

**REGULAR MEETING
OCTOBER 6, 2014**

The Wethersfield Town Council held a meeting on Monday, October 6, 2014 at 7:00 p.m. in the Council Chambers, 505 Silas Deane Highway, Wethersfield.

Present: Councilors Hemmann, Hurley, Kotkin, Manousos, Martino, Rell, Deputy Mayor Barry, and Chairperson Montinieri. Absent: Councilor Roberts.

Also present: Anthony Dignoti, Fire Marshal, Fire Chief Bailey, Brian Schroll, Art Abronzino, Mark Guerrera, Fire Department, Mike O'Neil, Finance Director, Brook Berry, Library Director, Kathy Bagley, Director of Parks and Recreation and Social and Youth Services, Peter Gillespie, Town Planner, Sally Katz, Director Physical Services, Gus Kotait, O&G, Carlos Texidor Fuss & O'Neil, Christine Fortunato, Wethersfield School Building Committee, Jeff Bridges, Town Manager, Dolores Sassano, Town Clerk

Fire Chief Bailey led the pledge of allegiance to the flag.

Mayor Montinieri presented a Proclamation to the Fire Department regarding Fire Prevention Week.

Mayor Montinieri introduced the public hearing item and asked if there was anyone wishing to speak on the public hearing item.

RESOLUTION CONCERNING ADOPTION OF THE 2014-2019 CAPITOL REGION NATURAL HAZARDS MITIGATION PLAN UPDATE.

With no one wishing to speak on the item, Mayor Montinieri declared the public hearing closed.

Deputy Mayor Barry moved **"TO ADD TO THE AGENDA B5 A RESOLUTION CONCERNING THE APPLICATIONS TO THE STATE OF CONNECTICUT DEPARTMENT OF EMERGENCY MANAGEMENT AND HOMELAND SECURITY"**, seconded by Councilor Kotkin. All Councilors present, including the Chairperson voted AYE. The motion passed 8-0-0.

GENERAL COMMENTS

Gus Colantonio, 16 Morrison Ave. read an email that he received in February 2010 from Mr. Turner regarding measurements taken at the intersection of Tifton Rd. and Morrison Avenue. He continued to raise questions regarding placement of stop signs in certain areas around the town.

Rick Garrey, 35 Harding St., reported on a meeting recently with the Cox Cable Advisory Council. He explained that Cox is going all digital which means, a couple years ago, when all the TV stations were forced to go digital, you saw a lot of changes going on and now it's the final

leg. They are going 100% digital which means, if you now have cable and you plug a TV directly into the wall without a box it works. That will no longer happen after January. Mr. Garrey stated, starting in November, they are going to start announcing it in the bills and advertising it. He explained that every TV that you want to work will have to have a box. To make this happen, the boxes that they are going to be providing are small and they are called Digital Analog Transfer boxes and the way it is going to work is everyone will get a box for every TV at no cost for the first year, but the rental cost is \$1.99 a month per box after that. So, what they are going to do is they are giving everyone a 1-year grace period on all boxes for free, no rental. Then based on specific criteria they will be using, you could get a three to five year grace period based on income levels. After those periods, every box will be \$1.99 per box on your house bill and no TV will work anymore with your Cox cable without that box. The boxes can be shipped to you. There will be an on-line ordering system and there is no limit as to how many you want. The notices are going to go out in November but I believe it is going to roll out sometime in January. Mr. Garrey explained that as far as the schools and the public access here at the town hall it could affect that but they are committed to working with the towns to make sure there is no problem and the transition is smooth and that it works. He stated that the only benefit that he has seen so far is if you now are putting your TV directly into the wall to get public access you have to go to 117-173, now it will be back on channel 14, 15, or 16. They say that there is going to be some more channels that you get because of this. Mr. Garrey commented that he just wanted to report that tonight because he is sure that once this happens some people are going to be upset about it and stated that Cox is saying there is nothing they can do and it's the digital transition that is happening and other cable companies have already done this across the country. He stated that if there are any questions, the Advisory Council is always there to help.

Robert Young, 20 Coppermill Rd. commented to give Mr. Colantonio his stop sign to make his street safe. He commented that he was looking for a good reason to dump Cox and that he doesn't need any more boxes and their service is loaded with taxes. Mr. Young commented on the State of Connecticut CMT and CAPT test results and stated that this year it's unusual because not all of the schools are doing all of the testing and we have lost transparency on how our teachers, administrators and students are doing. He stated that he wants to see third parties test, and to correct those test and to put the results out. Mr. Young continued to speak about testing and transparency in the school systems.

COUNCIL REPORTS

Councilor Kotkin reported that the health claims for the first couple of months this year were a little above trend in July and below in August which is an average start to the year. He stated that the Board of Education is looking at reviving its Safety Committee and that we've had a number of relatively minor but a number of worker's comp claims there. He stated that on September 1st Chris Munroe moved from Constitution to USI which also handles our property and casualty and workers comp.. He then asked Jeff Bridges if we were going to check to see whether we need to have council resolution just accepting the transfer or whether it just goes with Chris. Mr. Bridges responded we will probably bring something back to the council either an amendment to either his contract or USI's contract. Councilor Kotkin reported that the

Insurance Committee unanimously passed a resolution to recommend that the town undertake a claims audit which would basically involve hiring a firm to go through and pull claims at Anthem to ensure that they are paying the proper amount and not overpaying health care claims. He stated that the town has never done that before. We probably pay about \$9 million per year in claims and recommends that the town go out and issue an RFP for such an audit but suggests that we invite members of the Insurance Committee and our Agent of Record which would be Chris to discuss this with the council and they said at the meeting that they would be willing to come before the council at a future meeting.

Councilor Kotkin reported that we had a meeting last week of the Shared Services Committee and the Committee is looking at how we would go about merging the IT Departments from the Town and the Board of Education. He stated that the Board of Ed has a larger IT function and group so we are looking for our senior staff from the Town Hall and the Board of Ed to put together a proposed implementation plan. He stated that Councilor Roberts wants the Shared Services Committee to meet monthly and ideally we would look for implementation as early as the new budget year which would start July 1st.

Councilor Kotkin reported that Budget and Finance had a lengthy meeting last week where we heard proposals from four firms vying to be our financial advisor for future bond issues and will be taking that up later tonight.

Councilor Kotkin reported that on October 21st Budget and Finance will have a meeting where we will invite the town's retiree's in. He explained that there has been a request that we consider an increase in the pension for retired employees for the first time in 20 years or so and Budget and Finance is going to allow the retirees or any other members of the public to come in and comment on that idea.

Councilor Martino reported that the Senior Citizens Advisory Commission met last week and wanted to remind all seniors out there that on October 10th the Senior Center will be holding an Open House at the Pitkin Community Center where people can come and see what the senior center has to offer. The day will include brief class demonstrations on Broadway dance fitness, chair yoga, tai chi, belly dancing, wifi bowling, choral group, displays of their work of acrylic art classes, quilting, and knitting. Councilor Martino stated that they are going to have somebody there doing blood pressure, blood sugar testing, cholesterol testing, free chair massages, and technical assistance with smart phones, digital cameras, free document shredding and refreshments.

Councilor Martino reported that on October 28th there will be the 8th Annual Senior Expo at the Cromwell Senior Center hosted by Senator Doyle. It's an annual affair and all of our seniors are invited to attend that to get updated on what's available to seniors.

Councilor Martino reported that he attended a Public Works Committee meeting last week and at that meeting we reviewed a draft energy performance contracting RFP. He stated that they are looking to select a firm to look into energy savings for our building, street lights and possible

solar panels asking where they should go including looking at the ones that the Chief is recommending for the carport down at the police station and have authorized them to go look at that and there is no charge up front for that. Councilor Martino reported that the Committee also looked at the refuse and recycling bid which will be going back out because the current contract expires on June 30th so we want to have a new firm in place by then so that contract will be going out shortly so we can have numbers and stuff for this year's upcoming budget and be ready to implement by July 1st.

