

JUNE 7, 2004 REGULAR MEETING

The Wethersfield Town Council held a meeting on June 7, 2004 at 7:00 p.m. in the Council Chambers of the Town Hall.

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

Absent: Councilors Cascio and Hemmann.

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 Montinieri.

Chairperson Morin asked that all in attendance observe a moment of silence to recognize the passing of former President Ronald Reagan.

He said that there will be an Executive Session to discuss Union negotiations, pending litigation, and personnel matters following the regular meeting.

Recognition of Schools - Signs & Banners for Memorial Day Parade

Chairperson Morin announced that the members of the Town Council express their deep appreciation to the Wethersfield Public School Students and their teachers for their distinguished service to the Town of Wethersfield for the Memorial Day Parade, and look forward to their continued support in the future. Chairperson Morin recognized the attendance of members of the Memorial Day Parade Committee including Chairman Larry Spellacy. He presented a Certificate of Appreciation to Mr. Karl Kumej from the Wethersfield Public Schools who thanked, on behalf of the students and staff of the participating schools, the Council for their recognition. Parade Chairman Spellacy thanked the Council and gave a brief summary of the successful parade this year and spoke of his pride in the patriotic spirit of Wethersfield.

Charter Revision Commission Update

Charter Revision Commission Chairperson Geraldine Munroe said that the committee has finished the task assigned to them, which was to review the Town Charter. She announced that there will be a public hearing on the revisions on Wednesday, June 23, 2004 at 7:00 p.m. in the Public Meeting Room of the Wethersfield Police Station. She said that copies of the revised Charter will be available to the public next week in the Town Clerk's Office. Ms. Munroe reviewed some of the changes proposed for Charter revision and said that the revisions are currently being reviewed by the Town Attorneys to insure its conformance to State Statutes.

Economic Development Report

Town Planner Peter Gillespie gave a presentation of the May, 2004 Economic Development Report. The report included the following changes for May:

- Mercury Fuel Service, Inc., 151 Silas Deane Highway - new gas station, convenience store and car wash - environmental remediation underway.
- CVS/Starbucks, 1080 Silas Deane Highway - building permits issued and site work underway.
- Main Street Creamery, 271 Main Street - relocation of business - PZC approval granted on May 4.
- Moeller Home, Prospect Street - nature center project - PZC approval granted on May 4.
- Buy-Rite Liquors, 808 Silas Deane Highway - approval granted to increase size of retail store.
- Cumberland Farms, 1855 Berlin Turnpike - PZC hearing scheduled for June 15.
- La Dolce bakery shop, 227 Main Street - grand opening held on May 8.
- Brook's Pharmacy, 657 Silas Deane Highway - interior renovations underway.

- Sunoco Gas Station, 1785 Berlin Turnpike - new business.
- Institute for Herbal Studies, 900 Wells Road - new business.
- Cedar Mountain Stone and Mulch, Berlin Turnpike - new business.
- Steve's Liquors, Silas Deane Highway - new owner.

Mr. Gillespie said that he met with the owner of the Fun Zone property to discuss the future use of his property. Mr. Gillespie said that Town staff met with the prospective purchaser of the Foodways/Weight Watcher site to discuss possible conversion of the site to a mixed use retail and storage facility. He also met with the Goff Road property owner to discuss possible development potential for multi-family development. Mr. Gillespie said that several developers have contacted his office to discuss the potential to develop 55+ housing sites in Wethersfield. Mr. Gillespie announced that the public hearing date for the new zoning regulations will be Thursday, July 29 and that the first meeting of the Silas Deane Highway Committee will take place on June 14. Mr. Gillespie said that he continues to work with the Tourism Commission, on the STEAP Grant, on Welcome signs, and announced that the Chamber of Commerce will host a "State of the Town" meeting on June 16. He said that the Business Visitation program is well under way and thoughts and ideas from businesses are being documented. Mr. Gillespie said that the Express Loan/Grant Program is going forward as well as the targeted development sites on the Silas Deane Highway. Mr. Gillespie reported that the first Realtors Breakfast was held on May 7 and was well received and it was suggested by the realtors that the Town put together a comprehensive inventory of all space and sites available for development in Wethersfield.

Councilor Czernicki asked Mr. Gillespie if he has information on how many Wethersfield businesses have downsized or closed in the past month. Mr. Gillespie said that he is aware of two businesses closing; a clothing store and a vacuum store. He said that a few other small-scale businesses have closed down and that he does not have information on downsizing. Councilor Czernicki asked Mr. Gillespie to provide a baseline status report on the amount of vacant land/office space there is in Wethersfield. Mr. Gillespie said that this is in the process of being developed due to the suggestion at the Realtors Breakfast.

