

MINUTES
REGULAR MEETING OF THE BOARD OF DIRECTORS
APRIL 21, 2009 – 7:00 P.M.
LINCOLN CENTER HEARING ROOM

SECOND MEETING OF THE MONTH

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

ALSO: General Manager Shanley and Town Attorney Naab

ABSENT: Director Kissmann

7. MEETING CALLED TO ORDER.

The meeting was called to order at 7:06 p.m. All in attendance participated in the Pledge of Allegiance to the Flag, led by Mayor Spadaccini.

8. AWARDS AND PRESENTATIONS.

A. Proclamation declaring Municipal Clerks Week (May 3 to 9, 2009).

Mayor Spadaccini read a proclamation declaring May 3 through May 9, 2009 Municipal Clerks Week. The Office of the Municipal Clerk is the oldest public service office and serves as the information center. Mayor Spadaccini is grateful to Mr. Camposeo and his staff for all they do.

Joe Camposeo, Town Clerk, thanked the Board on behalf of his staff. He is honored to receive this proclamation and knows his staff always strives to do its best.

9. ADOPTION OF MINUTES OF PREVIOUS MEETING.

- A. **ADOPTED** - Actions, March 3, 2009 – Regular Meeting
- B. **ADOPTED** - Minutes, March 3, 2009 – Regular Meeting
- C. **ADOPTED** - Minutes, March 10, 2009 – Budget Submittal Meeting
- D. **ADOPTED** - Actions, March 10, 2009 – Regular Meeting
- E. **ADOPTED** - Minutes, March 10, 2009 – Regular Meeting
- F. **ADOPTED** - Minutes, March 17, 2009 – Public Hearing on the FY 09/10 Recommended Budget
- G. **ADOPTED** - Minutes, March 24, 2009 – Policy Briefing Meeting

Secretary Pelletier moved and Director Beckman seconded the motion.

Eight Voted in Favor
(Zingler abstained from Item 9.F)

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

Bill Ogden, 137 Branford Street, thanked the Board for its work on the budget. He asked why the maintenance divisions of the Town and the Board of Education were not combined to save money. He is looking for an answer to this question. Another way to save money would be to stop sending vehicles home with out of town employees; having a vehicle is like getting a bonus. Mr. Ogden wondered why the Town is closing pools but subsidizing the Country Club by selling tickets at half price. He asked why money is being spent at this time on the Spruce Street Firehouse when nobody even knows how many people it will hold.

Terry Werkhoven, 88 Santina Drive, said he was disappointed in the behavior he saw at the budget presentation. Some remarks that were made were inappropriate and disgraceful. The community should respect those who worked long hours on the budget. Mr. Werkhoven spoke about the leak at Bennet School, energy conservation at Illing Middle School, and the Martin School Roof.

Aldo Enrico, 57 Bissell Street, said he thought the public safety workshop went well and provided valuable information. People need to remember to call the police immediately; they need the help, tips, and knowledge of the community.

Bonnie Schuetz, 12 Conway Road, thanked General Manager Shanley and Ms. Moore for attending the Town Block Watch meeting and requesting feedback about what the community is looking for in a new Police Chief. Ms. Schuetz would prefer that the Town hire from within. She said she was disappointed with the political behavior displayed at the last meeting. Ms. Schuetz would like to see the Board of Education and the Board of Directors work together.

Dan Moran, 145 Chestnut Street, former member of the Redevelopment Agency, said he is in favor of economic development. While on the Redevelopment Agency, he felt like others considered him an obstructionist or a negative presence because he asked questions that the group could not get answers to. He is not in favor of mixed-use at the Parkade; that is what destroyed the Town in the first place. Mr. Moran expressed concerns with geotechnical problems below the Parkade and thinks the Agency should request a study.

Joe Brooks, 601 Bush Hill Road, adds his voice to those who want the next Police Chief to come from within. He mentioned a legal case in Alaska that was thrown out due to violation of the Brady Law. The prosecutors in the case are being investigated. He said the same thing happened to him. Mr. Brooks does not believe the Code of Ethics for this Town is anywhere near where it should be.

11. COMMUNICATIONS.

Deputy Mayor Peak received a phone call regarding the property across from Dean Machine Company and the possibility that trucks and items on the property may lead to environmental issues. He requested that Code Enforcement personnel look into this.

