

**MINUTES
REGULAR MEETING OF THE BOARD OF DIRECTORS
DECEMBER 12, 2006 – 7:00 P.M.
LINCOLN CENTER HEARING ROOM**

ONE MEETING

PRESENT: Mayor Howroyd, Deputy Mayor O'Neill, Secretary Zingler, Directors Sheridan, Topping, Doucette, Spadaccini, Peak, and Pelletier

ALSO: General Manager Shanley and Town Attorney Darby

1. MEETING CALLED TO ORDER.

The meeting was called to order at 7:05 p.m. All in attendance participated in the Pledge of Allegiance to the Flag, led by Mayor Howroyd.

2. AWARDS AND PRESENTATIONS.

A. 2006 Digital Cities Survey Winners.

Mayor Howroyd acknowledged that Manchester was the recipient of the Digital Cities Survey Award presented at the National League of Cities (NLC) Conference. Jack McCoy, Chief Information Officer, and Deputy Mayor O'Neill were in attendance at NLC to receive this award. Mayor Howroyd noted that this is the third consecutive year that Manchester has received this award; however, this year Manchester has moved from third place to second place. This is an extreme honor for our community and one that we should all be extremely proud of. Jack McCoy thanked the Board of Directors for its support of multi-year plans and execution of those plans. This is an intense competition and the community should be proud.

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

Dot Brindamour, 6 Morse Road, thinks the public should know what actions are being discussed in Town before any actions are taken. She believes the Bennet complex would be a better location for a youth center in the Spruce Street area and cautioned the Board to think carefully before acting.

Eileen Sweeney, 86 Hawthorne Street, thinks the youth facility should be housed in the Cheney Building. She stated that she opposes an enterprise zone in the Spruce Street area.

Joseph Rafala, 58 Hawthorne Street, spoke about the Manchester Land Trust and its failure to comply with the agreement it made with the Town. He asked the intentions of the Board of Directors regarding this issue and would like to see it referred to the Town Attorney.

Aldo Enrico, 57 Bissell Street, Vice President of the Spruce Street Block Watch, has concerns over the locations being discussed as well as renovation costs. Mr. Enrico thinks the taxpayers should be able to vote on this issue.

P. Edgardo Tarrats, 50 Folly Brook Lane, a member of the Board of Directors of the First Hispanic Mission, read a letter from its founder, Reverend Flo Jimenez. Reverend Jimenez wrote in her letter that she started a youth program on Spruce Street to provide a safe and caring place for children to learn, grow, and develop. She is pleased to hear that the Town is thinking of renovating the fire station for this purpose. Mr. Tarrats supports a youth center as well. He has seen these types of programs work to change the lives of children.

Joe Bernard, 28 Teresa Road, has invited members of the Board of Directors to look at the brook behind his house and as far as he is aware, only one Director has been out to look at it. Something needs to be done.

Leslie Frey, 30 Florence Street, President of the Spruce Street Area Block Watch, does not feel like anyone is listening to the people in this neighborhood. She believes use of the firehouse as a youth center is shortsighted and that the Cheney Building would be a better choice.

John Zimmer, 945 Main Street, spoke about taxes in Town and how their increase will force property owners to increase rent. He is concerned about how Manchester is changing and thinks the increases in costs for renters will only make the situation worse.

Richard Zimmer, 945 Main Street, owns several multi-family dwellings in Town and screens his tenants well. The method of taxation in Connecticut is antiquated. Mr. Zimmer predicts an increase in rent of about \$100 per unit, per month, on the average and stated that this will cause vacancies. If something is not done, Manchester will become the home of boarded buildings, blight, drugs, and criminals.

Scott Aiken, 92 Laurel Street, is annoyed over the articles he has been seeing in the newspapers and would like the Board members to continue to try to find ways to meet and talk with people. Connecticut is in need of serious property tax reform and Mr. Aiken encouraged the Board members to get this message across to the people in Hartford. There are many things going on in the Spruce Street neighborhood and he thinks the issues there warrant a commission.

