

**MINUTES**  
**REGULAR MEETING OF THE BOARD OF DIRECTORS**  
**DECEMBER 2, 2008 – 7:00 P.M.**  
**LINCOLN CENTER HEARING ROOM**

**ONE MEETING**

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

**ALSO:** General Manager Shanley and Town Attorney Naab

**EXECUTIVE SESSION – 6:30 P.M.**

The Board went into Executive Session at 6:30 p.m. to discuss Labor Negotiations and Pending Litigation and concluded at 6:55 p.m. Present for the matter of Labor Negotiations were Mayor Spadaccini, Deputy Mayor Peak, Secretary Pelletier, Directors Tweedie, Beckman, Zingler, O'Neill, Kissmann, and Farina, General Manager Shanley, Town Attorney Naab, and Director of Administrative Services Moore. Present for the matter of Pending Litigation were Mayor Spadaccini, Deputy Mayor Peak, Directors Tweedie, Beckman, Zingler, O'Neill, Kissmann, and Farina, General Manager Shanley, Town Attorney Naab, and Director of Administrative Services Moore. No votes were taken.

**1. 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.

**2. AWARDS AND PRESENTATIONS.**

A. Swearing in - Youth Commission members.

**General Manager Shanley** explained that the Youth Commission was established by the Board of Directors through an ordinance. There was an application process for membership with subsequent group interviews and selection. Presently, nineteen youth have been chosen for membership, with an eye toward a total membership of twenty-four. General Manager Shanley thanked the young men and women chosen for the Youth Commission for stepping forward.

**Attorney Naab** officiated the swearing-in of the nineteen Youth Commission members and offered his congratulations. Members sworn in were: Nico Arias, Sarah Cinquemani, Shauney Cycenas, Stafi Dalal, Winona Francis, Leanna Jefferson, Meghan Kelliher, Richika Makol, Ahsley Mills, Lorraine Mumby, Rebecca Okwuazi, Ashley Okwuazi, Carly Orduz, Amanda Smith, Molly Sulick, Tiffany Taylor, Jose Velazquez, Carolyn Wallace, and Joseph Wik.

**Mayor Spadaccini** congratulated the newly sworn Youth Commission members and thanked them for stepping forward. He thanked Town staff for its efforts in putting the Commission together.

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

**Eileen Sweeney**, 86 Hawthorne Street, expressed her belief that tearing down Bentley School is a waste. The purpose of the demolition ordinance was not satisfied. The ordinance exists to facilitate discussion and should be honored. She showed a picture of St. Michael's School in Hartford that was built about the same time as Bentley School and which has been converted to senior housing. Bennet Middle School (older than Bentley School) was slated for demolition but instead is now a handsome example of adaptive reuse. Ms. Sweeney said we owe it to future generations to appreciate our resources.

**Alysia Duke**, 46 Saint James Street, #5, spoke on behalf of MDOG, whose primary goal is to provide K-9 recreational activities. The Board of Directors is proposing a resolution providing the use of land without the commitment of funding. She understood from the discussions held after MDOG's presentation that there would be a possibility of funding in the future if the economic climate improves but she does not get that impression from the resolution being presented. Ms. Duke requested a change in wording to allow for future funding requests.

**Shirley Gronholm**, 77 Kensington Street, thanked the Board of Directors for its prompt support and attention to the matter of the dog park. Economic times are tough now and she is hoping things will be better in the future. A dog park is needed in our community and MDOG will work hard as a group to raise the funding.

**Milt Perlman**, 3 Sanford Road, mentioned an article in the Journal Inquirer about the financial difficulties of the Buckland Mall and asked if it is up to date in tax payments. He also asked if Manchester is having a shortfall in tax collections. Mr. Perlman stated that demands on Manchester's food pantry have increased 50% in one year and he has heard no discussion about this at Board meetings. Instead he heard discussions about a dog park and changes to the library entrance. Residents are having a rough time and Mr. Perlman feels that the dog park is a lower priority than people having financial difficulties. He would like to hear more about what the Board of Directors is planning to do.

**Bonnie Schuetz**, 12 Conway Road, stated that she watched a replay of the November 18 Board of Directors meeting and one hour and ten minutes was spent talking about the dog park. Meanwhile, there are people who did not have supper that night. This is not the time to talk about a dog park. Ms. Schuetz took exception to allowing certain members of the public to speak past the five minute allotted time period. She suggested that Board members respond to public comments while the speaker is still at the podium.

