

MINUTES
REGULAR MEETING OF THE BOARD OF DIRECTORS
AUGUST 4, 2009 – 7:00 P.M.
LINCOLN CENTER HEARING ROOM

FIRST MEETING OF THE MONTH

PRESENT: Mayor Spadaccini, Secretary Pelletier, Directors Tweedie, Beckman, Zingler, O'Neill, Kissmann, and Farina

ALSO: General Manager Shanley and Town Attorney Naab

ABSENT: Deputy Mayor Peak

EXECUTIVE SESSION – 6:30 P.M.

The Board went into Executive Session at 6:30 p.m. to discuss real estate negotiations and concluded at 6:58 p.m. Present were Mayor Spadaccini, Secretary Pelletier (6:55 p.m.), Directors Tweedie (6:56 p.m.), Beckman, Zingler, O'Neill, Kissmann, and Farina, General Manager Shanley, Town Attorney Naab, and Director of Neighborhood Services and Economic Development Pellegrini. No votes were taken.

1. MEETING CALLED TO ORDER.

The meeting was called to order at 7:02 p.m. All in attendance participated in the Pledge of Allegiance to the Flag, led by Mayor Spadaccini.

2. OPENING OF MEETING TO ELECTORS OR TAXPAYERS WHO WISH TO BE HEARD ON ANY SUBJECT WITHIN THE JURISDICTION OF THE BOARD OF DIRECTORS.

Arthur E. Steele, 683 Vernon Street, spoke about a request he received from the Town to clean up his property on West Vernon Street. Mr. Steele said he was born in that house, went to school in Manchester, and has been in business in Manchester for 60 years; he expressed frustration with the recent request. He mentioned the product used on the roads during the winter in place of the sand and salt mixture and wondered what the Town is gaining by using this product.

Dot Brindamour, 6 Morse Road, thinks it is important that the people of Manchester know if the Board of Directors really looked into the northwest aquifer and whether anything should be built on it. She spoke of the golf course and agreed with previous suggestions that the Town lease it to a management company. Ms. Brindamour noted that the Town could not find money for the Senior lunch program but is thinking of buying the Parkade. This property was once a dump and we need to be careful about what is built there because of sinkage. She reminded the Board members that they are working for the taxpayers of Manchester and asked them to be careful in their decisions.

Bonnie Schuetz, 12 Conway Road, said there is a lot going on in Town and the Directors are worried about lawns and banners on Main Street. She does not think these are important issues and wondered why the Journal Inquirer doesn't put public comment in the newspaper.

Barbara Armentano, 19-A Esquire Drive, said she believes the members of the Board of Directors get the minutes of the Senior Center meetings and wondered if they notice that the same things are repeated month after month. She mentioned several ongoing issues at the Senior Center and asked the Board of Directors to listen to the concerns mentioned.

Emma Swetzes, 45 Waddell Heights Drive, is against purchasing the Parkade, especially because it was once the Town dump. The Planning and Zoning Commission recently passed rules prohibiting people from living above the businesses on Main Street, yet that is what is planned for the Parkade. Ms. Swetzes said this property should be developed by private developers.

Milt Perlman, 3 Sanford Road, is against the plan to give Senior volunteers a tax credit and suggested hiring the unemployed instead. He is against the purchase of the Parkade property and said the Board should be discussing jobs and working toward a swift economic recovery. Mr. Perlman questioned the \$3 Million in grants for the Board of Education on the agenda. He said that the people of Manchester have become a do-nothing electorate. If the Board really wants to hear from the public, it has to cater to the public.

Nick Carlo, 45 Cantone Circle, spoke in favor of Manchester Country Club; there is a good crew running the Club. It is the only recreational facility that pays Manchester and it needs help in this tough time.

Lorna Richard, 99 Strickland Street, is opposed to adding an ordinance about grass mowing when the Town doesn't enforce the ordinance already in place. There is a property in her neighborhood with three to four foot weeds, bricks all over the yard, garbage in the road, and an unregistered vehicle in the driveway. The whole neighborhood has called about this property and it is still blight in the neighborhood, as well as a safety and health hazard.

Cheri Lungren, 35 Fulton Road, has been calling the Town of Manchester for over two years about the property Ms. Richard referred to. She mentioned another problem property that did not get cleaned up until she called the Mayor directly. She asked why nothing gets done if there are sufficient laws, fines and liens already in place, as stated by Attorney Tim O'Neil.