Deputy Mayor Barry reported that he attended the Building Committee meeting two weeks ago and actually there was just a meeting just before this meeting and we do have a couple of change orders. He stated that he is sure folks will have questions and we've got a representative from Fuss & O'Neill and the Building Committee as well who will answer those questions regarding some of the costs surrounding remediation. Deputy Mayor Barry stated that on a positive note, the glass for the gym and all the new wings has been ordered and is ready to go in and things seem to be on schedule with regard to that. He added that the boilers were installed and that an oil tank was found underneath the walkway that actually had some oil in which has to be remediated and that is being done as well and is sure there will be some questions surrounding that and we have people to answer those questions. He stated that the project itself is obviously moving forward full steam with the students relatively getting through the day without any major inconveniences. He reminded people that the track is going to be resurfaced and when that process starts it is critically important for folks to pay attention to the signage and the fencing and to stay off that track because it needs time to cure so folks should be aware of that.

COUNCIL COMMENTS

Councilor Martino reminded people that this Thursday at the Community Center from 2:00 to 5:00 is the 2nd flu clinic in town and wanted to remind people who want to get their flu shots to come down this Thursday to get them.

Councilor Hemmann commented that she attended the Source to Sea cleanup at the Wethersfield Cove a couple of Saturday's ago and stated that there was pretty good turnout from the scouting groups. She stated that there were some Wethersfield residents but there were more out-of-town residents who came this year. We also had support of the Department of Wildlife and Agriculture who were there on Friday and they took out 8 tires just on Friday and there were 12 tires taken out last year. They had a boat and were really able to get around the edges of the Cove and do a really good cleaning. They had access to a boat on Saturday as well and people worked really hard to clean up the area and did a really nice job.

Councilor Hemmann commented about the oil tank under the building and stated that she knows this is the one that was supposed to have been remediated back in the last renovation or the previous one to that and knows that we can't go back and do anything about it because it was so long ago. She stated that she is just really concerned, she knows it is under a portion of the building that is intact and the remediation at the time was going to be filling it up with sand to make sure that it was full and asked if that was acceptable to DEP now. Mr. Bridges responded

yes and it would have been acceptable then but it wasn't filled to the brim and there is some product in some water in it that we discovered that is leaching out of the tank. It's probably the original fuel tank for the building which was taken out of commission in 1983. So the DEP plan is that we will empty the tank, clean it out and then fill it with concrete and that will stay in place which is fully acceptable with the DEEP.

Councilor Hurley commented that a new restaurant in town opened. Chips opened today for a fundraiser for the Children's Connecticut Medical Center and I believe it is opened to the public tomorrow. They said that anybody can come into the fundraiser, have breakfast and leave anything they wanted for the hospital.

Councilor Hurley commented that when we took a tour at the high school not that long ago, we were walking on that walkway and we were told that the tank was fine and that there was no need to do anything and is wondering how we knew it was fine and then not too much longer, it was leaking.

Mayor Montinieri asked Jeff if that will be addressed later this evening. Mr. Bridges responded yes.

TOWN MANAGER'S REPORT

Mr. Bridges turned the meeting over to Peter Gillespie to present the Economic Report.

Mr. Gillespie presented the Planning and Economic Development Report which will be attached to the meeting minutes. Mr. Gillespie stated that Chips will open officially on Tuesday and their specialty is pancakes. He stated that they have not set a ribbon cutting date yet but we will get back to you with those details. He stated that the owner of that shopping center has done numerous things since he has owned the building and we are pleased with that. Mr. Gillespie read through the report. He noted that Office Depot is about a month and a half away from closing and a Planet Fitness facility will be taking up all of that space and will be open shortly after the New Year. He stated that Dance 10 has expanded and doubled their space. He stated that the Tamarind Grill is in the process of converting over to an Indian style restaurant. He stated that we are making progress on the development agreement for the demolition of 1000 Silas Deane Highway. The town attorney is putting together the scope of that agreement and once that is in a more final form, we'll be bringing that to council to discuss the details under which we will be providing them with the STEAP grant that we received, so progress is being made there. He reminded people that December 11th is the 25th Annual Salute to Business at the Wethersfield Country Club. Mr. Gillespie stated that the State has asked if we are interested in additional STEAP money in 2015, we would have to submit our application for those funds by November 28th, so we are going through an internal process of trying to decide what the top projects are. We will be bringing those to council at a future meeting certainly before the November 28th deadline. Mr. Bridges commented that if council members have any ideas please get them to Peter or himself so he can include those on the list.

Mr. Gillespie commented that the Redevelopment Agency has started to meet again and they are trying to identify potential other projects that we can assist on. They have set their sights on four or five properties. They are going to invite some property owners to meeting to discuss what, if anything, we can do to assist in some redevelopment in some of the obvious properties that we have been talking about for a number of years. We are going to meet on an as-needed basis and certainly only if property owners are interested in sitting down and talking. Mr. Gillespie reported that there is a telecommunications tower planned on Two Rod Highway in Wethersfield on the Harris property. We do not have local jurisdiction over those towers. Those are regulated exclusively by the Connecticut Siting Council. There is a public process where residents and town officials can provide input into that process. We will keep you posted on when those hearings are scheduled but we just wanted to make sure that it is on your radar screen. We do have plans in the office and we can certainly provide the information that has been presented to us. He reported that the Toll Brothers project in Newington is winding its way through the legal process and there are some efforts to setting the pending lawsuits regarding that development project through the various boards and commissions in Newington and just wanted to make you aware of that as well.

Mayor Montinieri asked Mr. Gillespie if right now the status to the Toll Brothers project is that it has been denied. Mr. Gillespie responded correct and the developer took appeal through the court process. Mayor Montinieri asked if it is still happening. Mr. Gillespie responded that it's getting towards the end of that process. There have been some conversations about negotiating some sort of settlement. I can't tell you specifically what the level of interest in settling that is from the Newington official's side but they were on the Wetlands Commission Agenda within the last week or two. I did not attend those and I'm not sure if they were public or executive session discussions but they are beginning that process of trying to see if there is some compromise so the development project could go forward in some form. Mr. Bridges stated that we do have an attorney who represents our interests and we are a participant in all those proceedings. We have given a list of requirements or requests to mitigate the impacts to Wethersfield's infrastructure, wetlands, and so far those have been honored in any conversations that have taken place.

Councilor Kotkin commented that River Rock Yoga is staying in town. Mr. Gillespie commented that having her stay here as a business in town is appreciated. Her business is Yoga and she retained a commercial broker that is familiar with the town and found a nice space for her and she is pretty happy about that. Mayor Montinieri asked where she is going. Mr. Gillespie responded 286 Silas Deane Highway, next to the Police Department.

Mr. Bridges commented that the big question tonight is with some of the happenings with the High School so we will save that for that agenda item.

TOWN CLERK COMMUNICATIONS

Dolores Sassano reported that absentee ballots are now available now in her office for the November election.

COUNCIL ACTION

Councilor Martino moved **“TO APPROVE THE RESOLUTION CONCERNING ADOPTION OF THE 2014-2019 CAPITOL REGION NATURAL HAZARDS MITIGATION PLAN UPDATE AND AUTHORIZE JEFF BRIDGES CEO/TOWN MANAGER TO EXECUTE SAME ON BEHALF OF THE TOWN OF WETHERSFIELD”**, seconded by Councilor Kotkin.

Mr. Bridges asked Mike Turner to explain the item.

