

MINUTES
REGULAR MEETING OF THE BOARD OF DIRECTORS
SEPTEMBER 9, 2008 – 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, 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. for the discussion of Pending Litigation and returned at 7:20 p.m. Present were Mayor Spadaccini, Deputy Mayor Peak, Directors Tweedie, Beckman, Zingler, O'Neill, Kissmann, and Farina, General Manager Shanley, Town Attorney Naab, Director of Administrative Services Moore, and Attorney Jiran. No votes were taken.

7. MEETING CALLED TO ORDER.

The meeting was called to order at 7:22 p.m. All in attendance participated in the Pledge of Allegiance to the Flag, led by Mayor Spadaccini.

8. AWARDS AND PRESENTATIONS.

There were no awards or presentations.

9. ADOPTION OF MINUTES OF PREVIOUS MEETING.

- A. **ADOPTED** - Actions, August 12, 2008 – Regular Meeting
- B. **ADOPTED** - Minutes, August 12, 2008 – Regular Meeting
- C. **ADOPTED** - Minutes, August 26, 2008 – Policy Briefing Meeting

Deputy Mayor Peak moved and Director Tweedie seconded the motion to adopt.

Nine Voted in Favor

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

Aldo Enrico, 57 Bissell Street, said that the recent cleanup in the Spruce Street neighborhood went well and thanked Mayor Spadaccini for his help. He has been hearing a lot about tearing down buildings and would like to see the Board try to preserve historic buildings in Manchester. Mr. Enrico reminded the Mayor that he cut a speaker short at the last meeting because the subject matter was inappropriate for public comment and asked that the same treatment be given to other

speakers that bring up items having nothing to do with the Town of Manchester. He reminded the public of the next Spruce Street block watch meeting.

Bob Hetzel, 83 Starkweather Street, thanked the Mayor for the trash can he requested in the Town parking lot on New State Road and asked that it be emptied.

Eileen Sweeney, 86 Hawthorne Street, spoke about the Participating in American Society course offered at Manchester High School and questioned why it is even taught if citizens are met with hostility when they try to exercise their rights. She stated that asking for a public airing of the matter of the demolition of Bentley School follows Chapter 133 of the Code of Ordinances and requested that the Board reconsider its decision to deny a public hearing on the matter of the demolition of Bentley School. Ms. Sweeney believes a significant oversight was made when the name of the property owner was omitted from the official public notice. She spoke about the Town of Glastonbury's efforts to reach out to its stakeholders and she thinks Manchester should follow their lead. Ms. Sweeney requested that the Board make arrangements to hold an informational presentation on Head Start and Bentley Alternative Education.

Wayne Sweeney, 86 Hawthorne Street, expressed concerns over the Town of Manchester spending money on the Bentley School project without taxpayers having a clear understanding of the plan. He pointed out that Bennet School's renovation never would have happened without a lot of discussion about alternatives and costs. He asked about impact to students of Bentley School both in the short term and in the long term. Mr. Sweeney pointed out that the Code of Ordinances has an entire chapter devoted to the demolition of buildings and read Section 1 aloud. He requested that the Town of Manchester and the Board of Education hold a hearing to inform the public how tax dollars will be spent.

Donald Palmer, 92 Overlook Drive, informed the Board that the Rieg property, which consists of 20 acres next to the Town watershed property, is now on the market. He suggested the Town move quickly to purchase this property.

Geoff King, 62 Arnott Road, spoke in support of the Housing for Economic Growth Program Technical Assistance Grant. The funds available through the grant can be used for a variety of technical needs such as surveying, mapping, and more. He would like to see the funding from this grant target the downtown area and the Parkade.

Milt Perlman, 3 Sanford Road, suggested testing the High School students about what government means to them. Mr. Perlman has heard the Board of Education say it had no money to spare, but suddenly it was able to make \$85,000 available to hire a public relations person. He suggested taking the savings realized and doing something for the students. Public allotment last year was \$150 per student; this year it is \$130 per student. He stated that 80% of the Board of Education budget goes to salaries and benefits and asked if the school system would be able to educate children without all of the additional grants it receives.

Joe Brooks, 601 Bush Hill Road, read a letter he wrote to the Chief of Police after receiving a letter from him with certain stipulations to be agreed to in order to be hired as a substitute School

Crossing Guard. He reviewed his extensive work history and stated that it is not acceptable that he be treated in this manner.

