

MINUTES
REGULAR MEETING OF THE BOARD OF DIRECTORS
JANUARY 12, 2021 - 7:00 P.M.
LINCOLN CENTER HEARING ROOM

ONE MEETING AGENDA

PRESENT: Mayor Moran, Directors Dougan and Conyers, General Manager Shanley and Deputy General Manager Stephanou.

REMOTE: Deputy Mayor Jones, Secretary Castillo, Directors Bergin, Floyd-Cranford, Marois and Schain, and Assistant Town Attorney Sullivan.

1. MEETING CALLED TO ORDER.

The meeting was called to order at 7:00 p.m. All in attendance participated in The Pledge of Allegiance to The Flag, led by Mayor Moran.

Mayor Moran asked for a moment of silence to reflect upon what happened over the past week in Washington, D.C. He just participated in a virtual Martin Luther King, Jr. celebration. He congratulated the Manchester youth who received awards this evening for their kindness, compassion and love of thy neighbor. 2020 and this past week were very difficult. He recalled the words of Congressman and Civil Rights Activist John Lewis: "The vote is precious. It is almost sacred. It is the most powerful non-violent tool we have in a democracy." How ironic it is that our democracy was attacked based on a vote. He hopes we have the decency, kindness and compassion of heart to move forward together. It's not going to be easy. We are not immune to this in Manchester. He was sad to hear that someone spat on one of our residents who was peacefully protesting in Hartford last week. We are better than that. Arnold Schwarzenegger said this week: "Our democracy has been tempered by wars, injustices and insurrections. I believe, as shaken as we all are about the events of recent days, we will come out stronger because we now understand what can be lost."

Through all this, we have forgotten that we are at the height of a pandemic and need to continue to wear our masks and socially distance to fight this pandemic. Today the State of Connecticut had a positivity rate of more than 11%. Let's continue to work together as a community to try to be healthy and realize that when we disagree, we need to do it respectfully and with kindness and compassion in our hearts.

2. AWARDS AND PRESENTATIONS. None.

3. OPENING OF MEETING TO ELECTORS OR TAXPAYERS WHO WISH TO BE HEARD ON ANY SUBJECT WITHIN THE JURISDICTION OF THE BOARD OF DIRECTORS. (Sign-up sheet available 15 minutes prior to the start of the meeting)

Debra Streeter, 25 Eastfield Street, a Manchester resident for more than 40 years, has been a Para educator for the Board of Education for over 30 years. One of the things she appreciates the most about Manchester is its strong faith community and that different faith institutions work together for the greater good of Manchester. Many churches are facing challenges due to the pandemic, with attendance and contributions down. She recently read an article in the Journal Inquirer where a Town official was quoted as saying that they hoped one of the local churches would step up to host a warming center. This is not a religious problem. It is the responsibility of the Town of Manchester, not churches, to provide shelter. The Town has buildings that are not being used. The Manchester Peace and Justice Committee has been researching a shelter in Manchester for over a year and has partnered with Cornerstone Foundation, Inc. in Vernon to come up with a shelter proposal and have the support to carry it out. They

are just looking for help from the Town of Manchester to provide a temporary location for a warming center for this winter. There are several empty buildings in Town that would be suitable, including the Community Y which could be used as a warming center this winter while the Town works to find a more permanent solution for the future. She hopes the Board of Directors will give this serious consideration and approve this proposal to help our neediest residents.

Kurt Wagner, 6 Amherst Drive, has been a Manchester resident for 57 years. He has serious concerns about the Town's senior leadership and lack of a safety culture and lack of standardized procedures to address safety concerns. He spoke directly about the General Manager, Town Attorney and Police Chief. His concerns about blocked sidewalks and unshoveled sidewalks date back more than 20 years, which in many cases force school age children to walk in the road, often in the dark. He has been a proponent of their safety and has placed numerous calls to many departments which fall on deaf ears. He stated previous Town leadership was more responsive. He also noted a contractor working alone using a pavement cutter. These are serious safety concerns that are not being addressed by the Town.