**Tom Stringfellow**, 183 Hillstown Road, attended a Veteran's Day celebration and was disappointed at the lack of media coverage surrounding this special day. Mr. Stringfellow is hoping for a presentation on gun safety laws and how not to become a robbery victim. Chief Berry is doing a great job and Mr. Stringfellow hopes he stays in Manchester. He wished the best of luck to the Youth Commission and will help out in an ad-hoc way. He spoke about the

LIFE Scholarship and suggested looking at the minimum wage since the cost of living is going up. Mr. Stringfellow spoke in support of Ms. Clare-Kearney, who is knowledgeable in her field.

**Leslie Frey**, 30 Florence Street, believes it is her responsibility as a community member to be informed and voice her opinions and, as leaders, it is the Board's duty to listen and weigh all options. She believes Manchester citizens were duped because it was never made public that Bentley School was going to be torn down. This is an incredible waste of taxpayer dollars. A new school is going up and it appears to be a "done deal." She said that Bentley is still standing and urged the Board to let it stand. Ms. Frey expressed concerns over pay raises for the School Superintendent and the General Manager.

**Jim Kurlowicz**, 27 Columbus Street, asked for clarification that Mr. Irish's appointment last month was as the Liaison to the Manchester Country Club rather than the Board of Governors. He was answered in the affirmative.

**Secretary Pelletier** stated that the Chair has the discretion to limit or extend the time of each person's public comment. Elected officials are not punching bags. She encouraged speakers to bring helpful and insightful comments.

**Director Beckman** stated that it is always in his mind while making decisions that he is spending taxpayer money. While he thinks a dog park is a great idea and will make our community more attractive, he will not agree to spending taxpayer money on a dog park at this time.

**4. ADOPTION OF MINUTES OF PREVIOUS MEETING.**

- A. **ADOPTED** - Minutes, November 6, 2008 – Special Meeting
- B. **ADOPTED** - Actions, November 12, 2008 – Regular Meeting
- C. **ADOPTED** - Minutes, November 12, 2008 – Regular Meeting
- D. **ADOPTED AS AMENDED** - Actions, November 18, 2008 – Regular Meeting
- E. **ADOPTED AS AMENDED** - Minutes, November 18, 2008 – Regular Meeting

**Mayor Spadaccini** asked that the actions and minutes of November 18 be amended to show Mr. Irish as the Manchester Country Club Liaison.

**Secretary Pelletier moved and Director Tweedie seconded the motion to adopt.**

**Nine Voted in Favor**

**5. COMMUNICATIONS.**

**Director Zingler** received an e-mail from Sandra Lok supporting the concept of a dog park.

**Deputy Mayor Peak** spoke about communications received from Arthur Steele with concerns over plowing and road salt. He has spoken with Mr. Steele and with a representative of the DEP and has found that road salt is not considered lethal or dangerous. He received a fax from the DEP that stated it is not aware of any environmental impacts of road salt. The Department of

Transportation gave guidelines to follow while plowing, including not driving at unreasonable speeds.

**Mayor Spadaccini** extended his thanks and appreciation to all those who made the 77<sup>th</sup> Annual Road Race a success. He received a communication from Ian Smith encouraging the Board of Directors to initiate single stream recycling. Mr. Spadaccini said the Board is taking steps to implement it and requested a progress report from the General Manager. The United Way sent a communication thanking the Town for its coordination of the program. Employees raised \$16,001. Mr. Spadaccini received a packet from Fred Spaulding of Myrtle Street advancing the idea of changing the name of Center Park to Center Memorial Park. A foreclosure informational session will be held Monday December 15 from 5:30 p.m. to 7:30 p.m. in the Lincoln Center Hearing Room. Foreclosures in Manchester and Hartford County have decreased from January to September.

**6. REPORTS.**

A. Manchester Low Income Family Earners (LIFE) Program and Scholarship.

**Carol Powell**, Vice President of the Manchester Scholarship Foundation, reported to the Board of Directors that the Manchester Scholarship Foundation supports a number of programs, including the Adult Learner Program started less than four years ago. A number of recipients have completed their education. She described the program's greatest success, a Vietnamese couple who emigrated to Manchester with their children, worked at minimum wage jobs while going to school, and successfully completed their education.

**Deputy Mayor Peak** stated that when allocations are made, it is valuable to hear where the money went. This program indentifies a need. When a person graduates, he or she goes from a low wage job to a higher wage job. He asked if there has been an increase in applications.

**Ms. Powell** stated that applications fluctuate. She is expecting to see many more applications this year.

**General Manager Shanley** reported that the United Way contributions mentioned earlier by Mayor Spadaccini constituted a record amount. The RFP for curbside trash collection is in its final stages and one of the alternate bidding options includes single stream recycling.

**7. PRESENTATION OF BID WAIVER REQUESTS.**

There were no bid waiver requests at this time.