Councilor Fortunato asked if the Institute for Herbal Studies is a non-profit organization. Mr. Gillespie said that he is not aware that it is. Councilor Fortunato asked Mr. Gillespie to provide details on the multi-family home development issue. Mr. Gillespie said that there are approximately 40 acres at the corner of Berlin Turnpike and Wells Road where several individuals have considered the potential of apartments, condominiums and/or 55+ housing. He said that the Church Home property at 295 Ridge Road is again available and he has spoken with many developers about the property. Councilor Fortunato commented that the owner of La Dolce had positive feedback on Mr. Gillespie and locating his business to Wethersfield.

Councilor Montinieri moved "**TO REMOVE ITEM 3.b.2 FROM THE TABLE**", seconded by Councilor Adil. All Councilors present, including the Chairperson, voted AYE. The motion passed 6-0-0.

PUBLIC COMMENTS

HEARING

RESOLUTION CONCERNING THE ACCEPTANCE OF JACOB DRIVE FROM THE SOUTH STREETLINE OF HIGHLAND STREET TO AND INCLUDING THE CUL DE SAC AS A PUBLIC ROAD AND WAY IN THE TOWN OF WETHERSFIELD

RESOLUTION APPROPRIATING \$790,000 FOR RENOVATIONS TO WETHERSFIELD TOWN HALL AND THE PITKIN COMMUNITY CENTER

Joe Pandolfe, 30 Jacob Drive, spoke on matters he feels should be addressed before the acceptance of Jacob Drive. He said that the street is a cul de sac with an existing circle and he is concerned that the circle is not properly constructed since there has been discussion amongst Town Officials as to whether the circle should be there at all. Mr. Pandolfe said that large trucks do not fit around the circle without much difficulty. He asked who will maintain the circle because it is already overgrown.

Philip Peterson, 32 Jacob Drive, said that he is in favor of the Town accepting Jacob Drive as an official public road; however there are a couple of issues that still remain. He agrees with Mr. Pandolfe regarding the problems with the island in the middle of the cul de sac and he suggests removing the island completely.

Robert Young, 20 Coppermill Road, said that the Council should not accept Jacob Drive in its current condition. He said that the developer needs to deliver the road to the Town in excellent condition without problems.

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

GENERAL COMMENTS

Geraldine Munroe, 855 Ridge Road, said that the Charter revisions will be available in the Town Clerk's Office, the Library, the Town Manager's Office and also on the Wethersfield website. She said that written comments in advance of the public hearing would be appreciated. Ms. Munroe represents Wethersfield with the Greater Hartford and Connecticut Heritage River Valley group and made available copies of Connecticut visitors' guides, vacation guides and maps.

Ballou Tooker, 65 Harmund Place, spoke in support of the usage of the railroad lines in Town for tourism. He said that not only Mr. Gillespie, but the Council and others in Town should be working on developing this.

Cathy Boyes, 20 Westlook Road, made comments relating to the Nott Street blasting. She commented that, to her recent knowledge, the blasting zone has been extended from its original site. She is concerned because her neighbor across the street, further from the blast zone, received a letter to have a survey of their property conducted, yet Ms. Boyes has received no such letter. She said that she would like an explanation of this.

Margaret Hunt, 26 Westlook Road, also commented on the blasting in the Nott Street area which, if the blasting zone has been extended, puts the blasting even closer to her home. She has not received notice of a survey being conducted on her property and said that she expects that one be done. She read from a letter she wrote to the Council, to some of which the Town Manager has responded. She has invited any and all Council members to sit at her home during the first blast to observe any impact and she has not received any RSVP's to date. Ms. Hunt said that, in order to facilitate better communication, she would like replies any time that she sends e-mails to the Town Council.

Judy Emmick, 88 Westway, submitted in writing to the Town Manager questions regarding the football field and requested that the answers be e-mailed back to her. Ms. Emmick complimented Mr. Gillespie for his hard work in getting new businesses into Wethersfield. Ms. Emmick commented on her views of the football field renovation project as being a done deal from the start. She said that the current Council, excluding Councilors Czernicki and Hemmann, has silenced those in Town who are in opposition to the project. Ms. Emmick spoke of her concern that the Inland/Wetlands Board has not provided enough answers to questions regarding drainage of Cottone Field. She said that the Ethics Board needs to look at the Town Code regarding the process to bring forth an ethics complaint. Ms. Emmick commented that the decision not to accept the petitions submitted by the Wethersfield Taxpayers Association, Inc. was a denial of the right of the people to be heard through a referendum. Lastly, Ms. Emmick thanked Councilor Czernicki and Councilor Hemmann for their support of Nott Street and the field renovation. Ms. Emmick requested that her written comments be submitted as an addendum to the Council minutes.

Councilor Adil left the meeting at this time (7:55 p.m.).

George A. Ruhe, 956 Cloverdale Circle, urged the Council to remember often the words of the Declaration of Independence and to honor the Veterans who fought for freedom and the right to participate in the government in a meaningful way. He said that restricting citizen' rights, as the Council seems to want to do, dishonors all Veterans. He urged that the Council do away with their offensive rules controlling the opportunity for meaningful citizen participation. Mr. Ruhe said that the Wethersfield Taxpayers Association, Inc. is appalled with the decision of the Council not to accept their submitted petitions. He questioned the comments made by Councilor Adil pertaining to the legality of such and found them to be irresponsible.