Jim Kurlowicz, Columbus Street, had a conversation with Chief Berry and suggested he be asked to come to a Board meeting to clear up some misgivings about the summer youth program and crime in Manchester. He mentioned some reports he received about members of the Manchester Country Club policing it as if it were their own and stated that it is not the members' responsibility to police the Club; it is management's responsibility. He believes this is an example of why the Club is having a hard time gathering outside members. Mr. Kurlowicz asked if more information can be made available about Executive Sessions.

Bonnie Schuetz, 12 Conway Road, attended the open house at Bennet School and noticed that the people who spoke were the ones who wanted to tear it down several years ago. She expressed concerns that the Spruce Street Fire House and the new Teen Center will not be up and running for three or four years. She believes that Broad Street should not be improved until something is done in the Parkade.

Terry Werkhoven, 88 Santina Drive, concurred with Mr. Enrico that people who speak during public comment should keep their comments to Manchester's business. He supports renaming the Park Street Bridge. Mr. Werkhoven suggested alternative education students presently in the K-Wing at the High School be moved to the vacant modular classrooms on Brookfield Street to get them out of the mainstream. He also asked where the Head Start children will be located. Mr. Werkhoven stated that the demolition of Bentley School was discussed at least two years ago. Any delay will result in further costs to the Town. He does not think a public relations person is needed for the schools, but rather someone to look at the maintenance of the schools.

Bill Ogden, 137 Branford Street, received communication regarding questions he asked at the last Board meeting. After the Board of Directors spent hours discussing the Living Wage Ordinance, the information he received indicates that the Town doesn't pay well. Mr. Ogden asked why the Town does not cut automobile usage. He asked when the Town will start looking into "sweetheart deals."

Leslie Frey, 30 Florence Street, agrees with the newsrack ordinance. She objects to comments made during public comment sessions that Bentley School has outlived its usefulness. The objection process provides the opportunity to look at alternatives to tearing down a building. Anything built before 1945 is a historic building.

Mary Angeli, 65 White Street, is aware of two positions that are needed in Town and requested a meeting with Chief Berry, Mayor Spadaccini and any Board members who are interested. She promotes the Head Start Facility and thinks it is unfortunate that we will be losing that building but understands we can't save the world.

11. COMMUNICATIONS.

Secretary Pelletier received communications from two Hollister Street residents, both in support of the demolition of Bentley School. She received a communication from Anthony Benetti in support of supportive housing. Ms. Pelletier received several communications asking if the repainting of the Probate office will include the door and asked if the General Manager could get back to her on that.

Director Zingler received a communication from Joan Schwartz about a time capsule left at Bentley School when it opened and asked that someone check into that.

Deputy Mayor Peak received a communication from James Perry regarding supportive housing. He asked what a resident can do to ask for a public hearing. General Manager Shanley will get that information to Mr. Peak.

Mayor Spadaccini received a communication from a resident of Devon Drive with concerns about taxes and assessments. Mr. Spadaccini explained that we are about to move into the third year of the phase-in and tax rates will be fixed for two years after that.

12. REPORTS.

General Manager Shanley asked Dr. Reisman to give the Board a brief update on the Head Start program.

Dr. Jerry Reisman, Director of Head Start, reviewed the past ten years of the Manchester Head Start program, the cost benefits of early childhood education, the ongoing space issues and the extensive waiting list. He explained the various pieces of financing involved in this project, with 92% of the project covered by parties other than the Town of Manchester. The Head Start program currently serves about 130 students, with between 40 and 60 on the waiting list. The proposed program will serve 192 students and requires 21,000 square feet to do so. Bentley School is not feasible because of requirements beyond interior space. Dr. Reisman has spent the last five years working on this process and is looking forward to serving almost 200 students per year.

Alan Desmarais, Director of Finance, reviewed the funding sources, the percentages involved in reimbursement, and the Town's share of the cost. He also reviewed the incredibly complicated process involved in the schedule for a bond sale.

General Manager Shanley displayed the floor plan of the Head Start facility and reported that the foundation is already poured and crews have removed hazardous materials from the existing building. With the objections from members of the public, site work cannot be completed until the middle of November.