**8. PUBLIC HEARINGS.**

A. Appropriation to Special Projects as follows:

1. Manchester Police Explorers ..... \$208  
to be funded by donations from fingerprinting.

2. Youth Advisory Board/Manchester Council of Substance Abuse Concerns (MCSAC)..... \$5,675  
to support substance abuse prevention activities to be financed by a grant from East of the River Action for Substance Abuse Elimination Inc. (ERASE).
3. State Asset Forfeiture Account..... \$1,000  
for continuing narcotics investigations, equipment, and/or training to be financed by proceeds from narcotics investigations.
4. Community Emergency Response Team (CERT)..... \$500  
to be funded by grants from Rockville Bank Foundation, Inc. (\$400) and Debbie Grimaldi (\$100) which are gratefully acknowledged and accepted.
5. Police Donations Revenue Account..... \$25  
to be funded by cash donations from child car seat installations.

**Mayor Spadaccini opened the floor for public comment at this time.**

**Tom Stringfellow**, 183 Hillstown Road, supports grant funding for the Police Explorers and mentioned an article in the Reminder News about three teens involved in the program. He also supports item 2 and CERT.

**There being no further public comment the hearing on this item was closed.**

**General Manager Shanley** said there were two incidents over the weekend in which CERT was called out. Both times dozens of volunteers responded immediately. This is a superb volunteer organization.

**Mayor Spadaccini** had the honor of attending the graduation of about 30 individuals from a CERT training program. He is impressed by their dedication and expressed his gratitude for their service.

- B. Appropriations to Education Special Projects as follows:
  1. Increase in Individuals with Disabilities Education Improvement Act (IDEA) 611 (2008-2009) ..... \$26,754  
to be funded by a grant from the Federal government for special education students ages 3-21.

**Mayor Spadaccini opened the floor for public comment at this time.**

**Tom Stringfellow**, 183 Hillstown Road, supports this grant and thinks it is time to fully fund special education.

**There being no further public comment the hearing on this item was closed.**

- C. Appropriation to Special Grants Fund – Human Services  
Manchester Early Learning Center ..... \$414,184  
for child care programs to be financed by a grant from the State Department  
of Social Services.

**Mayor Spadaccini opened the floor for public comment at this time.**

**Tom Stringfellow**, 183 Hillstown Road, supports this appropriation. He commended Dr. Reisman and the Head Start program as well as the teachers and parents involved.

**There being no further public comment the hearing on this item was closed.**

**9. ADOPTED - CONSENT CALENDAR (with item 12.N added).**

8A. Appropriation to Special Projects as follows:

- 1. Manchester Police Explorers ..... \$208  
to be funded by donations from fingerprinting.
- 2. Youth Advisory Board/Manchester Council of Substance Abuse  
Concerns (MCSAC)..... \$5,675  
to support substance abuse prevention activities to be financed by a grant  
from East of the River Action for Substance Abuse Elimination Inc. (ERASE).
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for continuing narcotics investigations, equipment, and/or training to be  
financed by proceeds from narcotics investigations.
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to be funded by grants from Rockville Bank Foundation, Inc. (\$400) and  
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- 1. Increase in Individuals with Disabilities Education Improvement  
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to be funded by a grant from the Federal government for special  
education students ages 3-21.

8C. Appropriation to Special Grants Fund – Human Services

- Manchester Early Learning Center ..... \$414,184  
for child care programs to be financed by a grant from the State Department  
of Social Services.

12A. Acceptance of resignation of John Cunnane (R) from the Building Committee, with  
a term expiring November 2010.

12C. Resolution authorizing the filing of an application for State financial assistance  
in the amount of \$500,000 for the renovation of the Spruce Street Firehouse.

12D. Acceptance of donation of TruSpeed 100 Laser to Manchester Police Department  
from Laser Technology, Inc. which is gratefully acknowledged and accepted.

- 12G. Acceptance of the public improvements and conveyances to the Town of Manchester of Parcel "A" and the extension of Somerset Drive within the Highland Green subdivision.
- 12H. Acceptance of the public improvements and conveyances to the Town of Manchester of Bentley Drive, Columbia Drive Extension, Steele Farm Drive, Tufts Drive and open space within the Steele Farms subdivision.
- 12N. Acceptance of resignation of Janet Jefford (R) from the Cheney Brothers National Historic District Commission, with a term expiring November 2010.

**Director Farina moved and Director Zingler seconded the motion.**

**Nine Voted in Favor**

#### **10. ACTION ON ITEMS OF PUBLIC HEARING.**

There were no outstanding items requiring action.

#### **11. UNFINISHED BUSINESS.**

- A. **FAILED** - Amendment to Section 3.2 of Board of Directors Rules of Procedure.