Milt Perlman, 3 Sanford Road, thinks the community center should be at the Cheney Building. He would like to see the Board of Education be accountable to the Board of Directors for funds received. Mr. Perlman suggested a question and answer meeting format between residents and the Board of Directors.

Bill Ogden, 137 Branford Street, urged the Board of Directors to do something for the kids of Manchester. He spoke of a recreation center he attended when he was a youth and thinks Manchester needs something similar. He concurs with Mr. Rafala and Mr. Zimmer.

Fred Spaulding, 18 Myrtle Street, is in favor of an Inlands Wetlands Commission. Manchester is one of the last towns in Connecticut to consider this.

Doris Thompson, 97 Maple Street, is concerned about a youth facility and thinks the firehouse is a bad choice. She is opposed to making the Spruce Street area an enterprise zone. This area does not need more businesses; it needs more peace and quiet.

Jeff Rothman, 287 Keeney Street, is a real estate agent and is concerned about the variations in revaluation. He does not think the assessments reflect the current market value of homes. Mr. Rothman gave an example of a client in his mid-20s who will be selling his Manchester home because he can not afford the increase in taxes.

Dan Moran, 145 Chestnut Street, is ashamed of both political parties for worrying about petty issues instead of dealing with the main problems that come up. Mr. Moran urged the Board of Directors to make time to speak with Richard Zimmer about his ideas; he makes a lot of sense.

John Foley, 52 Trebbe Drive, encouraged support of a Spruce Street youth facility to further the work that Flora Jimenez did. He thinks the earned income tax credit is a great idea.

4. ADOPTION OF MINUTES OF PREVIOUS MEETING.

- A. **ADOPTED** - Actions, November 14, 2006 – Regular Meeting
- B. **ADOPTED** - Minutes, November 14, 2006 – Regular Meeting
- C. **ADOPTED** - Actions, November 21, 2006 – Regular Meeting
- D. **ADOPTED** - Minutes, November 21, 2006 – Regular Meeting

Secretary Zingler moved and Director Sheridan seconded the motion.

Nine Voted in Favor

5. COMMUNICATIONS.

Secretary Zingler received a letter from Mary Foley, resigning from the Housing Authority effective January 1, 2007.

6. REPORTS.

Mayor Howroyd reported on the excellent workshops he attended at NLC. He received an overwhelming amount of information and will gladly make any information he has available to other Board members.

Deputy Mayor O'Neill reported on the innovative workshops she attended at NLC. This was a very informative trip for her and she has a large amount of information, which she will make available to Board members.

Director Peak asked how the message regarding eminent domain was received by NLC and Mayor Howroyd explained that it was really a non-issue this year.

Director Pelletier asked for information regarding the income method and how it is used in revaluation. She is aware of community members suggesting different ways to accomplish revaluation taxation and she would like a response from staff on these ideas. General Manager Shanley will ask John Rainaldi to come to the next Board of Directors' meeting to brief the Board.

Director Spadaccini noticed commercial comparable sales on Manchester's website are different from the numbers seen in recent editorials. He asked for a report on a meeting he was invited to regarding MARC, Inc.'s desire to acquire property on Hillstown Road. General Manager Shanley met with representatives from MARC and will provide a report for the next meeting.

7. PRESENTATION OF BID WAIVER REQUESTS.

There were no Bid Waiver Requests.

8. PUBLIC HEARINGS.

A. Appropriation to Special Projects as follows:

1. State Asset Forfeiture.....\$8,655
for continuing narcotics investigations, equipment and training to be financed by proceeds from narcotics investigations.
2. Expanded DUI Enforcement Grant (2006/2007).....\$97,500
to be financed by the State of Connecticut, Department of Transportation.
3. Police Department – Community Relations Grant account.....\$1,250
for use in promoting safe neighborhoods to be financed by a grant from Sam’s Club Foundation which is gratefully acknowledged and accepted.
4. Youth Service Bureau -
 - a. Youth programming, food and needed supplies.....\$1,207
to be financed by donations from Rockville Bank (\$50), Silk City Print Shoppe (\$100), Columbia Dental (\$1,000) and anonymous (\$57) which are gratefully acknowledged and accepted.
 - b. Acceptance of youth programming equipment and supplies....\$225
(ping pong table, DVD player and puzzles and books) which anonymous donations are gratefully acknowledged and accepted.
5. Manchester Public Library.....\$3,027
for purchase of books and library programs to be financed by donations which are gratefully acknowledged and accepted (a complete list of donors is included in supporting documentation).