Secretary Pelletier received a communication from Sue O'Connor supporting the Redevelopment Agency's market study and the allocation of \$18,000 for it.

Mayor Spadaccini received notification of an award of \$30,000 to Cheney Hall for the repair of its patio area from the Timken Foundation. He expressed appreciation to the Foundation for this generous award. He received a communication from the Manchester Scholarship Foundation thanking the Board for its donation to the Manchester L.I.F.E. Scholarship. Mayor Spadaccini mentioned several upcoming fundraising events for educational activities. He also received notification of three applications to the Siting Council for modifications to existing cell towers.

Director Zingler mentioned the UNICO fundraiser at Cheney Hall to help earthquake victims in Italy.

Secretary Pelletier thanked the Mayor for the enormous amount of time spent meeting with the business community. She credits the Mayor, as well as other individuals, for creating positive relationships with businesses in Town.

12. REPORTS.

There were no reports at this time.

13. PRESENTATION OF BID WAIVER REQUESTS.

A. Wood flooring at Bennet Academy Recreation Building.

General Manager Shanley explained that the roof at Bennet Academy experienced an ice dam and the floor was damaged. A heating element will be installed to eliminate this problem in the future. Dalene Flooring installed the original floor and Mr. Shanley requested a bid waiver so Dalene can make the repair.

General Manager Shanley told the Board that the Town has been provided with the opportunity to amend its contract with TransCanada to obtain a reduced rate. He explained the process and asked for the Board's authority to extend the contract with TransCanada if the Town is able to obtain a decrease in its rate.

The consensus of the Board was to grant authority to General Manager Shanley to proceed in the bidding process with TransCanada.

14. ACTION ON ITEMS OF PUBLIC HEARING.

3H. TABLED - Appropriation to General Fund –
Manchester Regional Academy (MRA) \$125,000
to be financed by additional out of town student tuition payments.

Deputy Mayor Peak moved to table and Director Tweedie seconded the motion.
Eight Voted in Favor

15. UNFINISHED BUSINESS.

A. APPROVED - Approval of settlement of law suit by Scott Ventura.

Deputy Mayor Peak moved and Director Beckman seconded the motion.
Seven Voted in Favor
Pelletier Abstained

B. TABLED - Creation of a policy board regarding Channel 16.

Director Zingler moved and Director Farina seconded the motion.
Eight Voted in Favor

16. NEW BUSINESS.

E. APPOINTED - Appointment of a member to the Advisory Recreation and Parks Commission, with a term expiring November 2009, to fill the vacancy left by Joel E. Janenda – Dennis Cumberbatch (D), 95 Olcott Street.

Director Zingler moved and Deputy Mayor Peak seconded the motion.
Eight Voted in Favor

G. APPOINTED - Appointment of a member (R) to the Commission on Human Relations, with a term expiring November 2010, to fill the vacancy left by Benjamin Westry – Toni Alger (I), 44 Piela Drive.

Secretary Pelletier moved and Director Beckman seconded the motion.
Eight Voted in Favor

H. Manchester Downtown Development Incentive Program Renewal.

Mark Pellegrini, Director of Neighborhood Services and Economic Development, explained that in 2005 the Board of Directors adopted a Downtown Incentive Program to take tax assessment agreements and incorporate them into a program that encourages property investments. The idea was to market the program as an incentive. This past October, the rebate of tipping fees was added to the program. When the program was originally adopted, it was unknown how much tax revenue would be foregone, so a deadline was set. So far, the Town has foregone \$8,000 in revenue over the four year period.

Mayor Spadaccini asked if Mr. Pellegrini had a specific time period in mind for reauthorization.

Mr. Pellegrini answered that he would like to renew for at least five years, but it can be left open ended since each application must come before the Board of Directors.

ADOPTED - MOTION TO AUTHORIZE THE MANCHESTER DOWNTOWN DEVELOPMENT INCENTIVE PROGRAM RENEWAL FOR FIVE YEARS, EXPIRING APRIL 30, 2014.

Director Zingler moved and Director Farina seconded the motion.