**Director Zingler** explained that he requested this item be put on the agenda to clear up some confusion about the interpretation of the rules pertaining to calling special meetings and reviewed the proposed language change.

**Deputy Mayor Peak** asked if the intention of this change is to allow for less flexibility to the Chairman. He believes the current rule allows for flexibility.

**Attorney Naab** explained that the rule as it exists now is open to interpretation. The purpose for the proposed change is clarification. There would be less leeway allowed with the change.

**Deputy Mayor Peak** will not be supporting the change because it constricts the Chair if scheduling problems arise.

**Director Farina** explained that the revised version brings it in line with the Ethics Commission. He interprets "to call" in Robert's Rules to mean to convene. If a Board member has a good idea and feels the need for a meeting, the member should be heard. He reviewed the timeline of a recent request for a meeting.

**Secretary Pelletier** believes the Board of Directors needs some education on the Charter itself. She took issue with the first sentence of the revision because it goes against the Charter. Ms. Pelletier remembered that the first person to mention a meeting about the budget was Director Tweedie.

**Director Beckman** will not support the revision and does not understand the need for it. It will only restrict the Chair. He expressed interest in education on Robert's Rules of Order.

**Director Zingler** stated that the only reason he proposed the revision was to clarify the language. He was informed by two individuals with law degrees that the language can be interpreted two different ways. This proposal is not intended to constrict the Mayor, but rather to clarify the language.

**Mayor Spadaccini** stated that the Rules of Procedure were honored at all times. He had conversations with both Attorney Naab and Attorney O’Neil and heard the same interpretation from both. Mr. Spadaccini explained that once he had a formal request for a special meeting from four Directors, he instructed the General Manager to schedule the meeting. The meeting was scheduled to allow for preparation of the documents needed and to accommodate schedules of people needed at the meetings. He tried to schedule the meeting in a prompt and efficient manner and feels that this issue is being unfairly politicized.

**Director Zingler moved and Direction Farina seconded the motion.**

**Four Voted in Favor  
Zingler, O’Neill, Kissmann, Farina  
Five Voted in Opposition  
Spadaccini, Peak, Pelletier, Tweedie, Beckman**

**RECESS.**

The Board of Directors took a brief recess at 9:10 p.m. and returned at 9:20 p.m.

**Director Tweedie moved and Secretary Pelletier seconded the motion.**

**Nine Voted in Favor**

B. Appointments to Boards and Commissions which have members with terms expiring in October and November 2008 *\*T represents appointments that were tabled; \*R represents reappointments; \*A represents newly appointed members to the Boards and Commission:*

<b><u>Board/Commission</u></b>	<b><u>Name</u></b>	<b><u>Term Expiring</u></b>
Arts Commission	A-Mary Catherine Blalock, (R) 56 Stephanie Way	November 2011
Cheney Brothers National Historic District Commission	Ex Officio – Manc. Historical Soc. R-John Dormer, 58 Patriot La	November 2009
Cheney Hall Board of Commissioners	A-Sharon M. Backer, 196 W. Vernon St (R) A-Kim Sprague, 127 Wellman Rd (R) A-Calvin Harris (Town appt) R-David Newirth, 560 Miller Rd, South Windsor(Little Theater of Manchester appt)	November 2011 November 2009 November 2009 November 2011
Commission for Elderly Services and People with Disabilities	A-Braxton Blalock, 56 Stephanie Way (R)	November 2010

Emergency Medical Svcs. Council	Vacancy (Fire Dept. representative)	November 2011
Housing Commission		
- Nonprofit Agency Member(s)	A-Susan Holmes, 17 Theresa Dr (R)	November 2011
	A-Marlene Walsh, 112 Pitkin St (R)	November 2010
Redevelopment Agency	R-Timothy Devanney, 70 Porter St (D)	November 2013

**Secretary Pelletier moved and Deputy Mayor Peak seconded the motion.**

**Nine Voted in Favor**

## **12. NEW BUSINESS.**

- B. **APPOINTED** - Appointment of a member to the Building Committee, with a term expiring November 2010, to fill the vacancy left by John Cunnane (R) – Matthew Maratta, 68 Rosetto Dr.

**Secretary Pelletier moved and Director Tweedie seconded the motion.**

**Nine Voted in Favor**

- E. Discussion of current ordinance regarding payment in lieu of sidewalks and curbing.

**General Manager Shanley** explained that there is a developer in Town who has paid \$27,000 in lieu of sidewalks and curbing and feels that a refund is due. The property is located on a State road and the State informed the developer that it will not be putting in granite curbing at that location.