Bill Ogden, 137 Branford Street, reviewed the Manchester Country Club's history from 1967 to the present day. He believes the group running the Club now is well intentioned, but are amateurs trying to do a professional's job.

Toni Sterne, 800 Center Street, wondered if the Board of Directors saw a copy of the Senior Center's Code of Conduct yet. Mr. Shanley said he has seen it but the Board members haven't yet because it is in draft form.

Jim Kurlowicz, Columbus Street, spoke about Manchester Country Club and said it seems that financial difficulties are tied to the lease. He pointed out that it recently came up for renewal and was renewed at the Club's request. The Town has bent over backwards for the Country Club. Changes need to be made and Mr. Kurlowicz suggested bidding out management of the Club.

Stanley McFarland, 38 Ninas Way, has been a member of Manchester Country Club since he was thirteen years old. There have been major changes in the course over the years but one will never find a better golf course. The Club currently has 330 members and greens play is up. The Club does a lot for the Town's schools and has a great kids program. He urged the Board of Directors to do the right thing with the lease.

Mayor Spadaccini noted that many questions were asked about the Redevelopment Agency and the plans for the Parkade area. He asked that those interested stay until this item is discussed later in the meeting or watch it on television. Mr. Spadaccini noted that the amendment to the Property Maintenance Ordinance would only apply to vacant properties; if the property is occupied, the ordinance would not apply. He said he is familiar with the property on Strickland Street that was mentioned during public comment and reviewed enforcement actions and problems encountered there.

3. PUBLIC HEARINGS.

A. Appropriation to Special Projects as follows:

1. Federal Asset Forfeiture Account \$8,524
for continuing narcotics investigations, equipment, and/or training to be financed by proceeds from narcotics investigations.
2. Memorial Tree Program..... \$500
to be financed by donations received in honor of Robert Brown which are gratefully acknowledged and accepted.
3. Police Donations Revenue Account - Manchester Police Explorer Post..... \$974
from dues, fundraising and donations.
4. Senior Center Donations \$4,101
to be financed by donations and miscellaneous revenue from members, organizations and the general public which are gratefully acknowledged and accepted.

Mayor Spadaccini opened the floor for public comment at this time. There being no public comment the hearing on this item was closed.

B. Appropriations to Education Special Projects as follows:

1. ARRA National School Lunch Program Equipment Assistance Grant \$20,774
to be funded by federal stimulus money for the purchase of equipment for the school lunch program at Washington School.
2. ARRA National School Lunch Program Equipment Assistance Grant \$1,177
to be funded by federal stimulus money for the purchase of equipment for the school lunch program at Verplanck School.
3. ARRA Individuals with Disabilities Education Improvement Act (IDEA) 611 \$1,961,233
for special education students ages 3-21 to be funded by a grant from the Federal government for 2009-2010.
4. Individuals with Disabilities Education Improvement Act (IDEA) 611 \$1,606,102
for special education students ages 3-21 to be funded by a grant from the Federal government for 2009-2010.

5. Individuals with Disabilities Education Improvement Act (IDEA) 619..... \$77,507 for special education students ages 3-21 to be funded by a grant from the Federal government for 2009-2010.
6. Individuals with Disabilities Education Improvement Act (IDEA) 619..... \$67,809 for special education students ages 3-5 to be funded by a grant from the Federal government for 2009-2010.

Shelly Matfess, Director of Pupil Personnel Services, explained that the stimulus money must be used for new programming. It will fund new short term positions and provide for extra support in various schools as needed. Approximately \$66,000 will go to non-public schools and some will be used for field trips when special equipment is required for participation of certain students. The IDEA grant will be used to provide speech and language tutorial services and fund special education teachers, occupational therapists, and social workers. This money will also fund a new program for students who are 18-21 and transitioning between school and work. The program will provide job training and allow for a salary for a couple hours of work a week.

Mayor Spadaccini opened the floor for public comment at this time. There being no public comment the hearing on this item was closed.

- C. Appropriation to Fire Reserve – Paramedic Fund \$4,763 to be funded by donations in memory of Irene Talbot and payable to the John C. Rivos Memorial Firefighter’s Fund which are gratefully acknowledged and accepted.

Mayor Spadaccini opened the floor for public comment at this time. There being no public comment the hearing on this item was closed.