Mr. Turner explained that this is a 5-year update of the Capitol Region’s Pre-disaster Natural Hazard Mitigation Plan. It’s a regional plan that all the towns in CROCG have participated in and this came about as part of federal law that was established in the year 2000 so we’ve had a plan since 2000 we had our own plan in 2008 as part of the region as it has to be updated every five years. So, I have participated in numerous public hearings and outreach public hearings through CROCG. It has involved the Police and Fire Departments, Physical Services. We have all met on several occasions and hashed through what we felt would be the most impacted natural hazards that could occur to Wethersfield and addressed solutions to try and address those long-term and short-term and it ends up being the same throughout the region. We are all pretty much vulnerable to the same types of hazards in our region and we are so small so that’s why we have developed a regional plan to approach these things. Adoption of these plans will also help us try and secure federal money towards long-term solutions as well so I’m recommending your adoption.

Mr. Bridges stated that he thinks it is a comprehensive plan and we are all vulnerable to the same things, weather related and traffic related. It’s a good regional plan.

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

UNFINISHED BUSINESS

None.

OTHER BUSINESS

Councilor Martino moved **“TO AUTHORIZE THE AWARD OF A THREE-YEAR CONTRACT WITH OPTIONS FOR THE TOWN TO RENEW FOR TWO ONE-YEAR PERIODS TO THE PFM GROUP, FOR INDEPENDENT FINANCIAL ADVISORY SERVICES”**, seconded by Councilor Kotkin.

Mr. Bridges asked Mike O’Neil to come up and talk about this topic. He stated that because of certain regulatory changes we had to go out to find a new Financial Advisor who works with the town to structure and facilitate bond issue sales, so the Budget and Finance Committee

interviewed potential candidates last week and came up with a recommendation.

Mr. O'Neil explained that his office issued an RFP back in August as a result of the changes that Jeff mentioned and we received 5 responses. Four of those were qualifying responses and one of them wasn't. He stated that the Budget and Finance Committee met last week and interviewed all four firms and deferred to the Chairman of the Committee, but PFM group was selected. They are a very good and qualified firm.

Councilor Kotkin commented that they met from about 6:00 p.m. to about 9:30 p.m. and interviewed 4 different firms and stated that he thinks all of them would have been fine as a financial advisor. We really narrowed it down to PFM Group and one other advisor and the Committee discussed it at some length and we chose PFM Group because their proposal was probably the most thorough, they have a great deal of experience and are actually the leading advisor to municipalities in the northeast and one or two leading advisors in the country. They are based in Philadelphia. They have worked with Bridgeport, Simsbury, New Haven, and starting to work with Woodstock so they have had work in Connecticut. Their fees are comparable to the other firm that we were looking at. Some cases they could be lower and some cases they could be higher but they were pretty much in the same ball park. This group will work with the town on a number of items. First of all, we are going to be issuing up to four different tranches of bonds to finance the high school over the next several years. They will work with us on preparing the offering statement to potential bond buyers, so they will do work on the legal side but they are also going to work with the town to ensure that we basically get the widest possible net for potential investors in these bonds because the more people who are bidding to buy our bonds, the lower the interest rate is going to be. The other key thing that we interviewed PFM and several others about is ratings because one of the things that when folks who may not be terribly familiar with Wethersfield will look at is the credit ratings on these bonds and currently I mentioned it earlier, we were just recently upgraded from AA to AA+ at Standard and Poor's and we have a AA2 rating at Moody's and we want to talk to PFM about the potential of having those ratings go up further and under certain metrics because the town has been so well managed and conservatively managed from a financial standpoint from the last decade or so, all of the potential bidders for this work indicated that credit upgrades are possible. So clearly when you are selling 20 year bonds, the lower the interest rate you can get on those bonds giving that they are going to be outstanding for up to 20 years, they lower the burden on the taxpayers in the town. So it's really critical to get the right advisor here and PFM, I would say is the consistently superior choice among four very good candidates. They clearly have the experience and appeared to have good recommendations as well from folks who have worked with them in the past. I don't think there was any disagreement among the four finance committee members to choose them.

Mayor Montinieri expressed his appreciation for the work that was done by the Finance Committee and Mike O'Neil.

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

Councilor Martino moved **“TO CANCEL THE TOWN COUNCIL MEETING OF NOVEMBER 3, 2014”**, seconded by Councilor Kotkin.

Mr. Bridges explained that traditionally, historically and consistently, we have cancelled the meeting that takes place before the election primarily to allow staff the time to prepare for Election Day which consumes a lot of people from the town staff. He stated that Dolores has prepared a memo that is pretty explanatory and it is consistent with what has been done in the past to accommodate the election.

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

BIDS

Councilor Martino moved **“MOTION TO APPROVE THE PURCHASE OF VIDEO WALL SYSTEM FOR THE WETHERSFIELD POLICE DEPARTMENT FROM VISIONPOINT FOR THE STATE CONTRACT PRICE OF \$76,571.85 FROM THE ASSET FORFEITURE ACCOUNT”**, seconded by Kotkin.

Mr. Bridges explained that Chief Cetran is here this evening and invited him to the podium to review the item.

Chief Cetran explained that this is something that is very unique in the history of the Wethersfield Police Department in that we have two things come together. One, a completely new communications center that was gutted and being built up and at the same time having some extra money in asset forfeiture where we can purchase something that is at this time is advanced but I think in the future will be something that is very common and something that will be necessary for us in the future, but getting it now is much better because of the fact that the communications center doesn't have all the radio and cad and all the other stuff that has to go in there so we'll be able to hopefully get this video wall on one of our walls. The desire is for safety. Chief Cetran explained that one of the things that we can do with the new cameras that are in the cruisers is actually live video stream and all of it will have the opportunity to that dispatchers can actually see two of the cars and they could switch from which ones, live. They actually see what the officers see if they are driving up on a scene or an accident. It's something that is going to really put us one step ahead of a lot of other departments. There are a number of departments that have it already-- Hartford, New Britain, Newington and I'm sure there is be others in the future too. I want to try and keep us technologically ahead now that we have this opportunity.

Mayor Montinieri asked if he has seen the ones in operation. Chief Cetran responded yes he saw New Britain's and he saw Hartford's. Mayor Montinieri questioned that an officer would call and dispatch and indicate that they are going on a call and that would trigger the dispatcher making a decision to switch to that specific camera. Chief Cetran responded yes. Mayor Montinieri commented that it is driven by the communication between dispatch and the officers in the field where they are. Chief Cetran responded yes. We are not there yet but we are getting

there. The new watch guard system that we are purchasing has that capability of live video stream. We didn't have that before. There's a lot of things that still have to go in with this but eventually that is what I'm looking for. To me that seems to be the most important reason to get that video wall. He also stated that he would like to increase some of the cameras that we have in town and that the high school has cameras and he is hoping that some of the other schools get the cameras so they can monitor any situations at the schools. Chief Cetran stated that he thinks that this is a significant move forward. It's still in its infancy but we still have the potential to get there and he doesn't think it is that far into the future. Mayor Montinieri commented that he is a little confused about the maintenance agreement and what is covered under this particular proposal, the \$76,000. He asked if it is a one-year or two-year warranty and then is there a chargeback for time and services after that period. Chief Cetran responded that he is not really sure exactly what that is at this point in time. There was some confusion about that. He stated that the maintenance of it itself is a choice that we can make in the future. But it is free for at least the first year. We were negotiating for more years and then we'll have to make a decision whether or not we go forward with that. He stated that it's like anything else. They are TVs, there's connections and stuff like that. We might need that maintenance contract. I don't know but again it's not something that is critical at this point in time in my opinion but I was just as confused as you were and that is something that we are going to have to nail down.

Councilor Kotkin asked if only two of the cars are equipped. Chief Cetran responded all the cars are equipped but they would only be able to watch two of the cars because of the band width. Councilor Kotkin asked two at a time. Chief Cetran responded right. Councilor Kotkin asked but they could watch any of the cars. Chief Cetran responded any of the cars that have the digital camera in it but they can only watch two at a time.