**Mark Carlino**, Director of Public Works, further explained that the ordinance pertaining to payment in lieu of sidewalks and curbing was revised by the Board of Directors in July 2003. The major change at that time eliminated the potential for deferments, which was a cumbersome process. When a development is approved, sidewalks are installed or a payment is made if the location of the development is in line with the sidewalk plan. This particular subdivision is located on a State road. Mr. Carlino stated that he has worked on many projects in which the DOT has allowed sidewalks on State roads. The State does not have an overriding policy. The developer feels that because the DOT stated that it doesn't want granite curbing at this location, there is no need to pay for the sidewalks and curbing.

**General Manager Shanley** explained that the developer requested a refund of the payment he made and has gone to the Planning and Zoning Commission to request the refund. The Planning and Zoning Commission believes this is a decision best made by the Board of Directors.

**Secretary Pelletier** commented that the DOT does not have a policy but the Town of Manchester has an ordinance in place. State Statute would trump that, but there is none in existence. Ms. Pelletier is interested in hearing from the developer.

**Director Beckman** noted that Mr. Carlino stated in his memorandum that the DOT continues to grant permits and asked if there are any examples of permits not being granted.

**Mr. Carlino** said that every project that has gone to the DOT in the past five to seven years pertaining to work on State roads has been granted.

**Director Zingler** asked for a written report from the Town Attorney on this matter.

**Director Kissmann** would also like legal advice from the Town Attorney. He suggested curbing and sidewalks may be required at this location in the future. Mr. Kissmann asked if the payments can be used to install sidewalks and curbing at locations other than the development. Mr. Carlino answered in the affirmative.

**Deputy Mayor Peak** asked the number of instances in which the funds were used for construction of sidewalks and curbing.

**Mr. Carlino** explained that approximately nineteen properties are affected by the ordinance. One project has been funded by these payments. The money has been put aside to use as the Town moves forward with sidewalk extensions. The intention of the policy was to avoid pushing the cost onto future property owners. Developers know going into projects that sidewalks need to be installed or the payment must be made.

**Deputy Mayor Peak** said that the letter from the DOT does not seem to be convincing. While it won't maintain granite curbing, it will grant permits to install it. He asked if the Town could choose to require granite curbing and if the State would allow it.

**Mr. Carlino** explained that the State controls the right of way but the Town has the ability to go to the State with a request. He has been able to meet requirements and install granite curbing on other projects.

**Secretary Pelletier** would also like a report from the Town Attorney.

**Director Kissmann** asked whether drainage changes would need to be made if sidewalks were installed at this location. Mr. Carlino answered that proper drainage would be required. Mr. Kissmann said that would be very expensive to the Town. He said that if the developer were to install the sidewalks himself, he would be responsible for the drainage costs as well. In this case, the additional drainage costs would fall to the Town since a payment in lieu of sidewalks and curbing has been made.

**Mayor Spadaccini** said he was on the Board of Directors when the ordinance was revised. In many neighborhoods sidewalks were not built and when the Town did install the sidewalks, the intent was that the property owner be responsible for sidewalk costs. The Town never put the property owners in the position of paying for the sidewalks. The most reasonable way to remedy this problem was to have the developer make a payment in lieu of sidewalks and curbing.

F. **TABLED** - Approval of a contract for the sale of 1083 Tolland Turnpike.

**General Manager Shanley** explained that the Eighth Utilities District is trying to sell this Tolland Turnpike property. It owns 80% of the property and the Town owns 20% of the property. There is a global agreement in place to cooperate with the efforts to sell this land. Mr. Shanley knows that J. D. Labelle is the purchaser but does not know what he intends to do with the property. The Town would realize \$20,000 from this sale.

**Director Tweedie** is not against the sale of the property but is concerned about what would be built on it. It is located at a very busy intersection and 40,000 to 50,000 cars go by this site every day. He wondered, without a plan from the owner, if the Board would be smart to ask for deed restrictions to be sure something unsightly does not appear at another busy intersection in Town.

**Mayor Spadaccini** said he discussed this issue with Mr. Pellegrini and was informed that adult retail is not permitted in this area.

**Director Zingler** also has some concern over the use of this property and wondered if there are stipulations that could be put in place to have some control over its use. He asked if the Board must act tonight or if it could table this item to allow for answers to some of its questions.

**General Manager Shanley** is unaware of a specific timeline but suggested that if the Board is uncomfortable, it defer its decision until January. He will ask Mr. LaBelle to address the Board's concerns.

**Mayor Spadaccini** wondered to what degree we are contractually obligated to sell the property and suggested the Board may not have any discretion in the matter.

**Secretary Pelletier** said she doesn't have a problem holding off on making a decision but also wondered what authority the Board would have being such a small player.