- D. An appropriation of \$1,500,000 to be added to capital accounts of the 2009 – 2010 budget for the purpose of paying the costs of certain water infrastructure improvements including the costs to replace and/or rehabilitate water mains in the Green Manor section of Town based on the results of the Water Distribution System Evaluation Study conducted by the Town and financing said appropriation by the issuance of Water System Improvement Temporary Notes pursuant to Chapter 102 of the Connecticut General Statutes in an amount not to exceed \$1,500,000, and such matters relating to the foregoing as may be properly considered at said hearing.

Mayor Spadaccini opened the floor for public comment at this time. There being no public comment the hearing on this item was closed.

- E. An appropriation of \$350,000 to be added to capital accounts of the 2009 – 2010 budget for the purpose of paying the costs of certain environmental remedial actions and work in respect of the Town’s Charter Oak (Well 2A) well field and financing said appropriation by the issuance of Water System Improvement Temporary Notes pursuant to Chapter 102 of the Connecticut General Statutes in an amount not to exceed \$350,000, and such matters relating to the foregoing as may be properly considered at said hearing.

Mayor Spadaccini opened the floor for public comment at this time. There being no public comment the hearing on this item was closed.

- F. An appropriation of \$2,150,000 to be added to capital accounts of the 2009 – 2010 budget for the purpose of paying the costs of design services related to the making of certain upgrades to the Town’s wastewater treatment plant and financing said appropriation by the issuance of Sewer System Improvement Temporary Notes pursuant to Chapter 103 of the Connecticut General Statutes in an amount not to exceed \$2,150,000, and such matters relating to the foregoing as may be properly considered at said hearing.

Mayor Spadaccini opened the floor for public comment at this time. There being no public comment the hearing on this item was closed.

- G. An appropriation of \$1,500,000 to be added to capital accounts of the 2009 – 2010 budget for the purpose of paying the costs of certain sanitary sewer system improvements including the costs to repair and replace defective sanitary sewers identified by the Sewer System Evaluation Study conducted by the Town and financing said appropriation by the issuance of Sewer System Improvement Temporary Notes pursuant to Chapter 103 of the Connecticut General Statutes in an amount not to exceed \$1,500,000, and such matters relating to the foregoing as may be properly considered at said hearing.

Mayor Spadaccini opened the floor for public comment at this time. There being no public comment the hearing on this item was closed.

- H. An appropriation of \$400,000 to be to be added to capital accounts of the 2009 – 2010 budget for the purpose of paying the costs of preparing the third phase of the Town’s Sanitary System Evaluation Study and financing said appropriation by the issuance of Sewer System Improvement Temporary Notes pursuant to Chapter 103 of the Connecticut General Statutes in an amount not to exceed \$400,000, and such matters relating to the foregoing as may be properly considered at said hearing.

Mayor Spadaccini opened the floor for public comment at this time. There being no public comment the hearing on this item was closed.

- I. 1. Appropriation to Community Development Block Grant Program \$95,653 to be financed with reprogrammed funds from CD017 to CD018 and CD019 projects.
- 2. Allocation of CDO19 contingency money \$11,912 to the Trotter Street Sidewalk Project.

Mayor Spadaccini opened the floor for public comment at this time. There being no public comment the hearing on this item was closed.

Director Farina said he fully supports a down payment assistance program and asked the size of the program in year 17.

Mark Pellegrini, Director of Neighborhood Services and Economic Development, explained that \$40,000 was reinstated in last year's program in anticipation of working with Enfield Federal Savings Bank. Money allocated to the banks was used quickly so Enfield was not able to write any mortgages for this program. The original design of the plan included \$5,000 from CDBG and \$15,000 from the banking program. If the money remains in contingency this year, it is appropriate to reexamine use of these funds.

General Manager Shanley said there was some degree of interest in maintaining and redeveloping a down payment assistance program.

Director Farina asked for verification that the original intent of the program was to help eight families and was answered in the affirmative. He stated that there is now an \$8,000 tax incentive and asked if there is any way to rework the program and incorporate the tax credit.

General Manager Shanley explained that the action the Board is discussing tonight is not approving the program, it is simply approving not moving money from where it is to allow for future use.

Mayor Spadaccini asked if the money would be available immediately as it was already allocated and was answered in the affirmative. He commented that the \$8,000 tax credit expires at the end of this year; if the Town wants to piggy back that program, it would have to act quickly.