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

Director Spadaccini noted that Manchester is accepting donations from either Wal-Mart or Sam’s Club in at least three different areas on tonight’s agenda. He asked the Democrats if there is some inconsistency with accepting a grant from a company that they would not do business with due to the passing of the Living Wage Ordinance.

Mayor Howroyd responded by saying it is not fair to characterize that the Town would not do business with them. Although he may not agree with everything about their business philosophy, they are a corporate citizen.

B. Appropriations to Education Special Projects as follows:

1. Bilingual Education Program.....\$2,413
for bilingual education instructional supplies and textbooks to be financed by a grant through the Bilingual Education Program and the State of Connecticut Department of Education.

2. Manchester Head Start – Free and Reduced Lunch program.....\$73,370
to be financed by a reimbursement through the State of
Connecticut Department of Education.

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

- C. Appropriation to Capital Improvement Reserve
 1. Buckland Traffic Signals.....\$78,700
to be financed by a grant from the Federal Congestion Mitigation
and Air Quality Improvement program for reimbursement of
construction administration costs for the upgrade/replacement of
nineteen traffic signals in the Buckland Hills area and authorization
for the General Manager to enter into an agreement with the State
of Connecticut.
 2. Rehabilitation of Buckland Street.....\$1,268,800
to be financed by a grant from the Federal Urban Component
of the Surface Transportation Program for reimbursement of
construction costs of the milling and repaving of Buckland
Street from the Tolland Turnpike intersection to the South
Windsor town line and authorization for the General Manager
to enter into an agreement with the State of Connecticut.

General Manager Shanley explained that these are very significant projects that are managed by the State and Federal government. These items are reimbursement for administrative costs. Signalization is planned for this spring and the roadwork is tentatively planned for the fall.

Mayor Howroyd opened the floor for public comment at this time.

Scott Aiken, 92 Laurel Street, has noticed new traffic signals with what looks like cameras on them. General Manager Shanley will check into this.

Secretary Zingler had the same question and spoke with Town staff. They are cameras, but are strictly to help relieve traffic congestion. The way it was explained to him is that they are more like motion sensors. Director Topping confirmed that they are in fact motion sensors and are not for recording pedestrian traffic patterns.

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

- D. Appropriation to Capital Reserve – Public Safety Consortium (PSC).....\$95,000
for the purchase of replacement computer aided dispatch equipment
to be funded by a payment from Tel-Control Incorporated, and related
closeout of the Cops More '96 grant.

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

- E. Appropriation to Fire District Special Fund.....\$1,250
for purchase of age-appropriate fire safety brochures, safety related programs and smoke and carbon monoxide detectors to be financed by a grant from Wal-Mart and Sam's Club's Safe Neighborhood Heroes fund which is gratefully acknowledged and accepted.

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

9. ADOPTED - CONSENT CALENDAR (with the removal of items 12.G and 12.H).

- 8A. Appropriation to Special Projects as follows:
 - 1. State Asset Forfeiture.....\$8,655
for continuing narcotics investigations, equipment and training to be financed by proceeds from narcotics investigations.
 - 2. Expanded DUI Enforcement Grant (2006/2007).....\$97,500
to be financed by the State of Connecticut, Department of Transportation.
 - 3. Police Department – Community Relations Grant account.....\$1,250
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 - b. Acceptance of youth programming equipment and supplies....\$225
(ping pong table, DVD player and puzzles and books) which anonymous donations are gratefully acknowledged and accepted.
 - 5. Manchester Public Library.....\$3,027
for purchase of books and library programs to be financed by donations which are gratefully acknowledged and accepted (a complete list of donors is included in supporting documentation).
- 8B. Appropriations to Education Special Projects as follows:
 - 1. Bilingual Education Program.....\$2,413
for bilingual education instructional supplies and textbooks to be financed by a grant through the Bilingual Education Program and the State of Connecticut Department of Education.
 - 2. Manchester Head Start – Free and Reduced Lunch program.....\$73,370
to be financed by a reimbursement through the State of Connecticut Department of Education.