**Director Kissmann** said he would like to defer the decision to make sure the details are covered.

**Deputy Mayor Peak** said that the Board is in the position to sell property in an area with a significant amount of traffic. If an adult retail establishment were to be built there, he would not be inclined to support this sale. However, he does not want to wait and have the Eighth Utilities District deal with consequences of waiting.

**General Manager Shanley** does now know the closing date, but suggested that the Board can act during one of its special meetings in December if he finds action is imminent.

**Secretary Pelletier moved and Director Zingler seconded the motion.**

**Nine Voted in Favor**

I. Redevelopment Agency charge and appointments.

**APPOINTED - Motion to appoint:**

**Aaron Ansaldi (R), 167 Tonica Spring Trail, with a term expiring November 2012**  
**Michael Darby (D), 110 Comstock Road, with a term expiring November 2010**  
**Gary Sweet (R), 75 Forest Street, with a term expiring November 2013**  
**Susan O'Connor (U), 7 Joan Circle, with a term expiring November 2009**  
**Robert Schneider (R), 59 Scarborough Road, with a term expiring November 2011**  
**Thomas Tomko (R), 33 Bobby Lane, with a term expiring November 2013**  
**Aaron Wlochowski (R), 103 Thayer Road, with a term expiring November 2012**

**Secretary Pelletier moved and Director Beckman seconded the motion.**

**Nine Voted in Favor**

**AMENDED - Motion to amend item 1 to read as follows:**

- 1. The Broad Street commercial area located between West Middle Turnpike and Center Street. Refer to all relevant reports, including, but not limited to, the 2003 Manchester Parkade/Broad Street Revitalization Study and 2005 Broad Street Streetscape Conceptual Design Report.**

**Director Zingler moved and Director Kissmann seconded the motion.**

**Nine Voted in Favor**

**FAILED - Motion to amend item 2 to read as follows:**

- 2. Town-owned parking lots located in downtown Manchester and known as the Forest Street, Birch Street and Cottage Street lots to be reviewed by RFP Committee on Downtown Manchester Lots and report to the Redevelopment Agency.**

**Director Tweedie** said he doesn't see the need for this amendment. The Board just appointed people who have expertise in this area.

**Director Beckman** was against the amendment as well.

**Director Zingler moved and Director Kissmann seconded the motion.**

**Four Voted in Favor**  
**Zingler, O'Neill, Kissmann, Farina**  
**Five Voted in Opposition**  
**Spadaccini, Peak, Pelletier, Tweedie, Beckman**

**FAILED - Motion to remove item 2 from the Charge to the Redevelopment Agency.**

**Director Farina** is of the opinion that the Advisory Committee has been working on revitalizing the lots. There is a plan already in place and he doesn't think the Redevelopment Agency needs to get involved. The Forest Street parking lot is not deteriorated; it is well used. Mr. Farina thinks the Board of Directors was wise to set up the Advisory Committee and should stay the course.

**Secretary Pelletier** explained that two people appointed to the Redevelopment Agency were on the Advisory Committee. The Redevelopment Agency has to bring plans back to the Board of Directors, which the Board will have the opportunity to assess.

**Deputy Mayor Peak** remembers the Board pledging to make effective use of its Boards and Commissions and this is an example of that. He is confident in making use of the Redevelopment Agency members' expertise to address the parking areas on Main Street.

**Director Farina** said he did not want to give the impression he is not in favor of development of the Downtown area. He does not believe the Redevelopment Agency is the appropriate entity to address it; all of that agency's efforts should go toward Broad Street.

**Director Zingler** will support this amendment. The Advisory Committee has been authorized to proceed. Mr. Zingler agrees that the Redevelopment Agency is not the best place for this work; the parking lots are not blighted or a safety hazard. There may be a different use for it, but that is what the RFP process will determine.

**Mayor Spadaccini** said that the Redevelopment Agency appointees will be the individuals that get the job done. He believes that the parking lot fits under the charge of a Redevelopment Agency; the State Statute is broad. Oversight of the Agency is reserved by the Board of Directors, which means that the ultimate decision is that of the Board of Directors. Manchester needs to do something different and the Redevelopment Agency will formulate a redevelopment plan. In the course of its work, it will have the power to acquire property and create revenue bonds; this is not an advisory committee. Since so many members of the Agency have experience and expertise in the Downtown area, it makes sense to task them with the downtown parking areas.