- J. Approval of an amendment to the Code of Ordinances, Chapter 242, Property Maintenance, to add a provision to allow the Town or its agents to enter vacant residential property to remedy a violation of Section 242-16.D. (A copy of the proposed amendment may be seen in the Town Clerk's office during regular business hours.)

Mayor Spadaccini opened the floor for public comment at this time. There being no public comment the hearing on this item was closed.

Mayor Spadaccini stated that this ordinance only applies to vacant residential property. The current procedures have to be followed first and this ordinance only becomes active when the owner or any responsible party cannot be located.

- K. Resolution appropriating \$8,000,000 to the capital accounts of the 2009/2010 budget for planning, acquisition and construction of roads and sidewalks and authorizing the issue of \$8,000,000 bonds of the Town to finance said appropriation and pending the issuance thereof the making of temporary borrowings for such purpose.

General Manager Shanley explained that \$5 Million is designated for specific streets as identified in the backup documents given to the Board. There is approximately \$2 Million to be used for streets to be chosen from the list on page 2 of the documentation and \$1 Million to be used for sidewalks.

Mark Carlino, Director of Public Works, explained the three sheets in which he tried to show a breakdown of the different classifications of roads and the impact of an investment in those streets. Arterial and collector streets have a significant increase of miles with a rating of 9. Local roads, or neighborhood streets, have numbers in the lower to middle condition ratings. He

explained that the cost of a ton of asphalt has risen dramatically in the last 4 to 5 years; 5 years ago the cost was \$32 per ton, in place; last year the cost was \$80 per ton, in place. Last year approximately ten miles of the over 200 miles of road in Manchester were improved and Mr. Carlino reminded the Board that we had a severe winter season this year.

Mayor Spadaccini opened the floor for public comment at this time. There being no public comment the hearing on this item was closed.

Director Kissmann asked how streets are selected for the list. He thinks there are some streets that are pretty beat up that should be on the list and mentioned Oak and Broad Streets.

Mr. Carlino said that Oak Street is being paved this year. Some streets that have been on the list a number of years may be delayed due to upcoming utility work or sidewalk work and some are in very poor condition.

Director O'Neill asked if drainage issues are addressed during paving operations.

Mr. Carlino explained that significant drainage improvements are not included in the cost estimates. Replacing catch basin tops or taking care of puddles is part of the paving operations, but major improvements will not be done as part of the paving program.

Secretary Pelletier asked if the resurfacing being discussed includes milling and resurfacing, rather than scraping and relayering.

Mr. Carlino explained that on local streets, crews will remove all asphalt down to the gravel. The lowest level of pavement on these streets is between 40 and 80 years old. If the complete removal is not done, reflective cracking occurs. On the more significant streets, crews will mill and pave 3 inches deep.

Director Zingler asked for a report regarding the current financial picture, including the bond rating and indebtedness.

4. ADOPTED - CONSENT CALENDAR (with item 3.I added).

3A. Appropriation to Special Projects as follows:

1. Federal Asset Forfeiture Account \$8,524
for continuing narcotics investigations, equipment, and/or training to be financed by proceeds from narcotics investigations.
2. Memorial Tree Program \$500
to be financed by donations received in honor of Robert Brown which are gratefully acknowledged and accepted.
3. Police Donations Revenue Account - Manchester Police Explorer Post \$974
from dues, fundraising and donations.
4. Senior Center Donations \$4,101
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to be funded by federal stimulus money for the purchase of equipment
for the school lunch program at Washington School.
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Improvement Act (IDEA) 611..... \$1,961,233
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grant from the Federal government for 2009-2010.
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- 3C. Appropriation to Fire Reserve – Paramedic Fund \$4,763
to be funded by donations in memory of Irene Talbot and payable to the
John C. Rivos Memorial Firefighter’s Fund which are gratefully
acknowledged and accepted.
- 3D. An appropriation of \$1,500,000 to be added to capital accounts of the 2009 – 2010
budget for the purpose of paying the costs of certain water infrastructure
improvements including the costs to replace and/or rehabilitate water mains in the
Green Manor section of Town based on the results of the Water Distribution System
Evaluation Study conducted by the Town and financing said appropriation by the
issuance of Water System Improvement Temporary Notes pursuant to Chapter 102 of
the Connecticut General Statutes in an amount not to exceed \$1,500,000, and such
matters relating to the foregoing as may be properly considered at said hearing.
- 3E. An appropriation of \$350,000 to be added to capital accounts of the 2009 – 2010
budget for the purpose of paying the costs of certain environmental remedial actions
and work in respect of the Town’s Charter Oak (Well 2A) well field and financing
said appropriation by the issuance of Water System Improvement Temporary Notes
pursuant to Chapter 102 of the Connecticut General Statutes in an amount not to
exceed \$350,000, and such matters relating to the foregoing as may be properly
considered at said hearing.
- 3F. An appropriation of \$2,150,000 to be added to capital accounts of the 2009 – 2010
budget for the purpose of paying the costs of design services related to the making of
certain upgrades to the Town’s wastewater treatment plant and financing said
appropriation by the issuance of Sewer System Improvement Temporary Notes
pursuant to Chapter 103 of the Connecticut General Statutes in an amount not to
exceed \$2,150,000, and such matters relating to the foregoing as may be properly
considered at said hearing.