Eight Voted in Favor

I. **TABLED** - Resolution regarding language in tax abatement agreements.

Director Farina explained that he is proposing adding language to tax abatement agreements that will encourage business owners to make a good faith effort to hire Manchester residents whenever possible. The language would not restrict who a business can hire, but asks that a company benefiting from tax abatement support Manchester residents whenever possible.

General Manager Shanley added that the language was lifted directly out of recent tax agreements.

After some discussion among Board members, Director Tweedie offered to work on this resolution with Director Farina and try to find mutually agreeable language.

Director Tweedie moved and Director Farina seconded the motion.

Eight Voted in Favor

J. **APPROVED** - Transfer from Contingency to General Government \$18,000 for Redevelopment Agency appraisals and market analysis.

Tim Devanney, Chairman of the Redevelopment Agency, explained that the Redevelopment Agency is at a point where it needs to determine current market demands. He requested funding for an appraisal and valuation, as well as a market analysis. The market study is critical and the group will be unable to proceed without the expertise this study will provide.

Mayor Spadaccini said he appreciates all the time the group has spent on this project and asked for a little more information on the charette process.

Gary Sweet, a member of the Redevelopment Agency, explained the charette process to the Board of Directors. He said he encouraged Agency members to look forward to 2020 and envision what Manchester can be then.

Director Zingler moved and Director Tweedie seconded the motion.

Eight Voted in Favor

K. Discussion: Authorization of development of Town asset list for possible sale.

Deputy Mayor Peak explained that the community has a significant number of assets and he thought it would be good to get an inventory of assets and find out the value of each. He gave an example of a piece of property that isn't open space that could be sold to finance the purchase of another property that may be more desirable.

Director Zingler said he would like to proceed with caution. If the list is put together, he does not want to see something sold for a short term infusion of cash. Being on the Building Reuse Committee, he saw several excellent examples of reuse.

ADOPTED - MOTION TO SUSPEND THE RULES TO ALLOW FOR ACTION ON ITEM 16.K.

Director Farina moved and Deputy Mayor Peak seconded the motion.

Eight Voted in Favor

ADOPTED – MOTION TO AUTHORIZE THE DEVELOPMENT OF A TOWN ASSET LIST FOR POSSIBLE SALE.

Deputy Mayor Peak moved and Director Farina seconded the motion.

Eight Voted in Favor

L. **ACCEPTED** - Acceptance of resignation of Dan Moran (R) from the Redevelopment Agency, with a term expiring November 2010.

Secretary Pelletier moved and Director Tweedie seconded the motion.

Eight Voted in Favor

M. **TABLED** - Appointment of a member (R) to the Redevelopment Agency, with a term expiring November 2010, to fill the vacancy left by Dan Moran.

Secretary Pelletier moved and Director Tweedie seconded the motion.

Eight Voted in Favor

T. **APPROVED** - Approval of a resolution and authorization for the General Manager to sign the supplemental agreement for the Design, Construction, Inspection and Maintenance of safety improvements to Slater Street at Best Buy and Circuit City Driveways.

Director Farina moved and Deputy Mayor Peak seconded the motion.

Eight Voted in Favor

U. **APPROVED** - Approval of Amendment to Fire Union Collective Bargaining Agreement - July 1, 2009 - June 30, 2010.

General Manager Shanley explained that with this action, every Town employee has agreed to forego a general wage increase for the next fiscal year.

Mayor Spadaccini thanked the Town employees for coming together for the betterment of the community.

Director Zingler echoed Mayor Spadaccini's comments. He acknowledged the efforts of Mr. Shanley and Ms. Moore in acquiring this savings.

Secretary Pelletier moved and Deputy Mayor Peak seconded the motion.

Eight Voted in Favor

17. COMMENT AND DISCUSSION BY BOARD MEMBERS ON ITEMS FOR FUTURE AGENDA OR OF GENERAL CONCERN.

There were no items for future agenda or of general concern.

18. ADJOURNMENT.

The meeting was adjourned until the May 5, 2009 Regular Meeting of the Board of Directors at 7:00 p.m. in the Lincoln Center Hearing Room.

Director Beckman moved and Director Farina seconded the motion.

Eight Voted in Favor

Adjourned: 9:54 p.m.

APPROVED:

ATTEST:

gem

Secretary, Manchester Board of Directors