Robert Young, 20 Coppermill Road, commented on the Tax Suspense List agenda item. He said that he is still not in

favor of having CCM collect delinquent taxes, but rather use Town Hall resources to do so. He would like to see the delinquent tax list posted at least on a Town Hall bulletin board if not on the Town website. Mr. Young spoke of his concern for homeowners in Wethersfield when interest rates rise. Mr. Young commented that the Council showed no restraint in giving Town Departments what they requested in the 2004-2005 budget.

Rocco Orsini, 95 Broad Street, spoke on behalf of the Wethersfield Taxpayers Association, Inc. and their concerns over the 2004-2005 adopted budget being out of control. He said that he has received many calls from residents stating that the tax increase has greatly affected their finances, especially those whose earnings are frozen due to retirement. Mr. Orsini urged the Town Manager to keep prodding the Council to look at items mentioned in the summary of her budget message. He said that the Wethersfield Taxpayers Association, Inc. will continue to push for a budget referendum for Wethersfield.

Dan O'Connor, 34 Dorchester Road, thanked Council members who campaigned in 2003 on putting lights and turf on Cottone Field, are now taking abuse due to this, and urged them to continue to stand firm on following through with their commitment.

Ron Rodd, 88 Westway, commented that Westway has not been paved in twenty years and in that time Cottone Field has been improved three, and maybe four, times. He suggested that the badly needed paving of the street be put on the Capital Improvements list. Mr. Rodd said that he is impressed by the Council's ability to rule Wethersfield with their decision to improve Cottone Field and spend up to \$1.4 million more on a project in a tax year that is seeing, perhaps, the greatest single increase in the history of Wethersfield. He said that it also took the Council great rulership to decide on the blasting of Nott Street, when originally the ruling was made not to blast out of concern for the neighborhood. Mr. Rodd said that it took great rulership for the Council to vote that the residents of Wethersfield should be taxed at least 18% more than last year. He said that making these decisions takes great courage, not great wisdom. Lastly, by not accepting the petitions submitted, the Council ruled to again limit the public's ability to speak and be heard.

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

COUNCIL COMMENTS & REPORTS

Councilor Forrest submitted a letter he received from Jacqueline Harris as an addendum to the Council minutes. Councilor Forrest asked the Town Manager to provide an update of the possible redistricting of voting districts in Wethersfield. He also asked for a timeline that the Council needs to follow with regard to procedures dealing with the Charter Revision enactment.

Councilor Fortunato followed up on a request made by her and Councilor Adil regarding the enactment of an ordinance spelling out parameters for blasting projects in the future and referred to recommendations submitted by Ms. McCarthy for such an ordinance. She asked the Town Manager to provide an update on where in the process this issue is.

Councilor Forrest left the meeting at this time (8:25 p.m.).

Town Manager Bonnie Therrien said that the request from Mrs. McCarthy was for a "not to blast" ordinance. The Town Manager asked if this is what the Council wants to proceed with. Councilor Fortunato said that Mrs. McCarthy made recommendations to set parameters for blasting and to look at surrounding communities and their current rules. Town Manager Bonnie Therrien said that she is looking into the parameters, but not into an ordinance "not to blast". Councilor Fortunato said that there really needs to be something in writing defining the parameters and procedures for future blasting.

Councilor Czernicki asked if the Council will be discussing the possibility of pre-blast surveys being conducted in addition to those already assigned. Chairperson Morin said that it is not on the agenda. Councilor Czernicki asked if those who live outside of the specific area and will not have a survey will have any recourse with the Town for damages to their property. Town Manager Bonnie Therrien said that there is no money appropriated for this as the survey area covers up to 300 feet from the blasting site. Councilor Czernicki asked Chairperson Morin if he did not want this item to appear on the agenda since he sets the agenda with the Town Manager. Chairperson Morin said that

this was not his intent. He said that this is something that the specifications of the DOT project are governing and that the Wethersfield and State Fire Marshals will be on site. Councilor Czernicki clarified that the desire of the Council is to include no further homes than those within the current survey area. Chairperson Morin said that this is so.

Councilor Montinieri said that in meeting with the DOT, information was provided that if a home outside the radius of the preblast surveys sustains damage, they can make a claim. The Town Manager said that this information will be provided in a flyer to be distributed to homeowners. Councilor Czernicki said that she understands that anyone can make a claim; however, without a preblast survey, there is no record of the preblast condition of the property. This will make it more difficult for the resident to prove the claim.