- 3G. An appropriation of \$1,500,000 to be added to capital accounts of the 2009 – 2010 budget for the purpose of paying the costs of certain sanitary sewer system improvements including the costs to repair and replace defective sanitary sewers identified by the Sewer System Evaluation Study conducted by the Town and financing said appropriation by the issuance of Sewer System Improvement Temporary Notes pursuant to Chapter 103 of the Connecticut General Statutes in an amount not to exceed \$1,500,000, and such matters relating to the foregoing as may be properly considered at said hearing.
- 3H. An appropriation of \$400,000 to be added to capital accounts of the 2009 – 2010 budget for the purpose of paying the costs of preparing the third phase of the Town’s Sanitary System Evaluation Study and financing said appropriation by the issuance of Sewer System Improvement Temporary Notes pursuant to Chapter 103 of the Connecticut General Statutes in an amount not to exceed \$400,000, and such matters relating to the foregoing as may be properly considered at said hearing.
- 3I. 1. Appropriation to Community Development Block Grant Program \$95,653 to be financed with reprogrammed funds from CD017 to CD018 and CD019 projects.
2. Allocation of CDO19 contingency money \$11,912 to the Trotter Street Sidewalk Project.
- 16A. Appropriation to Special Projects (under \$500) as follows:
1. Hockanum River Linear Park Special Grant Account \$310 to be financed by donations and revenue from the sale of t-shirts and sweatshirts.
2. Pride in Manchester Special Grants \$193 for Pride in Manchester Week activities to be financed by donations from Heritage Day visitors which are gratefully acknowledged and accepted.
- 16C. Resolution in support of application of Connecticut Local Pass-Through Justice Assistance Grant and authorization of General Manager to enter into grant agreement with State of Connecticut.

Secretary Pelletier moved and Director Kissmann seconded the motion.

Eight Voted in Favor

RECESS.

The Board of Directors took a brief recess at 9:05 p.m. and returned at 9:22 p.m.

Director Beckman moved and Director Zingler seconded the motion.

Eight Voted in Favor

5. REPORTS.

A. Manager’s Report.

1. Senior Center visioning session report.

Mary Roche Cronin, Director of Human Services, explained that Human Services received a grant during the last fiscal year to improve programs at the Senior Center. They opted to address issues integrating the current senior population and the baby boomers. A consultant was hired

and worked with eight seniors to plan a symposium. A process called future surge was employed and some interesting results were obtained.

Eileen Faust, Senior Center Director, described the process, which included forming three groups: long term members, baby boomers, and policy makers & staff. Issues were listed and the groups participated in envisioning their ideal future scenario. The last step was action planning, the result of which is six working committees, each working on a specific area identified for improvement.

Director O'Neill asked that the various committees keep the Board informed of their progress, possibly through minutes. She asked if anything is needed from the Board of Directors.

Mayor Spadaccini was able to attend part of the weekend symposium and is aware that the Senior Center faces some challenges because of the demand for different types of uses. Some hard choices need to be made about where to direct programming resources. He was pleased to see the members consider Manchester's Senior Center to be one of the best around. Mr. Spadaccini appreciates the recent reports of the Senior Center Advisory Committee and looks forward to implementing common ground.

2. Presentation by Redevelopment Agency: Recommendation for financing/referendum question.

Tim Devanney, Redevelopment Agency Co-Chair, reviewed a Power Point presentation for the Board of Directors. Highlights included the Agency's vision and several phases. He explained that the plan was presented at the June Economic Summit and so far has received supportive and enthusiastic response. The Agency discussed the Board's question about the need for funds and recommends between \$7 and \$8 Million. It understands that whether it is on the ballot this year is up to the Board of Directors. The agency prefers that the Board of Directors unanimously support any decision on whether or not to put this item on the ballot.