Deputy Mayor Peak asked for verification that this project has been discussed at a number of meetings over the last five years, there has been input from elected officials and the Building

Committee, and during discussions this was the location discussed. He was answered in the affirmative.

Secretary Pelletier noted that the Board of Directors struggles with renovating buildings as opposed to building new buildings. She noticed that some speakers were concerned with the lack of a public hearing and asked for an explanation as to why none was held and what the taxpayer cost of this entire project will be.

Mr. Desmarais explained that there is a special Statute that says this type of funding should not be considered bonds of the Town and therefore exempts it from the public hearing process. The taxpayer cost will be \$35,000 per year for 20 years.

Mayor Spadaccini thanked Dr. Reisman and Mr. Desmarais for the information they provided. He noted a number of factors went into the decision of whether to build new or renovate. There is no hard and fast rule for these types of decisions. Mr. Spadaccini said he is proud of Bennet School, but this situation contains different variables to consider. He understands and respects the people who disagree with the decision to demolish Bentley School; however, he does not agree with the statements that this was not openly discussed or that the process was not completed properly.

Director O'Neill asked, based on public comment, to make sure the posting of the demolition was done correctly and presented properly and where the students that were at Bennet are currently being educated.

Dr. Reisman explained that Bentley School had three classrooms. One group of students is at Highland Park School and two are at Buckley School.

Director O'Neill asked if construction is still proceeding or if it will be delayed due to the objections.

General Manager Shanley explained that the bid for demolition had to be cancelled but the opening of the school will most likely be on schedule. Some site work may need to be done during the fall of next year.

Director Kissmann asked for an estimate of the cost of the delay to the Town. Mr. Shanley estimates between \$60,000 and \$80,000.

Secretary Pelletier reminded the Board that Mrs. Ferguson suggested creating a commission or board that reviews the potential demolition of older buildings and said a meeting has been scheduled for September 23 at 4:00 p.m. Ms. Pelletier would like to see at least one member of each political party at this meeting.

13. PRESENTATION OF BID WAIVER REQUESTS.

There were no bid waiver requests.

14. ACTION ON ITEMS OF PUBLIC HEARING.

- 3A.1. **ADOPTED AS AMENDED** - Approval of an amendment to the Code of Ordinances, Chapter 279, Newsracks in public rights of way, Sections 279-41, 279-43 and 279-45. (A copy of the proposed amendment may be seen in the Town Clerk's office during normal business hours.)
2. **ADOPTED AS AMENDED** - Approval of the fee schedule for the newsrack ordinance.

Motion to adopt amendment to the ordinance as presented with the following additional amendments:

1. **Strike from § 279-39, Section 7 and Section 8, which would make Section 9 become Section 7.**
2. **In the Fee Schedule, strike the Permit Renewal Fee and the Permit Fee.**

Director Zingler will not support this ordinance due to the fact that it is the cause of a potential lawsuit. He believes the Board has other issues it needs to tackle and this issue has taken up 152 hours of staff time, not to mention the amount of time the Board spent discussing it.

Director Tweedie pointed out that the hours spent by staff on this project were spread out over a six-month period and no outside contracting or overtime was used. He supports this ordinance and hopes the recent amendments will please the Journal Inquirer.

Director Farina asked how the decision to hold a lottery was reached. Attorney Naab explained that the representative from the newspaper expressed concern over that portion of the ordinance. A lottery system will be much simpler to administer. He asked about leaving the question of free speech up to the fates. Attorney Naab reminded Mr. Farina that there are dozens of spots available for newspaper boxes; there is virtually no limitation on the ability or right to getting the news to people. Director Farina expressed concerns that placement is still subjective.

Director Beckman stated he will support this ordinance. He is disappointed in his colleagues and does not believe a quality of life issue is a waste of time for Town government.

Director Kissmann will not support this ordinance. He thinks it is unnecessary and opens legal issues. There are laws and ordinances that can be enforced for any safety issue that may arise.

Secretary Pelletier explained to Board members that this issue was brought up by the Downtown District and is a proactive approach to a potential problem. She will support this ordinance.

Director O'Neill will not support this ordinance. She does not see it as a pre-emptive strike but rather a waste of time and money. It also opens the Town to lawsuits.