Chairperson Morin said that he received a letter from Shirley King regarding concerns about Cottone Field. He submitted the letter to the Town Clerk for inclusion in the addendum to the Council minutes. He asked that the Town Manager receive a copy of the letter in order to investigate the questions asked. Chairperson Morin said that Mr. Charles Viani gave him a donation check in the amount of \$200 to be submitted to the Beautification Committee urging them to keep up their good work. Chairperson Morin said that the blasting issue has been very difficult for everyone and that Councilor Czernicki's comments are not only not helpful at this time, but almost inflammatory. Councilor Czernicki responded that she is merely seeking information.

COUNCIL ACTION

Councilor Forrest moved **"TO ACCEPT THE RESIGNATION OF PAUL E. RANDAZZO FROM BOTH THE FLOOD AND EROSION CONTROL BOARD AND THE HUMAN RIGHTS AND RELATIONS COMMITTEE"**, seconded by Councilor Fortunato. All Councilors present, including the Chairperson, voted AYE. The motion passed 6-0-0.

Councilor Czernicki moved **"TO ACCEPT THE RESIGNATION OF PAUL E. COURCHAIINE FROM THE HISTORIC DISTRICT COMMISSION, THE INSURANCE COMMITTEE, AND THE TOURISM COMMISSION"**, seconded by Councilor Forrest. All Councilors present, including the Chairperson, voted AYE. The motion passed 6-0-0.

Street Acceptance - Jacob Drive

Councilor Montinieri moved **"FOR THE ACCEPTANCE OF JACOB DRIVE FROM THE SOUTH STREETLINE OF HIGHLAND STREET TO AND INCLUDING THE CUL DE SAC AS A PUBLIC ROAD AND WAY IN THE TOWN OF WETHERSFIELD"**, seconded by Deputy Mayor Karangekis.

Town Manager Bonnie Therrien said that the cul de sac was put in by the developer per Town specifications approved by Planning & Zoning Commission. If Council wants to have the cul de sac removed, the Council must seek an 8-24 referral from Planning & Zoning Commission. She said that all Town cul de sacs are mowed twice per year by the Town and beyond that residents usually maintain them.

Councilor Czernicki asked if all fire trucks have access to Jacob Drive. Town Manager Bonnie Therrien said that she is aware that they do and that she has not heard any complaints from the Fire Department. Mr. Gillespie said that this is the first he has heard of this concern and that the road specifications were reviewed before approval.

Councilor Fortunato said that she is concerned if there is a safety issue with the fire trucks. She asked the Town Manager if she is sufficiently convinced that there is not a safety issue or does the acceptance need to be tabled for further exploration. Town Manager Bonnie Therrien said that it can be explored further, but the Fire Marshall checks all of the specifications and she has not been informed of any safety issue. Councilor Fortunato also brought up the issue of plows being able to navigate the circle. Town Manager Bonnie Therrien said that this is the first she has heard of this issue. Mr. Gillespie said that this is a common problem with circles containing an island and he will bring the issue back to the Planning & Zoning Commission as subdivision regulations for the future to be reviewed.

Councilor Czernicki moved **"TO TABLE THE ACCEPTANCE OF JACOB DRIVE UNTIL THE PUBLIC SAFETY ISSUES ARE REVIEWED"**, seconded by Deputy Mayor Karangekis.

Chairperson Morin encouraged residents to forward any concerns to the Town Manager.

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

Referendum for Acceptance of Grants for Town Hall/Library Renovation

Town Manager Bonnie Therrien said that grants in the amount of \$790,000 have been received from the State Library and from the Small Cities and the appropriation has to be increased and a referendum held in order to accept the monies. At a recent workshop, the Council expressed the desire to move forward with a referendum as soon as possible. The Town Manager recommends that there be one voting site at the Community Center on July 14. She said that the Council needs to set the referendum question.

Councilor Fortunato moved **"TO APPROVE THE RESOLUTION APPROPRIATING \$790,000 FOR RENOVATIONS TO WETHERSFIELD TOWN HALL AND THE PITKIN COMMUNITY CENTER**

BE IT RESOLVED,

- a. **That the Town of Wethersfield appropriate SEVEN HUNDRED NINETY THOUSAND DOLLARS (\$790,000) for design and construction of renovations and improvements to Town Hall and the Pitkin Community Center, including (1) at Town Hall, installation of a new north side entrance automatic door; installation of an entrance ramp to Town Council chambers; installation of ADA compliant doors and the replacement of existing door hardware, renovations of bathrooms, upgrade to fire alarm system, installation of signage, and installation of telephone equipment, to comply with ADA standards; installation of wheelchair accessible counters in the Assessors Office and the Building and Engineering Office; installation of metal tubing and fabric cover for awnings at three entrances; installation of an elevator in the southern part of the building; and renovations and improvements to the ground and main floors for library purposes; and (2) at the Pitkin Community Center, installation of a new main entrance automatic door and new external walkways and entrance doors at the west, south and east entrances. The Town Council is authorized to determine the scope and particulars of the project. The Town Council may reduce or modify the scope of the project, and the entire appropriation may be spent on the project as so reduced or modified. The appropriation may be spent for design and construction costs, equipment, furnishings, materials, site improvements, architects' fees, engineering fees, other consultants' fees, legal fees, and other expenses related to the project. The appropriation and project are in addition to the Town Hall/Library appropriation and project approved at referendum held on November 2, 1999. The appropriation shall be funded by grant funds.**
- b. **That the Town Manager, the Treasurer and other proper officers of the Town are authorized to take all other action which is necessary or desirable to complete the project.**
- c. **That this resolution shall become effective after publication and approval by the electors at referendum as provided in the Town Charter."** seconded by Councilor Czernicki.