General Manager Shanley verified that the recommendation is to move forward, but in order to do so the Agency needs working capital. It is too soon to know exactly what the capital would be used for.

Mr. Devanney said there are still a lot of situations to work with. If the Agency does not have money available, it cannot negotiate or get onto property. He has heard the comments from the public about what is under the ground there, but without money, nobody will allow testing on their property.

Bob Schneider, Redevelopment Agency Co-Chair, explained that the primary thrust is not to purchase property. Working capital lets the property owners know that the Agency is serious.

Director Tweedie understands why working capital is needed. He asked what would happen to any unused money.

General Manager Shanley said that a lot would depend on how the question was posed on the referendum. It would need to be specific to providing working capital and apply to that particular part of Town.

Secretary Pelletier said this is an exciting plan with flexibility built in. She understands that even if a purchase is made, the intent would be for site control. Currently \$250,000 is collected in taxes from that side of the Parkade, but there is a potential tax gain. If someone spent even \$50 to \$100 Million to develop the property, the tax return would be far greater than \$250,000.

Director Kissmann complimented the Agency on its bipartisan work. He asked if there is any way to develop one side of Broad Street over the other first and also if having a referendum in November may be rushing into this.

Mr. Schneider said there is not a priority but one side may have owners more willing to negotiate than another.

Mr. Devanney said a fall referendum would fall in line with the positive momentum gained recently. Property costs are at a low point and the majority of phase one properties are vacant. If the Agency had money now, it would be in a stronger position to act quickly.

Director Farina thinks the plan is phenomenal and will reinvigorate the core of the Town. There was some discussion between Mr. Farina and Mr. Schneider about the specifics of the different plan options and protecting the Town from environmental issues.

Mr. Shanley described the Town's extensive environmental testing when purchasing open space and said the same process would be used if the Town were to purchase or partner with a developer at the Parkade.

Director Zingler said he agrees with the process and that a bipartisan approach is important. He keeps thinking about the citizens' ability to pay. He would like to know what the Town's tax burden and bonded indebtedness are. He also noted that the minutes of the Redevelopment Agency meetings indicate that it was not a unanimous decision to proceed.

Mr. Devanney said the vote was 7-3 to move forward, but 10-0 desire the Board's unanimous support for a referendum.

General Manager Shanley explained that if the Board would like to have a question on the November ballot, it would need to take action during the first meeting of September. A public hearing would need to be held by the end of August.

Director O'Neill remembers a chart provided to the Board with potential indebtedness last fall and asked for an updated report including a breakdown of what the referendum will cost the average taxpayer. She wondered if the average voter would have enough knowledge of this issue in time for a referendum.

Secretary Pelletier said that when the Parkade purchase was put on the agenda four years ago, there was no action plan in place. The property did not sell in the meantime and she doesn't think waiting 20 years has helped anything. She does not share the fear of the community's ability to pay. This is a blighted area that is growing like a cancer. New businesses will lead to jobs; even partial development will bring more than \$250,000 in taxes.

Mayor Spadaccini thanked the Agency for its presentation and said it is time to take affirmative steps forward to turn a blighted area into an opportunity. The whole purpose of having a plan for the area is to generate economic growth, redevelop and revitalize the important central section of our Town. The Board always has to take into consideration the community's ability to pay, but this plan is all about that ability. Working capital will allow the Agency to get out of the starting gate. Mr. Spadaccini said he is willing to put in the work in August so the Board can come up with a bipartisan plan. The last thing he wants to see is this Agency's work put on a shelf. The Parkade has been one of the thorniest problems for the Town of Manchester and we are finally getting some momentum; let's keep it going.

3. Country Club contract.

General Manager Shanley explained that a meeting was held last week regarding the Country Club contract. During that meeting, he was informed that the Club is struggling in these financial times and will have difficulty meeting both the rental and tax payments. Mr. Shanley believes it is in the best interest of the Town to have a short term and long term plan. He is hearing a lot of misinformation and said that the Club does pay rent to the Town, with a net profit of \$130,000 to \$135,000 per year since 1992. The likelihood of the Club continuing with the current operators is poor in this economic environment.

Director Kissmann asked if it fair to say that the Country Club has not cost the Town money to date; that it has been an income facility.