David Martin, 183 Thompson Road, is the Pastor of the North United Methodist Church and is here on behalf of the Greater Manchester Peace and Justice Committee to speak about the viability and establishment of a warming shelter. It is a crucial necessity for our community to have a place where homeless can go. The Community Y would be an ideal location for a warming shelter because of its central location and accessibility to ancillary services. Twenty percent of the people who stay at Cornerstone, Inc. in Vernon come from Manchester. Manchester has a voucher system in place for folks to stay in hotels and while vouchers are a nice way to get someone a warm place in an emergency, Manchester is falling short on the developmental part. Social action that seeks the change of community needs to have three principles in place: meeting the immediate need of a human being, development and equipment of life skills necessary to live on their own and social and structural change. Giving them a voucher to stay in a hotel doesn't assess whether they have a mental health issue, drug addiction issue, are a victim of spousal abuse or other issues. A warming shelter could help to triage a person's needs and provides an opportunity to do some real work with our homeless population. There are churches and volunteers who are ready to support this shelter with their time and talents but we need the Town to help us facilitate this process by providing a location. A warming shelter is a necessary function within the community.

Stephen Ristau, 60 Ash Street Extension, stated there are lots of things happening that are barriers to our happiness these days but every day we are given an opportunity to do something good for others and for our community. He thanked the Board of Directors for the good things they are doing for our community and for their strong statements of support for the value of updating Manchester's public library. Tonight the Board will be considering a Resolution to form a subcommittee to identify the necessary features and functions of a 21st century public library. Mary Cheney Library was built 85 years ago and was last renovated 60 years ago. He encouraged the Board to take the right action and pass the Resolution for a library committee. He is committed to help in any way he can.

Louise Laitao, 101 Helaine Road, spoke about the need to use the Community Y as a warming center this winter. She is aware that requests have been made in the past. Now though, with the coalition of the Manchester Peace and Justice Committee and Cornerstone Foundation, Inc, this request should not be turned down. The Hartford shelters can no longer accommodate non-residents and the Enfield center has closed. Cornerstone Foundation, Inc. cannot handle all of the homeless east of the river at their Vernon facility, but their staff could manage a location in Manchester. The closure of all recreational programs due to the pandemic makes the Community Y more than available for this purpose. The worst of the winter is before us, and it is shameful that we have the ability to meet this great need but do not. The ability to shelter overnight in a hotel meets the need for one or two nights but does not help these people

end their homelessness. If they were to come into this proposed warming shelter, they would be triaged and could gain access to appropriate services. The Town is generous to other non-profits, and it will require very little input from the Town to get a shelter up and running. The time is now with the availability of empty buildings and the coordination, guidance and professional staff from Cornerstone Foundation, Inc. Let's start the New Year off right with action and compassion.

Elizabeth Kline, 60 Valley Street, stated there is an urgent need for a warming center in Manchester, and using the Community Y is the best current solution. She understands that other resources such as hotel vouchers exist for the unhoused residents of Manchester, however she feels their needs remain unmet by existing resources. She and others observe people sleeping outside and some have to travel outside of Manchester to find safety. A warming center is the easiest way the Town can counteract this inequality. Bryan Flint, Deputy Director at Cornerstone Foundation, Inc. is ready to help, which makes it very feasible for the Town to simply offer space. The Community Y is a resource the Town already has; we just need to put it to use. There are many people here who want Manchester to be perceived as a place where moral and responsible people live. There is so much more to do for housing justice, but keeping everyone alive through the winter and meeting this basic need of shelter is a necessary first step. We need to have a warming center as soon as possible.

Colin McNamara, 7 Grandview Street, agrees Manchester needs a warming shelter. He was a volunteer when MACC ran the shelter in Manchester, which provided beds for 40 people a night. People who were down on their luck or having trouble with housing could go there to escape the cold but it was contingent upon their ability to come into the shelter without being intoxicated or high on drugs. At times there were group chats or prayer circles and in the morning those who stayed were given breakfast. Unfortunately, the State of Connecticut Department of Housing decreased funding and the center was unable to remain open. Homelessness is not going away. Unfortunately, with what is going on with COVID more people are out of work than ever before. This is going to exacerbate the problem. He also spoke about big tech censorship causing people not to be able to communicate. We need to have more of an open dialogue if we want to peacefully move forward.