Town Manager Bonnie Therrien explained that when the bonding resolution was passed in November, 1999, there was a provision that stated that if there are any grant monies received, the amount of the bond must be reduced by these amounts. What was originally approved by the voters has now been reduced by \$790,000 and the residents must vote whether to accept the grant funds to complete the project as originally planned.

Councilor Forrest asked what the process entails. The Town Manager said that the Council needs to pass the proposed resolution, set the date, place and time for referendum, and then set the question.

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

Councilor Fortunato moved **"TO SET THE REFERENDUM DATE FOR JULY 14, 2004 AT THE ONE POLLING PLACE OF THE WETHERSFIELD COMMUNITY CENTER FROM 6:00 A.M. TO 8:00 P.M."**, seconded by Councilor Czernicki.

Town Manager Bonnie Therrien explained that there will be one polling place because it would cost \$20,000 to allow voting at all ten Town districts. She said that none of the expense is included in the 2004-2005 budget. The cost for one polling place will be \$7,000 and that all means will be taken to inform the public of the polling information.

Councilor Fortunato asked if there is a mandatory number of voters required to pass a referendum. Town Manager Bonnie Therrien said that this is not necessary for a regular referendum.

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

Councilor Czernicki moved **"TO SET THE QUESTION FOR THE REFERENDUM AS FOLLOWS: SHALL THE TOWN OF WETHERSFIELD APPROPRIATE \$790,000 FOR RENOVATIONS TO THE WETHERSFIELD TOWN HALL, WETHERSFIELD LIBRARY AND THE PITKIN COMMUNITY CENTER TO BE FUNDED BY GRANTS?"**, seconded by Councilor Fortunato.

Councilor Fortunato said that she has met with members of the Library Board and the Library Director regarding a public information document and whether members of the Committee can participate in educating the public on the referendum. Town Manager Bonnie Therrien said that Town employees, Council members, and anyone else involved must be extremely careful to offer only facts and not opinions, one way or the other, on the referendum question. Councilor Fortunato said that members of the Library Board are volunteers and asked if they are allowed to make calls to the general public encouraging them to vote. The Town Manager said that she does not believe that this is allowed, but that she will check with the State Election Commission.

Councilor Montinieri fears that the public will not completely understand the language of the referendum question. She said that she would like to provide some sort of clarification that voting "yes" to the question will not raise residents' taxes and that the Town is just going after grant money. She suggested using the word "accept" instead of the word "appropriate" in the question. The Town Manager said that the word "appropriate" must be used because although grant money is being used, it is actually being appropriated toward the bond package. She said that the phrase "to be funded by grants" could follow the dollar amount in the question instead of coming at the end.

Councilor Montinieri moved **"TO AMEND THE SET QUESTION TO READ AS FOLLOWS: SHALL THE TOWN OF WETHERSFIELD APPROPRIATE \$790,000 TO BE FUNDED BY GRANTS FOR RENOVATIONS TO THE WETHERSFIELD TOWN HALL, WETHERSFIELD LIBRARY AND THE PITKIN COMMUNITY CENTER?"**, seconded by Deputy Mayor Karangekis.

Councilor Forrest suggested that the phrase "to be funded by grants" appear at the very beginning of the question so that this is the first thing that the public sees. The Town Clerk said that the question must appear as a simple question and must begin with the phrase "Shall the Town of Wethersfield".

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

Councilor Adil returned to the meeting at this time (8:55 p.m.).

UNFINISHED BUSINESS

Summer Hours - Town Hall

Town Manager Bonnie Therrien explained that this item was discussed at the last Council meeting and she met with employees who informed her that part of the Secretarial contract states that there would be summer hours. She suggested that the Town Hall have summer hours this year and she can include the subject in her upcoming Union negotiations.

Councilor Montinieri moved **"TO ALLOW FOR SUMMER HOURS FOR 2004 BEGINNING THE MONDAY AFTER SCHOOL CLOSURES UNTIL THE FRIDAY BEFORE SCHOOL OPENS WITH THE FOLLOWING HOURS: MONDAY, TUESDAY, WEDNESDAY 8 A.M. TO 4:30 P.M. WITH A 45 MINUTE LUNCH; THURSDAY 8 A.M. TO 6 P.M. WITH A 45 MINUTE LUNCH; AND FRIDAY 8 A.M. TO 1 P.M. WITH NO**

LUNCH", seconded by Councilor Adil. All Councilors present, including the Chairperson, voted AYE. Councilor Czernicki voted NAY. The motion passed 6-1-0.