Councilor Martino asked if the system is capable of being enhanced in the future to add other locations, more fields, other town buildings. Chief Cetran responded yes, absolutely. Anything that has an IP camera can show up on that screen and that's what I'm hoping for in the future.

Councilor Rell asked if the dashboard cameras would be able to be seen live. Chief Cetran responded that with the cameras in the cars, we would be able to watch two at a time eventually. Councilor Rell commented so that you can get different perspective of what is going on at the scene. Chief Cetran stated that it would allow the dispatchers to see what the officer sees at the scene of anything.

Deputy Mayor Barry asked if it records. Chief Cetran stated that the cameras in the vehicles record so we have that recording.

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

Councilor Martino moved **“TO ACCEPT THE BID FROM R.S. SITE AND SPORTS, LLC FOR \$144,386.30 FOR THE REPLACEMENT OF THE TENNIS COURTS AT WEBB ELEMENTARY SCHOOL”**, seconded by Deputy Mayor Barry.

Mr. Bridges asked Mike Turner to come up and speak on the item.

Mr. Turner explained that this past summer we had let the bid out and we rejected the bids because they came in too high. Working with Kathy and folks from the City of Farmington we redesigned the bid specs to go back out to bid offering up a post tension concrete as an option for the courts. So we rebid the project giving bidders an equal opportunity between using asphalt or post tension concrete and we got bids in all of the categories and the apparent low bidder is this RS Turf who happened to be the low bidder in the Farmington project as well as others. Their bid was slightly higher than the money that we had budgeted between CIP budget, the USTA grant and the Connecticut grant. So in talking with the low vendor, there is an opportunity to save about \$10,000. Included in the bid specs we included an under drain system around the perimeter of the asphalt court and according to this particular manufacturer he doesn't need it because the post tension concrete is basically a structural slab that sits on top of the ground and the fact that that slight is an elevated slight that it's placed on fill, you can physically see that it's built up a couple of feet, he doesn't see that groundwater would be an issue and would fully support eliminating the under drain portion of that work. Those particular bid items account for a little over \$10,000 that we can essentially act as a change order on those items and he would still offer his full warranty. This particular court would come with a 20-year warranty against cracking, heaving, chipping, whatever and then also a 10-year warranty on the color coating itself.

Mayor Montinieri asked to see what the line items were. Mr. Turner then explained what the line items were. Mayor Montinieri commented that the amount is roughly going to be \$134,000 for this project with the modifications. Mr. Turner responded yes. Mayor Montinieri commented we've got \$18,000 from USTA from the grant, and we had budgeted \$90,000 for the project. Mr. Turner responded that we have \$90,000 from the CIP budget. Mayor Montinieri asked Jeff how that is different from the CIP tennis repairs. We had an item that Kathy had maintained over the years. Mr. Bridges responded that we were using that to repair a couple of the basketball courts at the elementary schools. We've done two of those with the repaving project but the rest of them need a full-depth removal and then we are going to save some money to do Hanmer, a mill and overlay at Hanmer's basketball so there's some money left over but there is not enough money in that line item to do what we need to do at the elementary schools so we are going to shift it to the tennis courts. Mayor Montinieri asked if we just need to get this exact amount for the motion. Mr. Bridges responded yes.

Council Kotkin commented if I add up lines D1, D2, and N, I get \$12,525.00. Mr. Turner said yes so we can eliminate those. Councilor Kotkin added that the new number would be \$131,861.00. He stated that basically we see this source of funding on these and asked would you just eliminate that \$12,525.00 from the CIP reserve, or which of the line items would you take that off of. Mr. Bridges responded the basketball court repair. Councilor Kotkin reread the budgeted amounts on the motion and questioned which of those four items would you remove it from? Mr. Bridges responded that he reduced the commitment from the tennis court/basketball repairs. Councilor Kotkin commented the \$20,000 would come down. Mr. Bridges responded yes, lower that number.

Councilor Hemmann asked what the estimate was of the repair of the tennis court. Mr. Turner responded the original estimate was the \$90,000 and that we had anticipated that it would come within our budget originally using just asphalt.

Councilor Hemmann commented this is a pretty significant increase. She knows that certain fields at Webb have a tendency to be wet lot. She understands that it is raised, however, over the course of time there is potential for groundwater to accumulate underneath the slab. Could that cause issues in the future for us. Mr. Turner responded it should not. What will basically happen is the asphalt will be removed. There is still gravel underneath that asphalt that exists on the court. What the under drain system does is that you put that around the perimeter of the court and it makes sure that the water gets out of that gravel layer that's right underneath the asphalt. In this particular case with post tension concrete, it's a structural slab on top of there. So it's essentially spanning from one end to the other and not depending on those drains even if it got wet it wouldn't matter for this slab. Councilor Hemmann asked what the CIP reserve is generally used for. Mr. Bridges responded that as projects get completed and there's dollars left over, we just ship that over to reserve for this type of occurrence. Mayor Hemmann commented that she is not sure that she can support this.

Councilor Montinieri asked what the balance is on the CIP reserve. Mr. Bridges responded somewhere about \$100,000. He stated that we committed about \$100,000 to next year's budget out of the reserve to do some additional projects and then we have some projects that are finishing up and we estimate that some of those dollars will go into the reserve so somewhere between \$70,000 to \$100,000 depending how we end up will be in the reserve.

Councilor Rell asked if there was a priority listing of those future projects. Mr. Bridges responded that the Capital Improvement Advisory Committee made that list for the budget and we dedicated some of those dollars to what they approved.

Mayor Montinieri asked when is this going to get done if it gets approved. Mr. Turner responded that the contractor can start and complete the concrete work this year. His recommendation and weather dependent it is the coatings themselves, he would suggest deferring the color coating until next spring. This way the concrete will be set and cured. Mayor Montinieri asked what the warranty was on the concrete. Mr. Turner responded 20 years not cracking.

Councilor Kotkin asked about the cost of the concrete. Mr. Turner responded the bids while we had estimated the \$90,000; we still came in about \$120,000. Kathy Bagley threw her diligence and went out and secured some additional funding and the grant and we felt pretty comfortable with between town money and the additional grant money that we would come in under but market drives the prices. We didn't physically change the dimensions or anything else on the tennis court when we rebid it. We just offered up an option to use post tensioning. Councilor Kotkin asked if it were asphalt would you get a warranty. Mr. Turner responded we still asked for a 20-year warranty in the bid specs on asphalt. In all likelihood that contractor would have to come back and do some patching to keep the court up. Councilor Kotkin asked was it USTA that

also recommended that we go this way. Mr. Turner responded that USTA is looking that down the road this is probably the way to go. Mr. Bridges commented that their grant was contingent upon the concrete. Councilor Kotkin asked would we need to do the curtain drains if we used asphalt. Mr. Turner responded if we use asphalt we should do the curtain drains. Councilor Kotkin asked if we went asphalt, we couldn't take out the \$12,500 because we need the drains and we wouldn't get the same level of grants from the USTA. Mr. Turner responded that's correct. Councilor Kotkin commented cost-wise it's sort of comparable; and are you saying that this is a better product or longer lasting. Mr. Turner responded that he believes that this will be a better product for us.

Councilor Hurley asked Mr. Bridges if he can explain the difference between CIP tennis repairs and the CIP reserve. Do we collect funds and put it into the CIP tennis repair. Mr. Bridges responded one of the CIP projects we've had is the tennis/basketball court repair. So it's money in there to redo some of those outdoor basketball courts at the elementary schools. Two of those have been redone through the paving projects that we've done. Then we have Hanmer which we have some money left over to mill and overlay that area. The other two need significantly more resources than what we could spend out of this fund. They need a full depth removal and overlay paving so we thought this consistent with the tennis court/basketball repair line item and that's different than the CIP reserve which are excess funds left over from prior projects we can use to cover projects that need more funds to get done. It's kind of a revolving amount in the reserve fund. Councilor Hurley commented so we have schools with a couple of basketball courts but we are going to do tennis courts instead. Mr. Bridges responded you need a lot more money to redo those basketball courts. Councilor Hurley asked how much more money. Mr. Bridges responded that he didn't know we would have to run it through the CIP. Mr. Bridges stated that the original amount to do them all was \$30,000, but to mill and overlay them all, it wasn't enough. So we've done a couple with the paving projects we've done at the schools. We'll just have to hit the CIP request again this year to do more. Councilor Hurley asked if we can find out how much that is. Mr. Bridges responded sure. Councilor Hurley responded that he would rather do that than the tennis courts and didn't realize the schools had basketball courts that the kids couldn't use and were in bad repair.