**Director Farina moved and Director Zingler seconded the motion.**

**Four Voted in Favor  
Zingler, O'Neill, Kissmann, Farina  
Five Voted in Opposition  
Spadaccini, Peak, Pelletier, Tweedie, Beckman**

**ADOPTED - Motion to suspend the rules to go beyond eleven o'clock.**

**Director O'Neill moved and Director Farina seconded the motion.**

**Nine Voted in Favor**

**ADOPTED - Motion to adopt Charge to the Redevelopment Agency as amended:**

**Deputy Mayor Peak** said he is enthusiastic about getting something done in the Broad Street area. The Parkade has been vacant for 17 years and there have been many solutions tossed around over the years. It makes sense to task this organization with doing a few things very well.

**Director Beckman** will support the Charge to the Redevelopment Agency.

**Secretary Pelletier** said that the appointment of the Agency members is not political, but purely professional. There are vacant parcels in Town that need to be redeveloped.

**The Board of Directors charges the Redevelopment Agency to prepare a redevelopment and/or urban renewal plan as authorized by Chapter 130 of the Connecticut General Statutes for the following redevelopment areas:**

- 1. The Broad Street commercial area located between West Middle Turnpike and Center Street. Refer to all relevant reports, including, but not limited to, the 2003 Manchester Parkade/Broad Street Revitalization Study and 2005 Broad Street Streetscape Conceptual Design Report.**
- 2. Town-owned parking lots located in downtown Manchester and known as the Forest Street, Birch Street and Cottage Street lots.**

**Any redevelopment plan adopted by the Redevelopment Agency shall be subject to the approval of the Manchester Board of Directors. The Redevelopment Agency shall report monthly on its progress to the Board of Directors with a goal of submitting a redevelopment plan within eight months of the date of this charge.**

**Director Beckman moved and Director Tweedie seconded the motion.**

**Nine Voted in Favor**

J. Resolution authorizing location of Dog Park.

**FAILED - Motion to amend the resolution by replacing the word “expenditure” in item 1 with the word “commitment.”**

**Director Farina moved and Director Zingler seconded the motion.**

**Four Voted in Favor  
Zingler, O’Neill, Kissmann, Farina**

**Five Voted in Opposition  
Spadaccini, Peak, Pelletier, Tweedie, Beckman**

**FAILED – Motion to amend resolution to add the words “at this time” at the end of the sentence that is item 1.**

**Director Farina moved and Director Zingler seconded the motion.**

**Three Voted in Favor  
Zingler, Kissmann, Farina  
Six Voted in Opposition  
Spadaccini, Peak, Pelletier, Tweedie, Beckman, O’Neill**

**ADOPTED – Motion to adopt the resolution authorizing the location of a Dog Park.**

### **RESOLUTION**

**Resolved that the Board of Directors of the Town of Manchester supports the construction and operation of a dog park on approximately 1.3 acres of land owned by the Town in the rear of 125 Spring Street subject to the following conditions:**

- 1. There shall be no expenditure of taxpayer funds for the construction or operation of the dog park.**
- 2. Approval of the Planning and Zoning Commission pursuant to Connecticut General Statutes Section 8-24.**
- 3. The execution of a management agreement between the Town and the non-profit organization which will operate the dog park.**
- 4. The construction of the dog park shall be completed on or before December 31, 2011.**

**Deputy Mayor Peak moved and Director Farina seconded the motion.**

**Nine Voted in Favor**

- K. TABLED - Appointments to citizen committee to review energy audit (2-R, 2-D, 1-Youth).**

**Deputy Mayor Peak moved and Director Kissmann seconded the motion.**

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

- L. FAILED - Appointment of subcommittee to discuss Board of Directors/Board of Education collaboration efforts.**

**General Manager Shanley** said that the School Superintendent and he were to get together with staff to discuss three areas: Facilities, Payroll, and Information Systems. Once a report was formulated, they were to bring it back to their respective Boards.

**Director Zingler** did recall discussing the Superintendent and the General Manager meeting, but thinks it is important to get the subcommittee together to analyze recommendations as this type of process has worked best.

**Director Beckman** disagrees with the appointment of a subcommittee. He believes the way to be most effective is to be non-partisan. The Superintendent and the General Manager need to have the freedom to meet and explore these issues and come back to the Board to report.

**Director Kissmann** supports the motion and thinks equal representation would streamline the issue and help bring suggestions to the Boards with more agreement.

**Secretary Pelletier** will be voting against this motion. She thinks it will be beneficial to have the General Manager and the Superintendent of Schools make their determinations and bring them back to the Board as a whole. The people being paid to do the job are the ones most qualified to capture savings or efficiencies.

**Deputy Mayor Peak** was impressed with the list of areas of cooperation that Town staff provided. As he recalls, the next step was that the General Manager and the Superintendent were to meet. The Superintendent did not recommend Payroll as an area of cooperation and needed the approval of the Board of Education before that issue was discussed. Mr. Peak believes that to see savings, significant changes need to be made. To get real results, we are going to have to have joint meetings with the Board of Directors and Board of Education to discuss technical recommendations.