Mr. Shanley said that for the last then years that is a true statement. The golf industry had been booming, but it is not now. Some difficult decisions need to be made.

Mayor Spadaccini said this is a public asset, a property that belongs to the Town of Manchester and is leased to the Country Club. If there is to be a new arrangement, it should be subject to a competitive process and a community conversation. It has been preserved through a number of "band aid" solutions over the years.

Director Zingler asked for input from the Town's Liaison to the Country Club; he should be the eyes and ears.

Board members indicated a desire for more public input at next week's meeting as well as short and long term options.

4. Aquifer impact – New State Road development.

Ed Soper, Water and Sewer Administrator, said that he was asked by the Planning and Zoning Commission in November whether he was in favor of changing the zoning from Industrial to Residential in the New State Road area. He said yes because the chance of impact from a residential use is much less than from an industrial use. The Commission asked if he would prefer open space and he said he would. Mr. Soper said the Commission has received a letter from the State concurring with his opinion; that it is beneficial to change to zone to residential. Currently, crops are being grown on the property and fertilizers and pesticides can be applied. Open space is the best option, but residential has less impact than the current use or potential industrial use.

Mayor Spadaccini commented that the Planning and Zoning Commission adopted regulations which seem to be more aquifer friendly. Mr. Soper agreed and explained how the new regulations work. Mayor Spadaccini asked about the size of the aquifer. Mr. Pellegrini gave an overview of the area and estimated that it is several hundred acres in size. The exact boundaries are available on the Town's zoning map online.

Director O'Neill heard that everything is within the law and the applicant will be meeting regulations. The potential risk seems to be very low.

Mr. Soper explained that organic compounds were found and this aquifer is tested quarterly. The result for at least the past two years has been "non-detect." He explained that the Water Department tests much more stringently than the regulations require. If anything were to break through, it would take the appropriate action.

Director O'Neill asked if strict inspections will take place to make sure the new development complies and if the Town plans to test more frequently.

Mr. Soper explained there will be restrictions on weed killer and fertilizer and paving will be kept to the minimum. He is fairly confident about the plan presented and feels better about it being a residential property rather than commercial, industrial, or agricultural. The new development will not necessitate more frequent testing, but it could be done for a year or so just to be sure there are no problems.

Rich Staye, Utility Engineer, explained that the preliminary plan has been approved. The developer still has to submit a final plan for review. Part of that will be the storm water management plan. In the past, the Town has asked developers to install monitoring wells and he anticipates the same request for this developer.

Director Pelletier said that the site was once proposed as a site for a new high school, but contamination was discovered on the site. The contamination was determined to be lead based. The highway is next to the property and there was leaded gas years ago. The contamination level is receding and there is no longer leaded gas. She asked Mr. Soper if he saw the second proposed plan. He responded that he was told about the reduced units, but did not see the second plan. Ms. Pelletier said she understands that the same developer came back with an entirely different plan, which moved the proposed development away from the aquifer. She asked if the development will be built on the aquifer or adjacent to it. Mr. Soper answered that the development will be built on the aquifer. Ms. Pelletier asked if protections are in place in the developer's plan. Mr. Soper said erosion control and spill control measures are part of a development plan and because this is a sensitive area, best management practices will be used. He has confidence that the development will be done with minimal impact to the area.

In response further questions from Ms. Pelletier, Mr. Soper stated that fluids from vehicles would have the most impact on the aquifer, the Town regulates the aquifer and can make inspection as strict as desired.

Director Farina is aware that sustainable development recommends no curbing and asked if it would be better to have curbing or not in this situation.

Mr. Soper explained that there are two competing issues in this situation. We want to have enough rainfall get to the aquifer, but the best approach would be to collect water from the impervious surface to route it through a pipe system and then through some treatment. Mr. Soper's initial reaction is that curbing would be appropriate in this instance.

ADOPTED - MOTION TO SUSPEND THE RULES TO GO BEYOND ELEVEN O'CLOCK.

Secretary Pelletier moved and Director Farina seconded the motion.

Eight Voted in Favor

6. RECESS TO SECOND WEEK.

The meeting was recessed until the August 11, 2009 second meeting of the month.

Secretary Pelletier moved and Director Kissmann seconded the motion.

**Seven Voted in Favor
(Beckman out of the room)**

Recess: 11:05 p.m.

gem

APPROVED:

ATTEST:

Secretary, Manchester Board of Directors