Mayor Montinieri reiterated that Jeff Bridges said that we can't right now. Mr. Bridges responded that you would need to reallocate resources for mill and overlay but that request has not made it to CIP yet. Mayor Montinieri asked that's not in the CIP right now? No, the repair and patching was, but to do significant work on the remaining two, you would have to mill them out, overlay and do them over again like we've done at the other two where we paved. It's a different scale of project. Councilor Hurley responded that he gets that he just thought that that would be more important and doesn't know why it wasn't brought up before. He stated that he would rather do that than this. Mayor Montinieri asked Kathy Bagley if the grant from USTA has some time clicking on it. Ms. Bagley responded yes it does. It has about a 1-year from the date it was granted which was June of this year, so 2014. Mayor Montinieri commented that he thinks that's important and that it was approved through CIP obviously as a project that we did in the budget. Mr. Bridges added two years ago. Mayor Montinieri responded that it has been on hold for a while and we are finally getting to it. We went back out because it went over and we are

finally getting to that number and assumedly some of that is influenced by time and certainly hope we don't get cold feet on it because if we don't do this, this project will definitely not happen, I suspect and we will lose that grant. Mr. Bridges stated that if we don't decide to do it we would probably as soon as possible dismantle what is out there because it is just unattractive and nasty and that was kind of the option, redo them or take them out and not have tennis courts there so the commitment we have heard so far is to have tennis courts there. *Councilor Manousos asked Ms. Bagley how long those courts have been out of service. Ms. Bagley replied they were probably closed about 8 or 10 years. He asked if there were other courts in town that need additional work. Ms. Bagley responded no. Councilor Manousos asked Mr. Bridges how much was in the CIP tennis repair line item. Mr. Bridges responded the original amount was \$30,000. Councilor Manousos asked if that is what we budget every year for that. Ms. Bagley responded no some years it might be \$25,000. Councilor Manousos also commented that there was also \$100,000 in CIP reserve. Mr. Bridges responded that there is a little bit in there. Councilor Manousos asked if we just tapped into CIP reserve for something else recently. Mr. Bridges responded that we consistently tap into the reserve because there are projects that come in higher just like this one so we try to keep a balance in there to make sure projects get completed. Councilor Manousos commented that he is not sure that there is demand for these courts and wonders if we should be waiting for the high school fields to come on line first and then reassess the demands for court time and then figure it out especially since we are taking some of this money away from the basketball courts at these other elementary schools where if we start planning and swirling this money away we would be able to tackle those one at a time. Ms. Bagley responded that she has received many calls about the Webb courts not being available. Councilor Manousos asked about the height of the chain link fence and questioned the safety of softballs and baseballs going into those courts and asked if there were any plans for that side of the fencing to be extended and the cost associated with that. Mr. Turner responded that it would be a significant cost to increase from 10 feet and above and that and stated that 10 feet is standard height. Councilor Manousos questioned the safety of the courts in that particular area and commented that he doesn't think that this is the time to do this and will not be supporting it tonight. He commented that there should be a discussion on the safety issue and also how to tackle the basketball courts in lieu of this and prioritize and his suggestion is to wait and get some more information back and then address it at the next council meeting or after that if that is not sufficient enough. After further discussion, it was decided to table the motion until the next council meeting to answer questions that were raised. Councilor Manousos provided Mr. Bridges some questions that he would like to be answered at the next meeting.*

Councilor Kotkin moved **“TO TABLE THE MOTION TO RESOLVE QUESTIONS”**, seconded by Deputy Mayor Barry.

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

Councilor Martino moved **“TO ACCEPT THE RECOMMENDATION OF THE WETHERSFIELD HIGH SCHOOL BUILDING COMMITTEE AND INCREASE THE ALLOCATION FOR ENVIRONMENTAL ABATEMENT SERVICES OF FUSS AND O'NEILL IN THE AMOUNT OF \$337,735”**, seconded by Councilor Kotkin.

Mr. Bridges explained there are certain environmental considerations ongoing at the high school renovation project and as we proceed through what we are calling destructive demolition, we are exposing additional asbestos materials that were previously encapsulated by hard construction and as we do that it requires abatement of those areas so the Chairman is here this evening along with our consultants to talk a little bit about that. Fuss & O'Neill is the Building Committee's monitoring consultant. They help plan the abatement; they monitor the abatement contractor and make sure that the abatement is done appropriately so we will ask Chairman Fortunato along with O&G and Fuss & O'Neill to talk more about this.

Ms. Fortunato explained that at the recent Building Committee meeting, we voted to add an additional from the contingency \$337,735 for additional work that needs to be done around the abatement that Jeff has just referred to. We have asked our contractor Fuss & O'Neill to prepare a budget for us that reflects work from now through project completion and this reflects addressing underground tanks. Some of the project phasing revisions that were made and we have our Project Manager here this evening who can address that as well, additional staffing requirements during holidays and unoccupied breaks. We are in an occupied building and obviously safety and health is our paramount concern for the students and staff in the building and so the abatement work that is taking place for the most part is happening evenings, weekends, what is premium time for wages and so that is one of the driving forces behind budget. Ms. Fortunato introduced Carlos Texidor from Fuss & O'Neill and he can go through his budget with you in more detail and answer questions that you have.

Mr. Texidor asked if there were any questions. Mayor Montinieri commented that the original amount a year ago was budgeted at \$254,000 and knows that we have come across some other things and asked if he can take us through how we are getting to more than doubling that number and identify for us specific pieces of the project that can explain and inform us about such a significant change.

Mr. Texidor explained that the initial proposal was given with the anticipation of having one project monitor on site during the whole process of the remediation work. Unfortunately, it did not happen due to the fast track scheduling of the project and the remediation work. We had two project monitors on site from day 1. SMI, which is the abatement contractor also, has two crews working at the building simultaneously in different locations of the building and it makes it very difficult for one project monitor to monitor this project through all the testing that is required in such a fast track time by himself. So that is what led to having two project monitors on the site except for one as we initially budgeted for. Mayor Montinieri asked when did they become reality. Mr. Texidor responded the second week into the first phase of the project. Mayor Montinieri commented so that accounts for obviously one versus two. Mayor Montinieri asked if sampling is probably about a third or a quarter of the project. Mr. Texidor responded correct the sampling for pulse verification sampling of the PCBs is a large sum amount of the actual budget. He stated that in addition to having two individuals there, we also worked overtime hours so you double that just again premium time working on Thanksgiving Eve, Christmas Even working 10, 12, 13 hours a day for two individuals adds up pretty quick. Mayor Montinieri asked that was

not initially obviously anticipated. Mr. Texidor responded that is correct due to the fast track schedule that was presented to us by the general contractor. Mayor Montinieri asked if he could talk about the additional unforeseen materials that we are still finding. Mr. Texidor responded that we are still finding unforeseen asbestos buried behind walls, under plaster ceilings, under 4 inches of concrete. These areas obviously need prep time, monitoring, testing as well as the scope of work areas that we know of. Since day 1 we have been running into materials that were unforeseen or unaccounted for. Mayor Montinieri asked if you look at the project where we are today, we have been in it almost a year and we have two more years to go, at what point will we say or think we will be able to say, we've visited all the dark corners of this building enough to say there is no more unforeseen findings. Is that a year out or could that be as late as the last portion of the project. Mr. Texidor responded that it can be as late as the last thing we do as demolition.