Councilor Forrest returned to the meeting at this time (8:55 p.m.).

OTHER BUSINESS

Network Infrastructure Standards

Town Manager Bonnie Therrien explained that the Information and Technology Committee is recommending that the Town Council accept the Network Infrastructure Standards, also used by the State, for all future building projects, both Town and School. The Committee felt that this will be an excellent document used for all communications dealing with any such projects. She said that the Committee's Chairperson Brian Clement is present to answer any Councilor's questions.

Councilor Montinieri moved **"TO REFER THE NETWORK INFRASTRUCTURE STANDARDS DOCUMENT TO THE TOWN HALL AND WEBB SCHOOL BUILDING COMMITTEES FOR THEIR INPUT INTO THESE STANDARDS AND TO REPORT BACK TO THE TOWN COUNCIL NO LATER THAN THE FIRST MEETING IN JULY"**, seconded by Councilor Czernicki.

Councilor Adil asked Mr. Clement how the Committee came to the conclusion that the Town did not previously have infrastructure standards. Mr. Clement said that the Committee had asked if these types of processes were previously in place and have learned that they were not.

Councilor Montinieri asked if the current projects at the Town Hall/Library and the Webb School Building are anywhere near compliance with the standards. Mr. Clement said that he does not know if the Building Committees for those two projects are aware of what the Information & Technology Committee is recommending. Councilor Montinieri asked Mr. Clement if he has looked at the plans for these projects and if he considers them sufficient. Mr. Clement said that there have been some issues with the Town Hall and Library relative to telecommunications closets.

Deputy Mayor Karangekis asked Mr. Clement if he has identified anything in Town that had such standards been in place, would not have measured up to them. Mr. Clement said that he can identify specific cases in the Town Hall building alone. He said that the proposed standards will lower costs in the long run as far as making upgrades and enhancements.

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

American Greenways Grant

Town Manager Bonnie Therrien explained that the Conservation Commission would like to apply for this grant to allow for the expansion of the bike trail into Phase III.

Councilor Forrest moved **"TO ALLOW THE CONSERVATION COMMISSION TO MOVE FORWARD WITH THE AMERICAN GREENWAYS GRANT IN THE AMOUNT OF \$1,800 IN ORDER TO COMPLETE PHASE III OF THE HERITAGE TRAIL"**, seconded by Deputy Mayor Karangekis. All Councilors present, including the Chairperson, voted AYE. The motion passed 7-0-0.

Sprint Spectrum Lease - Kelleher Court

Town Manager Bonnie Therrien explained that this lease has been approved by the Planning & Zoning Commission under State Statute 8-24. The commission recommended the addition of two items to the lease.

Deputy Mayor Karangekis moved **"TO APPROVE THE SPRING SPECTRUM, L.P. LEASE AGREEMENT AT 23 KELLEHER COURT, WITH THE FOLLOWING RECOMMENDATIONS, AS APPROVED BY THE PLANNING AND ZONING COMMISSION - 1) THAT THE LEASE AREA FIT WITHIN THE**

PREVIOUSLY APPROVED FENCED SHELTER AREA WITHOUT INFRINGEMENT OR LOSS OF PARKING SPACES IN THE FIRE HOUSE PARKING LOT; 2) THAT THE POTENTIAL SITE CONFLICTS BETWEEN THE VARIOUS TOWN USERS SHOULD BE RESOLVED BEFORE THE LEASE AGREEMENT IS SIGNED", seconded by Councilor Adil.

Chairperson Morin said that he is concerned about the potential site conflicts being resolved. Town Manager Bonnie Therrien said that she will not sign anything until Town Engineer Mike Turner and the radio contractor are comfortable that there are no site conflicts on all of the different towers.

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

Tax Suspense List

Town Manager Bonnie Therrien explained that Tax Collector, Nancy DiGirolamo has requested the transfer of \$27,998.14 in uncollected personal property to the Tax Suspense List. This does not mean that the Town will stop pursuing the taxes, but each year the State Statute requires that any uncollected personal property taxes be moved to a suspense list to clear the tax lists for the upcoming year. The Town Manager said that real estate cannot be put on a tax suspense list and that Wethersfield is currently at the highest it has even been for its tax collection rate. She congratulated the Tax Office for their hard work.

Councilor Adil moved **"TO ACCEPT THE 2003 TAX SUSPENSE LIST FROM THE TAX COLLECTOR WITH THE INTENT THAT ALL MEANS WILL BE USED TO COLLECT THESE TAXES"**, seconded by Councilor Forrest.

Councilor Czernicki asked if CCM will still be providing the tax collection service since the Town is no longer a member. Town Manager Bonnie Therrien said that they will provide the service through the end of June. She said that there are several other groups who provide the same service.