Angela Bellas, 126 Lakewood Circle North, is a member of CT Mutual Aid East of the River and Uniting for a Safe and Inclusive Community. The violence that occurred at our Nation's Capital last week was a continuation of centuries of violence, the violence of white supremacy, patriarchy and racial capitalism. In the face of this continued violence, now in the form of an insurrection or failed coup, the language debates will rage on for quite some time. A hangman's gallows was constructed, pipe bombs and an IED were discovered and armed white supremacists carried zip ties with them to take over our Nation's Capital. She is more concerned now for safety in our community, especially for our Black and Brown friends and neighbors. She is concerned for the safety of her friend, Power Up founder Keren Prescott, who was assaulted at the State Capital last week when a white woman spat in her face placing her at risk of COVID infection, and a group of white people surrounded her and pushed her and threatened her wellbeing. She is concerned that police officers shot and killed Jose Soto last April a couple miles from her home. Black and Brown communities across the nation are at continued and elevated risk of police and vigilante violence. Manchester needs to reengage in conversations about community safety and how to protect one another from both physical and structural violence. We need to take deeper action on how to actively combat the violence of white supremacy and patriarchy. We need to ensure all of our community members have access to housing, quality health care, healthy foods and mental health support. It is a time to consider alternatives for how we approach community safety that don't solely rely on policing. She is in support of a warming center at the Community Y because it is a matter of life and death, and we have the resources for this.

Laurel LaPorte-Grimes, 25 Jeffrey Alan Drive, is struck by the lack of resources our immigrant communities currently have, with no access to stimulus and other supports that other people are able to get. She is also in support of a warming center at the Community Y. Manchester offers a lot of great services but there are people who fall through the gaps. It is important that we do everything we can to provide a multitude of ways that people can access basic needs, including access to warmth, in our Town. The Community Y is a good option for a warming center. Many times people object to the idea of providing a service to people dealing with a lack of housing in their neighborhood. She lives a mile away from the Community Y and welcomes a warming center at this location. It would be a very good use of the unused space at this time.

4. ADOPTION OF MINUTES OF PREVIOUS MEETING.

- A. Actions, December 8, 2020 – Regular Meeting
- B. Minutes, December 8, 2020 – Regular Meeting

Castillo/Floyd-Cranford

9 Voted in Favor

5. COMMUNICATIONS.

Director Conyers stated Board members received a communication from another resident, unable to speak tonight, who was in favor of a warming center at the Community Y.

Vice Chair Jones stated the Board also received several communications from residents who are in support of looking into updates to Mary Cheney Library.

Mayor Moran thanked the Manchester Police Department and Fire Department for their participation in a “parade” on Hackmatack Street for a resident’s 100th birthday on Sunday.

6. REPORTS.

- A. Manager’s Report

General Manger Shanley explained that Item A2 on Performance Measures will be moved to a future meeting. At the request of the Board of Directors, Brian Wolverton, Budget & Research Officer, will give a brief update on revenues and expenses in the current fiscal year.

- 1. Revenues/expenses current fiscal year

Mr. Wolverton stated that overall we are doing okay. It is too early to project budget outcomes given the many uncertainty factors we have been faced with this year. Our expenses will likely be well within budget, as most of the Town’s COVID-related expenses have been reimbursed through grants. There are also a lot of program related expenses that are not taking place due to various closures of programs and buildings. Certain revenue sources are expected to be impacted, as revenue losses will not be reimbursed through grants. Tax collections are roughly on target thus far. It is still possible to end the year with a net positive result.

Total expenditures are currently at approximately 48.5% of budget and General Fund revenues are at 51.3% of budget. At this point last year, both were at 50.5% of budget. Across Departments, we are seeing a lot of typical vacancy-related savings that happen in the course of position turnover. Library,

Senior Center and Recreation Department are seeing program savings due to not needing contract or part-time staff to run the programs closed due to the pandemic.

Thus far, we have had about \$116K COVID-related expenses reclassified to grant reimbursement funds, and expect about another \$200K coming up across the organization. A lot of those costs are facility related costs, as well as additional expenses in the Registrars' Office to accommodate the Presidential election.

On the Board of Education side, we expect savings in transportation, substitute services and overtime. It is too early to quantify what those will be until we know how long the closures go and how the pandemic plays out over the upcoming months.

Snow removal is a large part of the winter budget and although it has been a relatively mild winter, that can change quickly in January and February.

General Manager Shanley explained that a large weekend winter storm, where we are paying double time to employees who work on Sunday, can cost up to \$100K for snow removal.

Mr. Wolverton stated tax collections don't seem to be impacted thus far. We don't have any indication that State aid will be withheld. We expect interest & liens on late tax payments will be affected by deferments, since we had multi-month deferments on July and January tax payments. Also, interest earnings on our assets will be low due to the current low interest rates.

General Manager Shanley explained we are where we expected to be with the overall budget, partly due to COVID related expenses that were grant reimbursed.