Gus Kotait, Project Manager for O&G Industries explained that we have about 10 phases scheduled for the job and the last phase will be in the summer of 2016 and the beginning of every phase we start with demolition first so it will be until the end of the job. Mayor Montinieri asked him to help understand a little bit when you do projections, what are the surprises here. We are learning, I assume, contrary to our initial estimates that there is a lot more that we did not know about this building. I'm hearing, of course, and all of us have been, about documentation that appears not to have been in place and the perception that different from abatement there was enclosure back in 1992. There seems to be some information that is now coming out that's educating us that, in fact, there is more there than we thought had been taken care of in the previous renovation. Mr. Kotait responded that yes we are discovering these areas as we go. Mayor Montinieri asked that's a big part of what's happening right now. Mr. Kotait responded correct. Ms. Fortunato gave an example of the lecture hall is a graduate concrete floor, they found a tiled floor buried under six inches of concrete. You go through a wall and you find a window that's encased that is on no plan, nobody would know that you have a window there. It's odd what's coming up. Mayor Montinieri commented that his questions are not meant to be critical other than trying to inform because the public has watched this project unfold and we have gone back on at least two occasions to get additional support for asbestos and PCB and it paved a way for an aggressive argument for a space waiver modification which helped us close a potentially large gap and I think the public is going to pay attention to this story and want to understand are we heading in a direction that we have it under control. We are on schedule and that seems to be very important obviously and if we lose schedule that's probably more financially perilous than these specific topics but right now we are going into contingency. We have about a little over \$3,000,000 planned in the initial project, correct. Mr. Kotait responded that we are about \$2.8 million in contingency available to us. Mayor Montinieri asked we are about a little over \$1 million into it already assuming this gets approved. This is going to take it over \$1 million in contingencies. Mr. Kotait responded that we are about \$2.8 in contingencies available once this approved it is going to go down to \$2.5. Mr. Bridges commented that probably in the \$2.8 number that Gus talks about is after this change order that you are considering this evening. So that is already out of the \$2.8 number. So we have probably spent somewhere three quarters of a million to a million of the contingency and we fully funded it when we revised the budget in anticipation of these types of things. That's what it is there for.

Deputy Mayor Barry asked Mr. Kotait if the PCB abatement SMI was that included in their scope of work already. Mr. Kotait responded yes. Deputy Mayor Barry asked if the majority of this related to asbestos that you are finding. Mr. Kotait responded that the majority is related to asbestos. Deputy Mayor Barry asked why this wasn't something that was anticipated or foreseen until now. Mr. Kotait responded because it is buried behind concrete walls, plaster ceilings, and behind sheet rock walls. Deputy Mayor Barry commented that it's as you start to demolish things. Mr. Kotait responded it's when you do demolition. Ms. Fortunato explained that it was their understanding that the abatement for asbestos had been taken care of with the last renovation so we knew that we would have some asbestos, we were carrying dollars for that but the amount that has been found and it just can't be predicted. She stated that we are pretty good with PCB's if we get any more additional surprises; we are pretty much covered and budgeted for that. Mr. Texidor stated that the only unforeseen for the PCBs was the wrestling room and gym B in the first phase of the work.

Councilor Rell commented if the abatement in the prior renovation for asbestos would have been simply encapsulating it in concrete anyways it's of no fault of those who said that it was abated in prior renovations. Mr. Texidor responded yes. Councilor Rell commented so it's not like you are stumbling upon a pile of asbestos tiles sitting in the corner of a room that is locked. You are actually looking at encapsulated asbestos that prior renovations or prior projects had adequately taken care of it at the time. Mr. Texidor responded that's correct. Councilor Rell commented that they did take some effort prior to abate these. Mr. Texidor stated they didn't abate it if they left it in place, they just encapsulated it. Councilor Rell commented so at the time they did do what was necessary to lower the risk of asbestos exposure. Mr. Texidor responded that he wasn't there at the time to comment on what they did and why they did it. I could just comment on what was found and discovered, but yes encapsulating is a known practice in the field if the funds aren't available to remove asbestos, sometimes they encapsulate it by pouring concrete over it or another floor. Councilor Rell commented that he just doesn't want the Building Committee or others speaking to say that this is coming at a complete and total surprise and it's just that there's asbestos there at the fault of a person or a contractor in prior renovations not properly taking care of the asbestos. They actually did what was probably was recommended at the time. Mr. Texidor responded that they are not faulting anyone we are just saying in order to complete our renovations; we have to deal with it now. There is no way around it now.

Councilor Hurley asked if it was encapsulated can we assume that a lot of other areas are also encapsulated and that we might have an issue in the other parts of the building. Mr. Texidor responded yes. Councilor Hurley asked this will take care of all of that. Mr. Texidor responded that is correct. Mr. Bridges added from a monitoring and testing perspective. Councilor Hurley asked what is the cost to get rid of it. Mr. Bridges responded we still have more than 50% of the budget left for the demo contractor. There is a change order tonight for additional monies for the demo contractor but as we move through the demolition, there may be additional expenses for demolition. This is to cover the monitoring and testing throughout the rest of the project so there may be additional requests for funds later on for actual demo and physical abatement of the materials. Councilor Hurley so there probably will be if we are thinking that this stuff is contained in the building somewhere so I would expect that we would see probably some larger

amounts more money that would have to be approved to get rid of that. Mr. Bridges responded that he would anticipate additional requests for funding for abatement as the project continues, yes. Deputy Mayor Barry added that he thinks the PCB issue is already in the scope of the work but the additional asbestos side of things is not within that scope in my understanding. Councilor Hurley asked with your professional opinion and maybe in a follow-up meeting, if you went through the building, can you do some kind of estimate of what could be encapsulated since we are going to pay you that much more money. Mr. Texidor responded yes we can. Ms. Fortunato commented that you have to some extent done that with the price that you have given us for the additional monitoring that has to be done, the additional testing. We have some ideas now based on the experience of what's been uncovered of where to look, where to consider that there will be the need for additional abatement work. Keep in mind it was a considerable amount of testing done on this beforehand that did not show us as asbestos being an issue. So again, as we open up these walls and floors we all just have to be aware of what we are going to find. So the shift in thinking for us is the committee really needs to look at this building as having more asbestos than what was originally told to us through the testing. With that said, everything is contained. There is no risk to anyone in that building and I want to underscore that point, particularly to the public who is watching this evening. Any abatement work takes place when we don't have children in the building. Mayor Montinieri commented that this additional \$337,000, you're doing some estimating based on what you are now finding and this additional amount of money is taking you forward, is it just covering what we currently know or is it also extrapolating an estimate about what we anticipate we are probably going to find. Mr. Texidor responded it's both. Mayor Montinieri commented that this question is not intended for any kind of finger pointing and asked if there was any type of containment or enclosure back in the 1992 renovation, it would have been referenced even though the standards would have been changed now, and stated that if there were containment strategies put in place he would have thought that there would be some documentation explaining where the asbestos was found and contained. Mr. Fortunato responded that the town seems to be lacking a lot of drawings and background information. Mayor Montinieri commented that he thinks in terms of educating the community that is looking at this unfold it is important to say that, that I think there is some documentation that has been troubling and it's helping us inform it now but as we go forward this additional amount tonight that I'm sure we are going to approve is taking a little bit of a venture down the path like we know we are going to find it here now and we are being informed and educated about what we are finding and you are extrapolating that into the footprint to assume that there is more coming. Mr. Texidor responded correct. Mayor Montinieri commented that he thinks that's important because we want to find the end of the road here and I know Jeff Bridges can obviously share that we are safely still in contingency. Most importantly, we are still on time and we don't want to over paint the picture rosy but we are still on track. This is somewhat expected. To the extent it is, it seems like it's more but we are prepared for that to some extent. Mr. Bridges added that's really what, it's not disappointing and it's a reality but the work that is going on onsite the completed areas, the improvements that have already been made have been extremely well received. It's an environmental mitigation and abatement problem but it's not the character of the project. It's not the major story of the project. Ms. Fortunato responded that we are doing everything we can to clean so that future building committee's don't have to deal with it.