- 8C. Appropriation to Capital Improvement Reserve
 - 1. Buckland Traffic Signals.....\$78,700
to be financed by a grant from the Federal Congestion Mitigation and Air Quality Improvement program for reimbursement of construction administration costs for the upgrade/replacement of nineteen traffic signals in the Buckland Hills area and authorization for the General Manager to enter into an agreement with the State of Connecticut.
 - 2. Rehabilitation of Buckland Street.....\$1,268,800
to be financed by a grant from the Federal Urban Component of the Surface Transportation Program for reimbursement of construction costs of the milling and repaving of Buckland Street from the Tolland Turnpike intersection to the South Windsor town line and authorization for the General Manager to enter into an agreement with the State of Connecticut.
- 8D. Appropriation to Capital Reserve – Public Safety Consortium (PSC).....\$95,000
for the purchase of replacement computer aided dispatch equipment to be funded by a payment from Tel-Control Incorporated, and related closeout of the Cops More '96 grant.
- 8E. Appropriation to Fire District Special Fund.....\$1,250
for purchase of age-appropriate fire safety brochures, safety related programs and smoke and carbon monoxide detectors to be financed by a grant from Wal-Mart and Sam's Club's Safe Neighborhood Heroes fund which is gratefully acknowledged and accepted.
- 12A. Reappointment of Mark Connors (R), 531 Lydall Street, as an alternate to the Planning and Zoning Commission with a term expiring November 2008.
- 12B. Acceptance of Haystack Road, Clover Lane, Holyoke Road, Hampton Drive, a portion of Bobby Lane and a portion of Timrod Road as Town streets, all existing streets within the Mountain Farm subdivision, and acceptance of Reed Drive as a Town street, an existing street within the Mountain Farm Extension subdivision, as well as acceptance of all easements, conveyances and public works infrastructure associated with the aforementioned subdivisions.
- 12C. Acceptance of resignation of Jason E. Doucette (D) from the Planning and Zoning Commission (effective October 5, 2006) with a term expiring November 2009.
- 12E. Acceptance of resignation of Clarence Zachery (D) as an alternate from the Planning and Zoning Commission with a term expiring November 2008.

Director Sheridan moved and Director Doucette seconded the motion.

Nine Voted in Favor

10. ACTION ON ITEMS OF PUBLIC HEARING.

All items of Public Hearing were included in the Consent Calendar.

11. UNFINISHED BUSINESS.

- A. **ADOPTED** - Appointments to Boards and Commissions which have members with terms expiring in November/December 2006. **T represents appointments that were tabled, *R represents reappointments, *A represents newly appointed members to Boards and Commissions.*

<u>Board/Commission</u>	<u>Name</u>	<u>Term Expiring</u>
Advisory Rec. and Park Comm.	A-Ronald Conyers, 26 Coleman Rd (R)	November 2009
Arts Commission	A-Jessica Andrews, 91 Elm St	November 2009
Commission on Aging	A-Jeff Beckman, 11 Ridge St (R)	November 2008
Ethics Commission	R-Aaron Wlochowski, 103 Thayer Rd (R)	November 2009
Housing Commission	T-Vacancy (R) T-Vacancy (D)	November 2009 November 2009
Human Relations Commission	T-Vacancy (D)	November 2009
Pension Board	A-Jan Johnson, 201 Shallowbrook La (R)	November 2010
Property Maintenance Code Board of Appeals	A-Gerald Dierman, 176-F Oakland St (R) R-Dennis Brenner, 100 Hampton Dr (R)	November 2009 November 2009

Director Spadaccini moved and Secretary Zingler seconded the motion.