Director Schain asked what the outlook is for getting through this year without the use of the \$2.5M put in reserve funds. He also asked about the Board of Education budget.

Mr. Wolverton stated it is still within the realm of possibility that we will not have to use the \$2.5M, particularly considering we have had a lot of operational savings which could help to outweigh some of the issues on the revenue side. It is too early to tell. The Board of Education has had some major areas of reduced expenses due to closures, which could be an area of potential savings.

Director Dougan asked for clarification on the savings for employment vacancies.

Mr. Wolverton explained that when a full-time position is vacated, the position is reviewed to look for cost savings or efficiencies.

General Manager Shanley further explained that every time there is a vacancy, an analysis is done including the need for the position, if the position can be combined with another position and other factors. We also have cost savings during the recruitment period for the position.

Director Bergin asked for clarification on the revised budget. He also asked for an explanation of the cost drivers of changes to the budget, which appear to be the Police Department and Emergency Management and Fixed/Miscellaneous.

Mr. Wolverton explained that the revised budget reflects changes to the budget that took place either due to Board action or accounting. They are actual adjustments to the budget that take place over the course of the year. He explained there were a few Board actions that appropriated some additional funds

to the Police Department including \$165K for body cameras and vehicle purchases. They were funded by funds outside of the General Fund. The Fixed/Miscellaneous also reflects Board action, funds for retroactive salary payments associated with collective bargaining contracts.

2. Performance Measures Report. MOVED TO FUTURE MEETING
3. Update: Repurposed Schools Committee

General Manager Shanley explained the leadership team for the Repurposed Schools Committee (RSC) will provide an update to the Board of Directors.

Ms. Bellas explained that the RSC Leadership Team includes Angela Bellas, Dana Hebert, Laurel LaPorte-Grimes, Tawanda Mobley, Teresa Quintana and Darryl Thames. On June 30th, the RSC convened by the Town Manager. During the first six months, the Committee identified and toured Nathan Hale and Washington Schools, their first two priority buildings. They established a monthly meeting schedule, established a leadership structure and decision-making process. Members participated in a focus group on the Parks & Rec Master Plan. Toward the end of 2020, they established a subcommittee structure and formed two subcommittees, Community Engagement and Information Gathering, both of which have initiated their work plans.

The Community Engagement Subcommittee's purpose is to bring people into the process. They are looking to create spaces for residents to feel a part of Manchester, as there are many residents who currently do not feel like part of our community. They will solicit robust community input, especially from marginalized groups within our community. The Town provides a lot of services, but there are still people who don't know what these services are. We need to assure that people across our community are engaged. They are particularly concerned with the visibility of Black and Brown communities in Manchester. They have been charged with coming up with community-informed recommendations for the four vacant large public buildings. Their goal is to clearly communicate the Committee's process, plans and findings, with the focus on equity and intentionality. Community engagement must involve cultural exchange that respects and values our diverse community. They plan to have recommendations at least for Nathan Hale School by the end of this calendar year. They are still working on other timelines and conversations around leveraging Town staff. Methods of community engagement will include door-to-door conversations, social media, traditional media, engagement with families, youth and seniors, engagement with cultural groups, listening sessions, town hall forums, focus groups and surveys.

Ms. LaPorte-Grimes explained that the Information Gathering Subcommittee's goal is to gather and compile information. They will look at how the information was originally collected and whose voices and perspectives are represented in the final data. They will collect archival information related to the Town's efforts to repurpose Nathan Hale School, what the Town's long-term plans are (Manchester 2020/Manchester 2030), current plans regarding revitalizing neighborhoods in Manchester, the Park and Rec master plan, site and structural studies of the buildings, history of mixed-use development and/or public-private partnerships in Manchester and documents related to the Parkade development. The Information Gathering subcommittee will need to look at whether there is an overarching philosophy that can guide their choices. They will consider job creation, quality of life and equitable availability/access to community resources. Reading through past planning or visioning reports, they need to consider what aspirations are still unfulfilled, what is most needed, and what is under-resourced in our community. They need to consider the Town's potential needs for space, if there is more appropriate space for existing services, potential expansion or creation of new services and if there is a possible match with any of the buildings they are looking to repurpose. They need to look at what can be learned from other towns of similar size and demographics, what they have that Manchester might like to emulate and what

obstacles they had to overcome. The vacant buildings are very large structures and sites. They will consider what mixed use development might be possible, what public/private partnerships can be formed, and what potential partners could be brought in to help generate some revenue and help projects be more fiscally sustainable.