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

Budget Transfer - 1303-40 Union Contract

Town Manager Bonnie Therrien explained that the amount of \$26,672.27 needs to be transferred from the Contingency Account into several Departments for the 2003 retro payment of 1.75% back to July 1, 2003 for the Physical Services employees under the 1303-40 Union Contract. She said that the contract increases the medical co-pay amount to 10% and states that any new employees hired after July 1, 2004 cannot retire with full health benefits, but rather must pay the same medical co-pays when they retire as active employees are paying at that time.

Councilor Adil moved **"TO TRANSFER \$26,672.27 FROM THE CONTINGENCY ACCOUNT INTO THE FOLLOWING ACCOUNTS: \$18,037.30 TO ACCOUNT #T1550-5001; \$1,380 TO ACCOUNT #T1550-5100; \$5,052.62 TO ACCOUNT T1555-5001; \$386 TO ACCOUNT #T1555-5100; \$1,687.35 TO ACCOUNT #T1820-5001; AND \$129 TO ACCOUNT #T1820-5100"**, seconded by Deputy Mayor Karangekis. All Councilors present, including the Chairperson, voted AYE. The motion passed 7-0-0.

Budget Transfer - Attorney Fees

Town Manager Bonnie Therrien explained that the Attorney Fee Account for 2003-2004 will be in a deficit of \$87,000 to finish out the fiscal year. She said that the fees have been consistent for the past number of years, and she believes that part of the excess this year is in Robinson & Cole's dealings with the MDC over the Cove issue. It appears that this was never funded in the 2003-2004 budget. She said that if Council has questions about active cases, she would prefer to discuss this in Executive Session.

Councilor Adil moved **"TO TRANSFER \$34,475 FROM THE CONTINGENCY ACCOUNT AND \$52,525 FROM THE UNDESIGNATED FUND BALANCE INTO THE TOWN ATTORNEY'S ACCOUNT AS**

NEEDED IN EACH APPROPRIATE LINE ITEM", seconded by Councilor Forrest.

Chairperson Morin commented that the Town is no longer using Robinson & Cole for the Cove issue.

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

Elimination of August 2 Town Council Meeting

Councilor Forrest moved **"TO CANCEL THE AUGUST 2, 2004 TOWN COUNCIL MEETING"**, seconded by Deputy Mayor Karangekis.

Chairperson Morin said that if there are issues of importance that arise, he will call a special meeting.

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

\$500,000 STEAP Grant Application

Town Manager Bonnie Therrien explained that the State recently passed \$20 million in bond funding for the Small Town Economic Assistance Program (STEAP) for communities with a population of 30,000 and less. The maximum each municipality may receive is \$500,000. The Town Manager said that Rocky Hill will use the entire amount, if received, for improvement of the Silas Deane Highway. She suggested combining Wethersfield's \$500,000, if received, with Rocky Hill's in order to have \$1 million to study the improvement of the Silas Deane. Or Wethersfield could apply for a mixed use grant of \$100,000 to be used toward the Nature Center renovations at the Moeller Home, \$125,000 toward the Olsen House, and the remaining \$275,000 to the regional Silas Deane initiative.

Councilor Adil moved **"TO AUTHORIZE THE TOWN MANAGER TO APPLY FOR \$500,000 OF STEAP FUNDS IN COOPERATION WITH THE TOWN OF ROCKY HILL"**, seconded by Councilor Forrest.

Councilor Czernicki asked if there is a better chance of being awarded the grant if Wethersfield works in conjunction with Rocky Hill. Town Manager Bonnie Therrien said this is absolutely so.

Councilor Forrest asked if there have already been conversations with Rocky Hill regarding this. The Town Manager said that she has and that Rocky Hill is also voting on this tonight at their Council meeting. Councilor Forrest asked how these funds will affect the Revitalization Committee. Town Manager Bonnie Therrien said that Wethersfield and Rocky Hill will need to establish an extensive plan with both Town's including their redevelopment groups. She said that she will be bringing any plans and suggestions back to the Council.

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

BIDS

Councilor Karangekis moved **"TO AWARD THE BID FOR STREET SWEEPING/CATCH BASIN TO WETHERSFIELD SWEEPING AT A COST NOT TO EXCEED \$33,360"**, seconded by Councilor Forrest. All Councilors present, including the Chairperson, voted AYE. The motion passed 7-0-0.

Councilor Montinieri moved **"TO AWARD THE BID FOR ASBESTOS MONITORING AT WEBB SCHOOL TO TRC AT A COST NOT TO EXCEED \$25,000"**, seconded by Councilor Forrest.

Councilor Adil suggested that the records of previous asbestos abatement at the Webb building be reviewed to assess the need for additional work. Town Manager Bonnie Therrien said that she will check this and report back to the Council.

Councilor Forrest asked if approval from the Board of Education is required since the building is a school building. Town Manager Bonnie Therrien said that all bids go through the Town Council who oversees the referendum monies; therefore, approval from the Board of Education is not required.