**Director Farina** is confident that the General Manager and the Superintendent will do a good job. A subcommittee of Board members would capitalize on working together. Originally it was thought that Payroll should not be discussed as an area of cooperation, but with urging of Board members, it is an area that will be considered. Board members should be included in the discussions.

**Mayor Spadaccini** was not present at the meeting but his experience with subcommittees is that they have not been terribly effective. He would like to see the General Manager and the Superintendent meet and come up with some areas for potential consolidation. Depending on the result, there may need to be a subcommittee.

**Director Zingler moved and Director Kissmann seconded the motion.**

**Four Voted in Favor  
Zingler, O'Neill, Kissmann, Farina  
Five Voted in Opposition  
Spadaccini, Peak, Pelletier, Tweedie, Beckman**

M. Discussion of policy requiring efficiency ratios from non-profits receiving Town funds for the budget cycle.

**Director Tweedie** explained that there is currently \$576,000 budgeted for thirteen agencies that provide services to the residents of Manchester. We have been discussing the difficult budget year and the fact that more people will have needs because of the economy. At the same time, the agencies are falling short because people have less disposable income. As the Board of Directors looks forward to reviewing next year's requests for funding, it needs to make sure taxpayer dollars have maximum impact. All agencies are unique and it is important that requests for funding contain the necessary data.

**Deputy Mayor Peak** said that this suggestion comes after the impressive work that Town staff did on performance measurements. He is aware that there is an unlimited amount of need, but he thinks it is best to consider the impact rather than just the dollar amount. He explained that performance measures are based on outcomes and asked for some common standards.

**Brian Wolverton**, Management Analyst, stated that any set of data will have value to the Town. He stressed that data from certain agencies will be more relevant than others. Each agency provides a diverse number of services and each needs to be looked at independently.

**General Manager Shanley** explained that most organizations are service providers and said that the money should not be looked at as charitable contributions. The Town has contracts with agencies to provide services. He noted an article in Forbes Magazine about the dangers of judging non-profits by measures. The Board needs to think hard about what it is measuring and what the results are.

**Deputy Mayor Peak** said the Manager's point is well taken. He would like to collect information so all Board members are speaking the same language in order to make comparisons. He isn't interested in making a policy.

**Secretary Pelletier** suggested the perception is that this is a way of cutting funding, but she sees it as a way of reallocating funding. There are services where the Town and non-profit organizations overlap and are providing the same services. She applauded Mr. Wolverton's efforts.

**Mayor Spadaccini** said that the whole purpose of this initiative is to measure the effectiveness of dedicated resources and to make sure they are used in the most effective way.

- O. **APPOINTED** - Appointment of a member to the Cheney Brothers National Historic District Commission, with a term expiring November 2010, to fill the vacancy left by Janet Jefford (R) – John Wilks, 91 Green Manor Rd.

**Secretary Pelletier moved and Director Beckman seconded the motion.**

**Nine Voted in Favor**

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

**Director Zingler** reminded the Board of correspondence received last month regarding establishing a Merchant Marine Monument in Town and asked if there is a consensus among Board members to refer this item to the Veteran's Board. There was a consensus among Board members to refer this request. Director Zingler applauded Information Systems for the on-demand video system on the Town's website and thought it might be appropriate to have a demonstration at the next Board of Directors' meeting.

**Director O'Neill** asked for a status report on the Broad Street Streetscape funding.

**General Manager Shanley** stated that \$2 million has been appropriated in the Bond Commission budget but is not yet on the Bond Commission agenda.

**Director O'Neill** requested that the Board resume receiving a list of delinquent taxpayers.

**Deputy Mayor Peak** noted that the service level budget discussions would begin tomorrow. The Board is well positioned to have meaningful discussions on this subject. He suggested repackaging funding requests in the event the Federal Government provides funding as part of a stimulus package. He thought it might be valuable for the Board to meet with its Senators soon.

Director O'Neill left the meeting at this time (12:16 a.m.).

**Mayor Spadaccini** was glad to hear that Town staff has been taking steps to formulate an agenda of requests for Congress. He wished everyone a wonderful holiday season.

**14. ADJOURNMENT.**

The meeting was adjourned until the January 6, 2009 Regular Meeting of the Board of Directors at 7:00 p.m. in the Lincoln Center Hearing Room.

**Deputy Mayor Peak moved and Director Tweedie seconded the motion.**

**Eight Voted in Favor  
(O'Neill out of the room)**

**Adjourned:** 12:25 a.m.

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**APPROVED:**

**ATTEST:**

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**Secretary, Manchester Board of Directors**