Deputy Mayor Peak supports the revised version of this ordinance. The number of hours spent on this ordinance ensures that it is a good ordinance. If we were successful in addressing the concerns of the plaintiff, then it was time well spent.

Mayor Spadaccini had the opportunity to meet with Chris Powell of the Journal Inquirer to discuss what can be done to make the ordinance more acceptable. The Journal Inquirer has a longstanding presence in the Town of Manchester and when the lawsuit was filed, it was important to work it out. The amendments are a product of discussions with the publication.

Mayor Spadaccini moved adoption with amendments and Secretary Pelletier seconded the motion.

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

3C. APPROVED - Approval of the waiver of permit fees for construction on the Eighth Utilities District Public Works Facility.

Secretary Pelletier moved to approve and Director Kissmann seconded the motion.

Nine Voted in Favor

15. UNFINISHED BUSINESS.

A. Discussion of water main assessments on Tolland Turnpike.

General Manager Shanley explained that Town staff was unable to find a record that the Board of Directors specifically directed staff to do assessments in 1990. The minutes directed that caveats be placed on the properties, but no directive was given for assessment. He has been unable to find a time when the Board of Directors has ever assessed a water project in the past. This project was bonded and the bonds have been paid for. A decision was never made to assess or not assess and a decision needs to be made by the Board of Directors to either assess the properties or reverse the caveats.

Deputy Mayor Peak asked what the residents are aware of and if any assessments have been collected.

Richard Staye, Utility Engineer, explained that a Certificate of Notice of Installation was placed on the land records. He does not know if property owners were notified in writing. There was a public hearing held. Mr. Staye explained that over the years when people wanted to connect, they were informed there is a caveat and asked to sign a statement that they are aware of it. Any time a piece of property was sold, a title search would have turned up the caveat.

General Manager Shanley explained that of the 22 property owners who are currently connected, 15 signed the notification statement. Legally, there is some concern because the bonds have been sold. When directly asked if that means the Town cannot assess the property owners, the Town Attorney answered no. Mr. Shanley explained that he cannot find record of where residential water was ever assessed. He has found detailed direction on sewer assessments, but not water.

Director Kissmann asked why seven of the property owners did not sign the notification statement. Mr. Staye has no insight into that. He is aware of one property owner that disputed having to sign the statement and refused. Mr. Shanley added that the statement was not a legal process, rather a customer service effort.

Director Tweedie believes the legal issue of whether the Town has the ability to levy an assessment needs to be answered and if it can be fairly collected, it should.

Mayor Spadaccini suggested that the legal questions be answered and this matter be placed on a future agenda.

B. Discussion of cameras for Manchester Room.

Director Zingler stated that he received the cost estimates and cannot justify spending \$18,000 to \$22,000 to get this system in place in this economy.

Deputy Mayor Peak, Secretary Pelletier, and Directors Tweedie and Kissmann concurred with Director Zingler.

C. **TABLED** - Appointment of a non-profit member of the Housing Commission to replace Anthony Bonetti, with a term expiring November 2010.

Secretary Pelletier moved to table and Director Zingler seconded the motion.

Nine Voted in Favor

RECESS.

The Board took a brief recess at 9:44 p.m. and returned at 9:56 p.m.

Director Beckman moved to recess and Director Farina seconded the motion.

Nine Voted in Favor

16. NEW BUSINESS.

A. **FAILED** - Adoption of a resolution authorizing the General Manager to apply to the State Office of Policy and Management for a Housing for Economic Growth Program Technical Assistance Grant to study the establishment of Incentive Housing Zones.

Mark Pellegrini, Director of Neighborhood Services and Economic Development, explained that a meeting was held among the Board of Directors, the Planning and Zoning Commission, the Housing Commission and the Economic Development Commission and the Home Connecticut Law was discussed at length. At the end of the meeting, there was a consensus to investigate an incentive housing zone with two locations in mind, the vacant land on Broad Street and the central business district. The grant would be used to hire consultants to develop architectural and site design standards, a housing plan, draft regulations, and complete a market analysis. The grant assistance does not bind the Town in any way. Mr. Pellegrini reviewed the highlights of the Bill and the various municipalities currently participating.

Director Zingler moved adoption and Director Kissmann seconded the motion.