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

Councilor Fortunato moved **"TO AWARD THE BID FOR AUDITING SERVICES FOR THE TOWN AND BOARD OF EDUCATION TO SCULLY AND WOLF FOR THE PERIOD OF JUNE 30, 2004 TO 2006 AT THE COST OUTLINED IN THEIR PROPOSAL"**, seconded by Councilor Czernicki.

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

Councilor Karangekis moved **"TO AWARD THE BID FOR AUTO AND TRUCK PARTS TO MANNY'S AUTO SUPPLY, INC. IN WETHERSFIELD; NAPA CT IN MIDDLETOWN; AND CT WAREHOUSE IN NORTH HAVEN, AND AWARD BIDS TO THE LOWEST RESPONSIBLE BIDDER FOR THE PARTICULAR SUPPLY NEEDED"**, seconded by Councilor Forrest. All Councilors present, including the Chairperson, voted AYE. The motion passed 7-0-0.

ORDINANCES, RESOLUTIONS, APPOINTMENTS FOR INTRODUCTION

RESOLUTION CONCERNING BOND REFERENDUM FOR MUNICIPAL INFRASTRUCTURE

WHEREAS, the capital assets of the Town have suffered from neglect and deferred maintenance for many years; and

WHEREAS, the availability of State and Federal monies for such maintenance and repair of Town roads, sidewalks, buildings and other assets is limited and uncertain; and

WHEREAS, the condition of these roads, sidewalks, buildings and other assets are integral to the quality of life of our residents, the desirability of the Town for business, and the financial well-being of the Town in general; and

WHEREAS, the combination of the current interest rates and the increasingly onerous tax burden on our residential taxpayers suggests that this is the optimal time to undertake a bond issuance to repair and maintain such capital assets.

BE IT RESOLVED, that the Town Council directs the Town Manager, together with all appropriate department heads and financial and other advisors, to prepare a bond package for the repair and maintenance of the roads, sidewalks, buildings and other assets of the Town for submission to the electors at the November, 2004 election

BE IT FURTHER RESOLVED, that the Town Council suggests, for the purposes of discussion and development, that such bond package consist of: \$3,000,000 for road and Town-owned parking lot paving and repair; \$100,000 for sidewalk repair and replacement; \$1,000,000 for land acquisition or open space preservation; \$4,100,000 for Phase 1 of the Millwoods Park improvements; and \$2,000,000 for roofs, windows, heating and cooling systems and other structural repairs to Town buildings. Such figures are merely provided as estimates for the purpose of generating discussion and to indicate the scope of the financial commitments that will be necessary to restore these public assets to the standards that our residents deserve.

MINUTES

Councilor Adil moved **"TO ACCEPT THE MINUTES OF THE BUDGET WORKSHOP OF MAY 4, 2004"**, seconded by Councilor Fortunato. All Councilors present, including the Chairperson, voted AYE. The motion passed 7-0-0.

Councilor Adil moved **"TO ACCEPT THE MINUTES OF THE BUDGET WORKSHOP OF MAY 6, 2004"**, seconded by Councilor Forrest. All Councilors present, including the Chairperson, voted AYE. The motion passed 7-0-0.

Councilor Forrest moved **"TO ACCEPT THE MINUTES OF THE BUDGET WORKSHOP OF MAY 10, 2004"**, seconded by Councilor Czernicki. All Councilors present, including the Chairperson, voted AYE. The motion passed 7-0-0.

Councilor Czernicki moved **"TO ACCEPT THE MINUTES OF THE BUDGET WORKSHOP OF MAY 12, 2004"**, seconded by Councilor Forrest. All Councilors present, including the Chairperson, voted AYE. The motion passed 7-0-0.

Councilor Forrest moved **"TO ACCEPT THE MINUTES OF THE REGULAR MEETING OF MAY 17, 2004"**, seconded by Councilor Montinieri. All Councilors present, including the Chairperson, voted AYE. The motion passed 7-0-0.

Councilor Forrest moved **"TO ACCEPT THE MINUTES OF THE SPECIAL MEETING OF MAY 24, 2004"**, seconded by Deputy Mayor Karangekis. Councilors Adil, Forrest, Karangekis and Chairperson Morin voted AYE. Councilors Czernicki, Fortunato, and Montinieri ABSTAINED. The motion passed 4-0-3.

ADJOURNMENT

At 9:30 p.m., Councilor Czernicki moved **"TO ENTER INTO EXECUTIVE SESSION"** seconded by Councilor Forrest. All Councilors present, including the Chairperson voted AYE. The motion passed 7-0-0.

At 10:08 p.m., Councilor Adil moved **"TO ENTER BACK INTO THE REGULAR MEETING"** seconded by Councilor Forrest. All Councilors present, including the Chairperson voted AYE. The motion passed 7-0-0.

At 10:08 p.m., Councilor Czernicki moved **"TO ADJOURN THE MEETING"** seconded by Councilor Forrest. All Councilors present, including the Chairperson voted AYE. The motion passed 7-0-0.

Dolores G. Sassano
Town Clerk