Councilor Hurley asked we are going to \$337,000 for your services. We know where there could potentially be asbestos or other things that we might have to take out. Again, could we potentially kind of estimate what that cost is to take those out. Mr. Texidor responded we can. Councilor Hurley commented that he would like to get some understanding of where that might fall and that is would just be nice to know on the high side what we are looking at. Mayor Montinieri stated that he agrees with that. Mayor Montinieri asked if there were any other questions.

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

Mayor Montinieri invited Ms. Fortunato to talk a little bit about the project.

Ms. Fortunato explained that the traffic pattern is going well but there were some concerns about the lighting in the parking area. They will be putting up some additional temporary lighting until the permanent lighting is installed. Ms. Fortunato stated that the football is complete but they are still working off of the old PA system for now but that will be switched over in another phase of the project. The arch is up. She stated that an important milestone is coming up with the gym with the additional area. Mr. Kotait stated that they are currently working on the Phase I schedule which is the turnover of the new gym, band room, choral and the new media center which are scheduled to occupied this coming December and that's all going well. He stated that they are into the finishes of those spaces, the ceilings, floors and painting. He stated that the other area that they started to work on is Phase II of the project which is the renovation of the old admin. area, science wing and culinary arts. Right now that's in the demo phase on the bottom floor and on the top floor we are starting to come in with the mechanicals and work our way down and that Phase is scheduled to be turned over at the end of January and turned over during the February vacation. He stated that they are also completing the elevator tower. The new elevator just arrived today and they are going to start to install and that is scheduled to be turned over at the end of October. At the same time we are working on the new boiler room, the mechanicals. We are actually going to start one of the new boilers on Friday. He stated that a lot of things are moving in the right direction.

Councilor Hurley commented that a couple of people have fallen over on the farther side over by DiCicco field due to the poor lighting in that area. Mr. Kotait responded that he brought in another light on Friday and installed it. Councilor Hurley said that is good because there are going to be games going on. Councilor Hurley commented that there were some issues about the electricity in the snack bar and that it may not be working always working the way it's supposed to be. Mr. Kotait said that he will look at it. Mr. Kotait stated that they are going to start resurfacing the track this week and will be putting up some signage. He stated that it will be closed for at least 3 weeks to get the surfacing done and it will look nice in the end. It will be a brand new track. Deputy Mayor Barry asked when the science wing will be turned over. Mr. Kotait said they will be ready in February of 2015. Councilor Hurley expressed concern about keeping people off of the track. Ms. Fortunato responded that there is going to be signage and there is a gate, but unfortunately that doesn't always deter folks.

Councilor Martino moved **“TO ACCEPT THE CHANGE ORDER FROM SOUTHERN MIDDLESEX INDUSTRIES FOR HAZARDOUS MATERIAL ABATEMENT AT THE WETHERSFIELD HIGH SCHOOL IN THE AMOUNT OF \$42,387.76”**, seconded by Councilor Kotkin.

Mr. Kotait explained that during the current phase that we are working in, the administration wing, we discovered some additional unknown asbestos material which in the 200 admin., there is asbestos containing material in the chase. In the 100 custodial, which is the basement of the building, there is asbestos containing material in the plaster ceiling and in the 100 dishwasher room and stair 12 asbestos contained material fittings in walls and ceilings. The old lecture hall also asbestos containing fitting and the buried floor slab. All of these areas, we need to remove the asbestos in order to be able to install the new construction material whether it's pipe hanger, we need the plaster ceiling out and the asbestos fittings so we can put the new material in. In the lecture hall, we discovered the floor so that's got to be removed at the footprint of the new footings that we have to pour in there. Once we pour the footings, we will put the steel columns on and start the construction. So these are all the spot areas that we found where we need that removed so we can continue. Mayor Montinieri reiterated that below the lecture hall concrete floor there is tile that has asbestos and you are saying just footings have to be abated the area by the footings. Mr. Kotait responded the footprint of the new footing, that's what we are doing. Mayor Montinieri commented because you are opening that up obviously, you are going below that tile. He also asked each time we go into an area and we do some exploration or opening, there's automatic testing of the materials that we look at every time. Mr. Kotait responded when we find it, I automatically call Carlos. Mayor Montinieri commented it's to the eye that your contractors know when they get there it looks suspect. Ms. Fortunato responded that they have Carlos address it too because there are different types of testing that takes place based on quantities found and there is a difference between testing onsite or sending it to a lab. It's a large driver of this project and what we need to get done over the Columbus Day holiday. There's a lot of abatement work and it's critical that these folks finish up from SMI so the other trades can get in so you can have the electrician in there and all those other trades. Again, the sequencing here is critical. Ms. Fortunato asked Mr. Texidor to talk about the testing so that folks understand that. Mr. Texidor explained that during this phase of the work that this change order that SMI has requested, we are trying to do all this work during the Columbus Day and it's a three-day maybe two-day period where we plan to do all this abatement work. It consists of asbestos remediation and consists of some PCB remediation. The testing requirements for some of this work will require us to take these samples out to an accredited lab just based on the sampling or materials that we have to remove. In order for us to expedite these samples, we are going to have to request for the lab to be open during that weekend. We anticipate getting these samples to them on Sunday which has already been set up, so they have an open shop for us on Sunday in order to read these samples Sunday, maybe 2:00 or 3:00 in the morning so we can get a clearance or reoccupancy test completed in order to open up the school on Tuesday. So, that's just one area. We have 8 to 10 other areas that we will be running what we call PCM air sampling. Those are in-house and we do those ourselves so we will have 8 difference containments. This is why we need two project monitors. There is no way one guy is going to be able to get this accomplished during this 2-3 day period. So, those samples we'll read on-site,

but again it's a lot for one individual to run 8 or 10 PCMs and a TM and do post-verification samples all at the same time. It is one of the driving facts as to why our proposal is what it is.

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

Ms. Fortunato explained that the tank that is under the building and the ramp as you are aware there was a report of odor in the wintergreen woods area and after various investigations and the Department of Environmental Protection being called in there was no conclusive outcome as to the source of the spillage. DEP worked with Board of Education and town staff to look at the various tanks on the property. There's the one tank near the main entrance that was scheduled to come out, they have us take it out sooner, was inspected and was found not to be the source. The tank that is under the ramp and building was planned to be filled as part of the renovation project. There had been testing done early on by Enviromed that gave no indication of any leak, any contamination. That's why the tank was just being filled. We have been told by DEEP that we need to empty the tank to have it scrubbed and then filled and then there will be additional testing again. They don't know if it's the source. It's all precautionary. That's the information that I have. Our staff can certainly answer additional questions and I can try to answer additional questions that you might have. I attended the meeting with the DEEP officials who are working very closely with our staff, Anthony Dignoti has really been the champion from the town side and he has done an excellent job. They are not telling us if the tank has to come out. The steps that I just mentioned are what would have to be followed in terms of it being emptied cleaned and filled. Mr. Bridges explained that this project always included the final remediation of the tank and at the time we anticipated it was half full of sand and we were just going to fill it the rest of the way with the sand and that's in the contract. Now that we have this leak issue, they are going to make us pump it out, make sure it is clean and then fill it again. Just to guarantee that there is no product left in this tank. That's the difference.

