPLICATION TO THE ARMY CORPS OF ENGINEERS ON BEHALF OF THE HARTFORD MEDICAL GROUP"** seconded by Councilor Forrest.

Councilor Forrest left the room.

Bonnie Therrien, Town Manager, said that the Hartford Medical Group wants to expand its facility on the Silas Deane Highway. The Inland Wetlands and Watercourse Commission has approved the application and it must now go to the Army Corps of Engineers. If the Town Council expresses its support of this application, the project may move forward more quickly.

Councilor Kotkin asked why the application has to go to the Army Corps of Engineers.

Bonnie Therrien, Town Manager, said that the project affects the flood plain so that the Army Corps of Engineers is involved as standard procedure.

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

Councilor Forrest returned.

Deputy Mayor Fortunato moved **"TO APPROVE THE 818 PAY PLAN STUDY AS AMENDED"** seconded by Councilor Kirsche.

Bonnie Therrien, Town Manager, said that a pay plan study was part of the last union negotiations for the middle management union. A study has not been done since 1992. The study uses an eight town comparison with an appeal process with the final recommendations sent to the Budget and Finance Committee for a formal review. She said that the union will discuss health insurance in January.

Deputy Mayor Fortunato said that the Budget and Finance Committee spent a lot of time reviewing the surveys. She said that she would like to see the Town engage in the process every seven to ten years. The changes are in line with surrounding Towns. The plan reflects the workforce the Town has. A pay plan study recommendation on non-union employees is in the future.

Councilor Drake said that the plan did not include a comparison of benefits or to the private sector.

Bonnie Therrien, Town Manager, said that benefits are not looked at in a pay plan study. The benefits are better than other Towns while pay maximums are less than the other Towns.

Councilor Drake said that he will vote no on this motion.

Chairperson Adil said that this study puts Wethersfield in the middle of other Towns. He said that he is sure the employees appreciate this pay plan study.

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

BIDS

Deputy Mayor Fortunato moved **"TO AWARD THE BID FOR HIGHCREST SIDEWALK REMOVAL AND REPLACEMENT TO VENDOR # 1 - WESTPRO ALTERNATE ONE IN THE AMOUNT OF \$74,750"** seconded by Councilor Walsh.

Bonnie Therrien, Town Manager, said that if the Town Council votes on this tonight, the project can be done before the school year starts. The total cost with Alternate A is \$74,740. \$75,000 was budgeted.

Councilor Kotkin said that one alternative replaces the slabs and the other repairs only the damaged slabs.

Bonnie Therrien, Town Manager said that this is a fairly good price. The main sidewalk in front of the school will be done before the beginning of school.

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

ORDINANCES, RESOLUTIONS, APPOINTMENTS FOR INTRODUCTION

RESOLUTION REGARDING THE AUTHORIZATION AND SUBMISSION OF A GRANT FROM THE CAPITAL AREA SUBSTANCE ABUSE COUNCIL TO THE DEPARTMENT OF SOCIAL AND YOUTH SERVICES AND THE AWARD OF FUNDS FROM THE GRANT TO THE DEPARTMENT OF SOCIAL AND YOUTH SERVICES

BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF WETHERSFIELD that Bonnie Therrien, Town Manager, and Nancy Stilwell, Director of Social and Youth Services are hereby authorized to make, execute and approve on behalf of the Town of Wethersfield, a contract between the Capital Area Substance Abuse Council and the Town of Wethersfield's Department of Social and Youth Services. Said contract shall be in the amount of \$4,245 for programs to increase public awareness and prevention of alcohol, tobacco, and other drug abuse for fiscal year 2007-2008.

PITKIN COMMUNITY CENTER RENOVATION GRANT

"RESOLVED that Bonnie L. Therrien, Town Manager, Wethersfield, is hereby authorized to make, execute and approve on behalf of this Town, any and all contracts and amendments and to execute and approve on behalf of this Town, other instruments, a part of or incident to such contracts and amendments effective until otherwise ordered by the Town Council of Wethersfield".

Deputy Mayor Fortunato moved **"TO EXTEND THE MEETING PAST 11:00 P.M."** seconded by Councilor Forrest.

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

MINUTES

Councilor Kirsche moved **"TO APPROVE THE SPECIAL MEETING MINUTES OF JULY 10, 2007 AS AMENDED"** by Councilor Forrest.

Deputy Mayor Fortunato amended her comment in the minutes on page 14134 to add "and" after the word "boundaries" and to place parenthesis around disposable society and on page 14137 to add "about laws" before about children.

Councilor Forrest amended the minutes on page 14136 to change his name to Matt DeAngelo, Board of Education member.

Councilor Kotkin amended the minutes to correct the spelling of Board Member Malec's name.

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

Councilor Kotkin moved "**TO APPROVE THE SPECIAL MEETING MINUTES OF JULY 16, 2007**" seconded by Councilor Forrest.

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

Councilor Forrest moved "**TO APPROVE THE REGULAR MEETING MINUTES OF JULY 16, 2007**" seconded by Councilor Kirsche.

Deputy Mayor Fortunato asked that the Town Manager's comment on page 14148 regarding the Center Church sign variance be reworked to correctly represent that the church has been using the facility for over a year.

Bonnie Therrien, Town Manager, said that she would work it out with the Town Clerk.

Councilor Walsh amended the minutes on page 14151 to change Deputy Mayor Walsh to Deputy Mayor Fortunato.

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

EXECUTIVE SESSION

At 11:01 p.m., Councilor Forrest moved "**TO ENTER EXECUTIVE SESSION TO DISCUSS PERSONNEL MATTERS - EVALUATION OF TOWN MANAGER AND TOWN CLERK**" seconded by Councilor Kirsche.

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

ADJOURNMENT

At 11:18 p.m., Councilor Kirsche moved "**TO LEAVE EXECUTIVE SESSION AND ADJOURN THE MEETING**" seconded by Councilor Forrest.

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

Dolores G. Sassano
Town Clerk

APPROVED BY VOTE OF COUNCIL AS AMENDED SEPTEMBER 4, 2007