Deputy Mayor Peak asked if the Town could be assured these units would be owner-occupied. Mr. Pellegrini stated that the law is silent on that issue. He explained that the intention of the law is to increase the overall supply of market rate and affordable housing. If the Town makes 20% of the housing in the zone affordable for 30 years, then the Town receives \$4,000 for each unit.

Deputy Mayor Peak explained that the Board has an interest in redeveloping the Broad Street area and also to raise home ownership rates. He wants to see Broad Street and the Downtown area redeveloped; however, he is not inclined to support this resolution. He sees it as trying to shoehorn two different goals that may not work well together. He doesn't think it makes sense to even apply to study the options if this is not the path to take. In Manchester, there is a high percentage of renters and a high percentage of government assisted units. Mr. Peak believes the focus should be on job training policies to increase the income of our residents.

Director Beckman will not be supporting this resolution because this is not what is needed for this area of Town at this time. He listed several vacant buildings and asked what efforts are being made to attract commercial businesses to these empty buildings.

Director O'Neill stated that in order to bring jobs to the community, the community needs affordable housing. Manchester is a bedroom community to Hartford. With the price of gas and a public transportation system already in existence, Manchester has a unique opportunity. It is convenient to live in Manchester. Ms. O'Neill believes this study is something that should be completed and \$4,000 per unit is an opportunity that should not be dismissed.

Director Kissmann supports the resolution. Nothing says we have to build the housing, but he asked why not at least study it.

Director Farina pointed out that there was a consensus to draft this resolution at the joint meeting. If we do not pass this, we have wasted staff time. He suggested at least studying the options available.

General Manager Shanley quantified that the low income housing would be for a household making about \$62,000 per year.

There was some discussion among Secretary Pelletier, Directors Zingler, Kissmann, and Tweedie about the joint meeting, what was discussed, and the use of staff time to research this resolution.

Mayor Spadaccini stated that Manchester has 54% owner occupied housing and 46% rental housing as compared to 61% owner occupied in Hartford County and 63% statewide. He believes more rental property may not be the answer and doesn't think that should be the direction to move in. He is also concerned about the impact on the school system. Residential housing may be part of the solution, but he does not think an incentive housing zone is the right direction to go in.

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

C. **REMOVED** - Adoption of Financial Policies.

General Manager Shanley explained that the auditors regularly recommend written financial policies. He recognizes that a review of the policies will take time, which is why the Board is not being asked to adopt them tonight.

Director Tweedie thinks members of the Board of Directors need to be trained so policies are clear and easily implemented.

Director Zingler commended Town staff for the work they did on the Financial Policies but agreed that Board members need more time to digest them.

Secretary Pelletier agrees that more time and direction are needed. There are currently no policies to control spending. The entire Board should have a training session.

Director Kissmann agrees that a written policy makes sense and firmly believes that all nine members should agree with whatever policy comes forward.

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

Secretary Pelletier moved and Director Farina seconded the motion to suspend the rules.
Nine Voted in Favor

Deputy Mayor Peak agrees with the benefits of a written policy and believes a workshop on the matter will have great value.

Director Tweedie moved and Secretary Pelletier seconded the motion to remove.
Nine Voted in Favor

D. Discussion of Ordinance prohibiting smoking at Public Library.

Director O'Neill reviewed the history of this ordinance, which directs the Town Attorney to draft a resolution prohibiting smoking at the libraries in Town.

General Manager Shanley said a resolution is already written and ready for a public hearing. Ms. O'Neill looks forward to seeing it on the agenda in October.

Director Tweedie believes smoking is only part of the problem at the public libraries; intimidation and foul language are also a problem. He related a problem his daughter recently had going into the library on Main Street and believes something needs to be done to address the general loitering and foul behavior.

General Manager Shanley said that those issues are different than what can be addressed by this ordinance. Mr. Tweedie's point is well taken; there are other issues besides smoking.

Director Farina thinks there are ways to solve the other problems and would like to discuss them.

Director Kissmann agrees with Mr. Tweedie's assessment of the problems at the library. There are already laws regarding loitering on the books, so let's do something. Mr. Kissmann does not think any child should be afraid to go into the library.

Deputy Mayor Peak asked if Ms. O'Neill sees this as an initiative to ban smoking on Town property in general and if the library is the first step or if this is being done because of the loitering issue.