Councilor Hurley asked if there are other tanks around because we seem to have a problem at Folly Brook. Mr. Bridges responded that we removed all the other tanks, so this is the last one on the site. Councilor Hurley asked if we know of every single tank. Mr. Bridges responded based on Phase 1 there were three tanks and we accounted for all three of them. Mayor Montinieri questioned what Councilor Hurley was thinking of. Councilor Hurley commented that if there is some source of oil running into Folly Brook then it must be coming from somewhere. Mayor Montinieri commented that there is this transformer issue as well. Councilor Hurley commented that he thought that they tested that and found that there was some transformer oil. Mr. Bridges responded that there was some transformer oil but it was mixed. It was a mixed fluid and we're finding there's a possibility of there being fuel oil as well as transformer oil. So that is making us remediate the site that much faster. The other tank was going to come out in a later phase, we did it now. This tank was going to be filled with sand, we are just going to do it now and then if we continue to have discharge in the storm sewer, then we are going to have to look for another source but we just keep going after it. Ms. Fortunato explained that because of the spill that has occurred DEEP is requiring an expert to spill containment agent come in so that the contractor that we have that would be filling the tank is not

qualified to do that. They will be opening the tank, but we need to have another firm come in so Jeff is working with Carlos from Fuss & O'Neill to create a scope to go out for a bid and to be able to take care of this probably over a couple of weekends because the equipment that is used is very loud. The hose is going to have to run through the building and it will take some time to pull out that sand mix that is in there but DEEP is satisfied that we are all working on a plan to resolve this so we are not being compelled to do it tomorrow but certainly to move this as quickly as possible. Mr. Bridges commented and to provide the necessary documentation that these have been done.

Councilor Rell asked what roughly is the cost of emptying and refilling the tank. Mr. Bridges replied that he doesn't know that and that is the RFP that is going to go out. Councilor Rell asked if there is a separate RFP for the environmental crew that is going to be taking bids required by DEEP to take a look at the drainage, environmental services, testing. Ms. Fortunato responded that it will be a combination of Fuss & O'Neill and DEEP because DEEP has staff who can do some testing as well but honestly until they get in there and see the tank, DEEP will tell us what additional testing is going to be needed. Mr. Bridges added and what monitoring will be necessary until any kind of discharge is stopped. Mr. Texidor explained that the goal of the CT DEEP is to respond to the spill report and they are looking for closure and what they recommended was removing the contents and the media in the existing tank. Steam cleaning the tank and filling it will concrete. That will close this release. They also want to see three months down the road if this accomplishes any more oil going down to the brook. Depending upon what they see and observe they will most likely come back and say this didn't solve the problem and we have to do more investigation and find are still getting these spills into the brook or we are satisfied with what we see and we'll keep it an open issue. This will never be a closed issue because you still have a tank under your building. Mayor Montinieri asked if Environmental Services is still on the site. Mr. Turner responded yes and that they are the license spill contractors and they responded at Fred's request to the initial spill, the notification from DEEP. They put the boom into the end of the storm fall and they are maintaining those until they get further direction from DEEP.

Councilor Martino moved **"TO AWARD THE ROCK SALT BID TO AMERICAN ROCK SALT AND DRVN COST PER TON OF \$69.40 AND \$70.00 RESPECTIVELY"**, seconded by Councilor Kotkin.

Mr. Bridges explained it's that time of year and one of the benefits to the way we do it is a lot of towns use a regional bid which last year didn't function as effectively as it should have. We use our own contractors and we have redundancies, we had some shortage times, but we were never out though so it kind of helped.

Sally Katz explained that this year we put together an RFP to go out to multiple vendors for rock salt. She stated that one of the things to note is that we use pure rock salt. We do not use a slurry and treated salt mixture which a lot of the other towns do and so we went out for bids to four vendors. We do like to split it up amongst a couple vendors to make sure that we're belts and suspenders when it comes to this type of product. The prices have gone up this year as noted and

it's gone up across the board throughout every vendor and so right now we put forth to you to go and award the contract to both American Rock Salt and DRVN enterprises.

Councilor Kotkin asked what did we budget for salt. Ms. Katz responded \$50,000 based on approximately 3 tons of rock salt. Over the past three years, we have used more than that but you don't know what the weather is going to hold. Councilor Kotkin asked did we budget based on what we paid last year. Ms. Katz responded that the \$50,000 pretty much remained consistent in the budget over the past few years and then a differentiation has been made up at the end.

Councilor Kotkin asked what's the \$125,000 a year from 2010-2014. Ms. Katz responded she's sorry it's \$125,000, not \$50,000. Councilor Kotkin commented so the budget was based on essentially what we paid last year. Now we are going to pay 20 or 25% more so the only way we will be on budget is if we use less. Ms. Katz responded yes. Councilor Kotkin asked if we came into the year with much in terms of supplies. Ms. Katz responded no and in fact we made the conscience decision of that we don't want to keep any of that stuff over the summer and over long periods of time so when the winter started to wind down last year, we had some in reserve and we ended up using it during the late April storm that we had. Councilor Kotkin commented that this is an area that unless we have a mild winter, we know we will be over, most likely we will be over budget on just because the change of the prices. Ms. Katz responded that could be a very good chance. Councilor Kotkin commented that this could be up in the \$40-\$50,000 range. There's nothing we can do about it. Mr. Bridges responded that's New England. Ms. Katz added that supply and demand is driving the salt price. Mr. Bridges added that we can't store that much and that our barn is very small.

Councilor Hurley asked are we guaranteed as much as we need at these prices. Ms. Katz responded we are and we've also built in that there are penalties if they do not provide the needed salt but that's also why we go out and contract with more than one vendor. Councilor Hurley commented that one of the vendors is from Wethersfield. Ms. Katz responded yes. Councilor Hurley asked all the other vendors are from out-of-state. Ms. Katz responded that they are from out-of-town. Councilor Hurley commented that it looks like they are all vendors that are from out-of-state. Ms. Katz responded that their stock piles are here. She stated that the thing to note with the Wethersfield vendor is that he is part of the distribution chain. He is not part of the actual pile so it gives us kind of both ends of it.

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

ORDINANCES, RESOLUTIONS, APPOINTMENTS FOR INTRODUCTION

Charter Revision: Introduction of process to review the Town Charter.

MINUTES

Councilor Kotkin moved **"TO APPROVE THE REGULAR MEETING MINUTES OF SEPTEMBER 2, 2014"** seconded by Councilor Martino.

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

PUBLIC COMMENT

Gus Colantonio, 16 Morrison Ave. commented that to his knowledge the town does not need a waiver for a stop sign and then explained his reasons why for this. Mr. Colantonio asked whose responsibility is it to fix the wash out just east of Tifton and stated there is still existing pavement out there that should have been removed. Mr. Colantonio asked again whose responsibility is it to make that repair, owner or town. Mr. Colantonio commented that the speed limit needs to be lowered to 25 miles per hour at the intersection of Wolcott Hill Rd. and Beverly Rd.

Robert Young, 20 Coppermill Rd. commented that the political signs that are placed on the snow shelves should be pulled. He commented on the \$131,000 that is going to be spent on Webb tennis courts and stated that there are enough of tennis courts in town already and that we shouldn't be spending any money on that and that we should just clean it up with top soil and plants. He commented that the Wilkus Farm sale and the Standish House monies are not going to our treasury but is going someplace else. He commented that we do not receive any money from the Kenney Center and Solomon Wells buildings. Mr. Young commented on the overruns on the high school renovations and questioned the credentials of the people running the project and asked do we know for sure if we are hiring people who have the ability to do the work.

Mr. Bridges commented that the leaf schedule will be out this week.

ADJOURNMENT

At 9:35 p.m., Councilor Hemmann moved **"TO ADJOURN THE MEETING"** seconded by Councilor Martino. All Councilors present, including the Chairperson voted AYE. The motion passed 8-0-0.

Dolores G. Sassano
Town Clerk

Approved by Vote of Council
October 20, 2014

Meeting minutes were revised to reflect Stathis Manousos' position on the Webb tennis court issue.