Nine Voted in Favor

12. NEW BUSINESS.

- D. **APPOINTED** - Appointment of a member (D) to the Planning and Zoning Commission to replace Jason E. Doucette with a term expiring November 2009 – Rudolph Kissman, 60 Carpenter Rd.

Secretary Zingler moved and Director Topping seconded the motion.

Nine Voted in Favor

- F. **TABLED** – Appointment of an alternate member (D) to the Planning and Zoning Commission to replace Clarence Zachery with a term expiring November 2008.

Secretary Zingler moved and Director Topping seconded the motion.

Nine Voted in Favor

- G. **ADOPTED** – Approval of revised job description for Water & Sewer Administrator.

Director Pelletier asked for an explanation of the change in wording from "required" to "preferred" in training and experience. She asked why it would only be preferred in 2006 when it was required in 1996.

Dede Moore, Director of Administrative Services, explained that by changing that one word the pool of candidates would become much larger. There are three people employed in the Treatment Plant and three people employed in the Water Department that currently hold the required licenses.

Director Topping moved and Deputy Mayor O'Neill seconded the motion.

**Seven Voted in Favor
(Zingler and Sheridan out of the room)**

H. **ADOPTED** - Approval of job description for the Senior Center Director.

Director Peak asked about the thought process behind the removal of supervision of employees at the Weiss Center from the Senior Center Director job description.

Dede Moore explained that it was recommended by Management Partners that the Senior Center Director supervise the Weiss Center employees. The Town tried it for approximately two years and has found that supervision is needed on a day-to-day basis at that location.

General Manager Shanley further explained that because the new position has less supervisory responsibility, the Town does not intend to pay the same salary as it previously had.

Director Peak moved and Director Topping seconded the motion.

Nine Voted in Favor

I. **ADOPTED** - Authorization to proceed with Spruce Street youth facility (ages approximately 9-13) design and grant application.

General Manager Shanley emphasized the fact that this is not a community center or teen center, but a youth center for ages 9-13. This age group has been identified as an underserved group.

Director Topping acknowledged that this is a hotly debated and contested topic. The more information made available to the public, the better. The firehouse is centrally located and it will be easy for children to get to it after school. Problems in this neighborhood will increase if nothing is done here. There is currently a gang presence and too many physical confrontations. The Spruce Street Homework Club will be able to move into the neighborhood it serves.

Director Pelletier does not believe that all options have been explored. The community is creating future debt with renovation costs. She would like to see the money go into programming, not buildings. Director Pelletier suggested starting this as a pilot program in Nathan Hale School as this would allow the programming to go forward without worrying about bricks and mortar. Director Pelletier mentioned several concerns she has over details, but noted that the community does need something. General Manager Shanley has a draft report that would address many of the details Director Pelletier is concerned about.

Director Sheridan pointed out that Flo Jimenez was the first to realize the children in this neighborhood are at risk. They are surrounded by dangerous behaviors and are trying to copy them. She is the person that asked Director Sheridan if the Town could do something to continue the work she started. Director Sheridan suggested a master plan for growing and supporting Manchester's youth.

Director Doucette noted that there is a gap in serving this age group in a critical time for them developmentally. Approving the authorization to proceed with research is a very modest step in this process.

Director Spadaccini would like to look at the draft report that Mr. Shanley referred to before making a decision. He doesn't think there has been enough discussion on this topic, specifically how it will be paid for. Director Spadaccini also does not think that the conclusions in the report the Board received directly reflect what was concluded in the community meetings. He thinks use of the Cheney Building makes more sense; it would be a great place to start a pilot program, enabling use of the money for programming instead of renovations.

Director Peak likes this concept because it addresses finding positive and constructive ways to interact with kids. The consensus seems to be that there is a need for a facility, the issue is the location. Director Peak is aware of \$200,000 earmarked for this project, and that the potential cost is \$1.5 million. There is a large gap there and he asked for clarification of what is being authorized.

ADOPTED – Motion made to call for vote on question currently on the table.

Secretary Zingler moved and Director Topping seconded the motion.