Director O'Neill said her main concern is children with asthma and the health risks of second hand smoke. Children should have the right to go to the library without risking their health. She is open to expanding this to other areas in Town in incremental steps.

E. **TABLED** - Discussion of Manchester Low Income Family Earners (LIFE) Program and Scholarship.

Deputy Mayor Peak moved and Director Kissmann moved to table.

Nine Voted in Favor

F. Discussion to reconvene joint subcommittee regarding elementary school improvements/BOE Status Report.

Director O'Neill stated that this committee is currently short of members and is looking to backfill some positions. She looks forward to this committee's recommendations and pointed out that school projects take a long time to organize and fund.

G. Discussion Item – Road Projects.

Director O’Neill brought this up in August in response to a petition and comments she has received from townspeople. With the rising costs of construction, we are unable to get as much work done as in the past with the amount of money bonded. The current practice is to bond every other year and we may want to reconsider this practice. If roads are not maintained, they will deteriorate further.

Secretary Pelletier is looking forward to the workshop on bonded indebtedness. She thinks Board members all agree that road work needs to be done, it is just a matter of how best to do it financially.

General Manager Shanley informed Board members that a meeting has been set for bonded indebtedness on September 30.

Director Farina stated that if the political will is there it should have been put on the referendum. To say that afterward is too late. He doesn’t think this Board is going through the democratic process enough.

Deputy Mayor Peak reminded the Board that the General Manager talked extensively about the priority system and we followed that plan. He reminded Board members that there is no reimbursement for road projects.

Secretary Pelletier reminded the Board that there is still a project being completed now. The entire bonded indebtedness workshop idea came out of discussions about roadwork.

Mayor Spadaccini heard a consensus from Board members that September 30 is a good date for the workshop. The reason for the workshop is to discuss a spending plan. He fundamentally disagrees with throwing roadwork onto the ballot. We are currently in the second year of a two year cycle. Mr. Spadaccini said it is misleading to create the impression there is no money available to do road and sidewalk work. Voters approved funds in 2007 that were presented as a two-year plan. Mr. Spadaccini would like to use the workshop as a thoughtful way to plan bonded indebtedness.

H. Discussion Item – Manufacturing Summit /Manchester Community College

Mayor Spadaccini announced that a Manufacturing Summit will take place on October 16 at Manchester Community College at the Fireside Commons. Registration begins at 7:30 a.m. and the conference will be from 8:00 to 10:00 a.m. The Town of Manchester will co-sponsor the event with Manchester Community College and the Manchester Chamber of Commerce. The focus will be encouraging growth of the manufacturing industry. There are open positions but the challenge for employers is finding qualified applicants.

Deputy Mayor Peak wholeheartedly supports this summit. He wonders if a broader training academy can be created such as the cooperative group in the Manchester Business Park. He suggested training be held on site, but administered by the community college. Mr. Peak has heard jobs are going overseas, but the manufacturing jobs in America require higher technology and have a higher value. Many workers want to earn more and there are many manufacturing employers in the area. We just need to pull the pieces together.

I. Discussion Item – Broad Street Development Plans

Deputy Mayor Peak is aware that the Board has talked extensively about how to redevelop the Parkade and believes it needs to look at the Parkade differently and get more people involved. There are deed restrictions that exist and he would like the Town Attorney to provide an explanation of these. He would like to meet with the owners of the Parkade to discuss redevelopment. He had several ideas to encourage redevelopment, including tax incentives, tax abatement, relaxed development standards, and new zoning or regulations.

Director Tweedie suggested this is an item that the Economic Development Commission should be working on.

Secretary Pelletier supports the road project planned for the Broad Street area. Multiple things will help fix the problem there. Ms. Pelletier explained that Town staff cannot control the owners of the property. There are litigation issues and fiduciary responsibilities being discussed between the owners of the property.

Mayor Spadaccini further explained that there are two property owners involved and they disagree on cross-easements. Unfortunately, the community is stuck in the middle of their disagreement. He agrees that there should be a meeting with the owners of the property. The Town does have a redevelopment agency that has not been terribly active. He would like to see them meeting regularly and actively working on this issue. The Town can no longer take a wait and see attitude. We need to make this a top priority.