Five Voted in Favor
O'Neill, Zingler, Sheridan, Topping, Doucette
Four Voted Against
Howroyd, Spadaccini, Peak, Pelletier

DEFEATED – Motion made to amend this item to include the study of the Cheney Building as a possible alternative location.

Director Peak moved and Director Spadaccini seconded the motion to adopt.

Three Voted in Favor
Spadaccini, Peak, Pelletier
Six Voted Against
Howroyd, O'Neill, Zingler, Sheridan, Topping, Doucette

Director Topping moved and Director Sheridan seconded the motion to adopt item 12.I.

Nine Voted in Favor

RECESS.

The Board of Directors took a brief recess from 10:20 p.m. to 10:34 p.m.

Director Doucette moved and Secretary Zingler seconded the motion.

Nine Voted in Favor

- J. **REMOVED** - Approval of a resolution calling upon Manchester's legislative delegation to introduce enabling legislation for the establishment of an "Enterprise Zone" in the Spruce Street/East Side area.

Director Peak explained the reasons he proposed this resolution and some discussion followed. It was decided that this item would be removed from the agenda and would go into the subcommittee process.

Director Peak moved and Director Pelletier seconded the motion.

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

ADOPTED – MOTION TO SUSPEND THE RULES TO GO BEYOND ELEVEN O’CLOCK.

Director Topping moved and Director Pelletier seconded the motion.

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

K. Discussion of the Conservation Commission’s recommendation to create an Inland Wetlands Commission.

ADOPTED - Motion to adopt the recommendation of the Planning and Zoning Commission made on December 11, 2006 that a joint subcommittee be formed including members of the Board of Directors, the Conservation Commission, the Planning and Zoning Commission, the Economic Development Commission, and a member of Town staff to discuss the creation of an Inland Wetlands Commission. The subcommittee shall report its findings to the Board of Directors by March 15, 2007.

There was some discussion among Mayor Howroyd, Secretary Zingler, Directors Spadaccini, Sheridan, Doucette, and Pelletier, and General Manager Shanley to clarify the details of the adopted motion.

Director Sheridan moved and Director Topping seconded the motion.

Nine Voted in Favor

L. Discussion of the Earned Income Tax Credit and request for proposals from community financial institutions to create an Individual Development Account program.

Mary Roche Cronin, Director of Human Services, reported to the Board that the Commissioner of the IRS is asking that communities promote this beginning February 1, 2007 through a variety of resources, including press conferences, mailings and bills sent out by Town offices, and the Community Renewal Team.

Secretary Zingler suggested meeting in January to develop a formal marketing campaign.

Director Pelletier had heard of this program several times while attending NLC last year. She explained the many benefits of a program like this and suggested the General Manager look into an IDA formed by the Town of Manchester.

ADOPTED – Motion to appoint four members of the Board of Directors, two Democrats and two Republicans, to join in a task force with community agencies regarding this item.

Secretary Zingler moved and Director Topping seconded the motion.

Nine Voted in Favor

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

Director Topping asked to hold a discussion about the general feeling of starting informal meetings with Town citizens again.

Secretary Zingler thinks it would be beneficial to resurrect the neighborhood meetings; however, monthly meetings became too much in addition to other responsibilities. He suggested meeting on a quarterly basis, once in each major neighborhood.

Mayor Howroyd is in favor of this but suggested attendance not be mandatory. He suggested some non-traditional meeting sites such as outdoors or maybe a table at Pride in Manchester activities.

There was further discussion revolving mostly around recent breakfast meetings and whether public notice should be given about them. Mayor Howroyd, Deputy Mayor O’Neill, Directors Spadaccini, Sheridan, Topping, and Pelletier all expressed their thoughts on this issue.

14. ADJOURNMENT.

The meeting was adjourned until the January 9, 2007, Regular Meeting of the Board of Directors at 7:00 p.m. in the Lincoln Center Hearing Room.

Secretary Zingler moved and Deputy Mayor O’Neill seconded the motion.

Nine Voted in Favor

Adjournment: 12:06 a.m.

gem

APPROVE:

ATTEST:

Secretary, Manchester Board of Directors