J. **ADOPTED** – Resolution to change the name of the Park Street Bridge to Veterans Memorial Bridge.

**RESOLUTION TO CHANGE THE NAME
OF THE PARK STREET BRIDGE
TO
VETERANS MEMORIAL BRIDGE**

WHEREAS, the Manchester Board of Directors recognizes that throughout the years of the Town's existence, many men and women have served honorably in the armed forces of this nation, and that many have made the ultimate sacrifice; and

WHEREAS, it is important that we remember and honor the Veterans who have served, those who have lost their lives, and those who supported our military members behind the scenes, as they fought to protect our freedom and human rights; and

WHEREAS, it is also important that we show our utmost support for our active duty military members and their families, and that we honor their courage and commitment, knowing they may be called upon at a moments notice to defend what we sometimes take for granted; and

WHEREAS, it is abundantly fitting and proper that the many veterans of Manchester, Connecticut who have contributed so much to the welfare of the citizens of their community, state, and nation be appropriately recognized; and

WHEREAS, the Board of Directors intends to honor past, present and future veterans of the nation's armed forces with a permanent memorial located within the boundaries of the Cheney Brothers National Historic Landmark District, in an honored and prominent location in the South of Manchester where our Town's heritage was established, war efforts were realized, defense employees resided, and where an integral part of our Towns community and infrastructure was developed; and

WHEREAS, the Park Street Bridge reconstruction will be completed soon; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors supports naming the Park Street Bridge the Manchester Veterans Memorial Bridge.

BE IT FURTHER RESOLVED, that the Town Manager is authorized and directed to place and maintain appropriate markers designating the Manchester Veterans Memorial Bridge.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors shall remember those brave servicemen and women who have gone before us, honor those who currently serve and inspire those who will serve in the future in a special ceremony dedicating this Bridge on Veterans Day, November 11, 2008.

Secretary Pelletier moved and Director Kissmann seconded the motion to adopt.

Nine Voted in Favor

K. **TABLED** - Appointment of an alternate member to fill the vacancy left by Salvatore Mancini's appointment as a regular member of the Planning and Zoning Commission, with a term expiring November 2008.

Secretary Pelletier moved and Director O'Neill seconded the motion to table.

Nine Voted in Favor

M. **TABLED** - Appointment of a member to the Building Committee, with a term expiring November 2009, to fill the vacancy left by John W. Little, Jr.

Secretary Pelletier moved and Director Beckman seconded the motion to table.

Nine Voted in Favor

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

Director Zingler asked that Sue O'Connor and Jim Teatrault be present for the discussion concerning the Manchester LIFE programs.

Director Farina received a request from a citizen that businesses that provide vacuums also provide trash receptacles next to them. Trash gets blown around the neighborhoods near the businesses. Mr. Farina asked if there is an ordinance in place for this or if one can be developed. Mr. Shanley will assess the scope of the problem. Mr. Farina asked if there is a time limit on how long an unregistered vehicle can be under left in a driveway. Mr. Shanley asked for a specific address.

Director Pelletier asked for an update on the dog park proposal. The EITC is scheduled to meet on the second Tuesday of each month at 2:00 p.m. and she invited Board members to attend. She would like to see the coalition look into helping citizens utilize IDAs.

Deputy Mayor Peak asked for an update on the funding allocated for the demolition of the home on Adams Street. Mr. Shanley said it is moving along. The bid has been received and they are in the process of assessing hazardous material. The building will be down by mid to late November. Mr. Peak noticed the home on Middle Turnpike is currently being repaired and commended Town staff for staying on top of these situations. Mr. Peak thanked Mark Carlino and the Department of Public Works. At a neighborhood meeting it was brought up that a pane of glass was missing from a bus stop shelter and within a couple of days it was fixed.

Director Kissmann thanked the General Manager for the follow up on the long grass on Vernon Street and for clearing the sidewalk.

18. ADJOURNMENT.

The meeting was adjourned until the October 7, 2008 Regular Meeting of the Board of Directors at 7:00 p.m. in the Lincoln Center Hearing Room.

Secretary Pelletier moved and Director Beckman seconded the motion to adjourn.

Nine Voted in Favor

Recess: 12:27 a.m.

gem

APPROVED:

ATTEST:

Secretary, Manchester Board of Directors