They have discussed some of the challenges and concerns they may face going forward. There is general consensus on the subcommittee that \$10-12 million isn't adequate funding to fully repurpose all four schools. They have a particular concern for Nathan Hale School as a site of long-term disinvestment, which they need to keep at the forefront of their thinking. There is a concern for balancing Town-wide and neighborhood-specific needs. They need to ensure that conversations are centering the voices, experiences, needs and ideas of our marginalized groups in Town.

Mayor Moran asked how RSC determined the leadership structure of the committee and if there are any challenges to this leadership style. He believes in empowering as many people as possible.

Mr. Thames explained that they initially considered a far more traditional leadership structure but after discussions, it was determined they would be stronger with a flatter structure where no particular person is overburdened with responsibilities and everyone has an equal opportunity to contribute. Participation is enthusiastically encouraged.

Ms. Bellas stated they determined it best to proceed with a flat, non-hierarchical, collaborative leadership structure where they operate as a team. The responsibility of the six-member leadership team, which was approved by the entire committee, is to establish committee guidelines, facilitate meetings and facilitate the decision making processes, agenda-setting and sharing, and coordinating schedules for meetings. They also have the responsibility for coordinating Town staff and reporting to the Board of Directors. The leadership team is also responsible for developing subcommittee structure, soliciting feedback from all committee members and developing and monitoring timelines and progress. They asked for and Town staff has agreed to take responsibility for note-taking and dissemination of meeting minutes.

Ms. LaPorte-Grimes stated RSC is a very large, diverse group of people. This leadership structure gives the members the opportunity to get to know each other and understand each other's communication styles. It gives them the opportunity to build relationships and through the strength of the relationships help to build trust, which helps them to work through the challenges they come across.

Ms. Bellas stated the Community Engagement Subcommittee did some real bonding last month when they met and did some cultural and family tradition sharing. They are looking at the leadership team to build in time and space for that kind of relationship-building. Community engagement is relational work. RSC members are building trust with each other and hope to build trust across the Manchester community.

Mr. Thames stated that sometimes with a leader at the top, others are reluctant to add their perspective. This leadership structure provides for open and honest communication amongst the group. Everyone has their own connections within the community and provides their own point of view. They are trying to be as inclusive and open as they can be to make this process as successful as it can be.

Vice Chair Jones stated the Board of Directors gave the RSC a very large and complex task. She was impressed with how the committee arrived at their leadership structure and their communication structure. This is exactly why it is so important to approach things in a different way. She is appreciative

of the deliberative, careful and intentional decisions the committee has made which she hopes will yield a model for how real community engagement is achieved.

Director Dougan appreciates the deliberate approach the committee has had in structuring the committee and feels they are headed in the right direction. She likes the idea of looking at other towns to see what they have done and asked if the committee has looked at any specific towns yet. She also asked if they have looked at any types of businesses that they can collaborate with.

Ms. LaPorte Grimes stated they have not yet looked at other towns yet but plan to and would welcome suggestions. They are at the beginning of the information gathering process. They first need to find out what the community is looking for. Community engagement needs to drive what types of businesses we look at or collaborate with.

Director Dougan understands the committee is concentrating on Nathan Hale first. She asked how they are taking the Town's needs into consideration when they are considering how they will repurpose the schools.

Ms. Bellas explained that although they will be focusing on Nathan Hale first, they will be simultaneously looking at what to do in the Town as a whole. There will be a lot of overlap. In an effort to be intentional and inclusive, they are moving forward methodically and continue to review ideas while keeping space to bring in new ideas. They are looking at the big picture while considering what to do with each individual school.

Mr. Thames stated there should be an opportunity to synchronize what the Repurposed Schools Committee is doing with the goals of the Manchester 2030 plan, while maintaining the individuality of each. They need to ensure one project is not overshadowing another. Community participation has to be the central part of each project.

Mayor Moran appreciates the continued focus on being inclusive. When Nathan Hale was shut down, it was not an inclusive decision. The neighborhoods did not have a say in closing schools and it is so important that each neighborhood has a voice in what to do with each school. He asked if there is anything the Board of Directors can do to assist at this point.

Ms. Bellas stated they do not have any specific requests of the Board of Directors at this time other than continued support and availability to hold important conversations about this process and how the buildings get repurposed.

APPROVED - Motion to take a brief recess at 9:00 p.m.

Jones/Conyers

9 Voted in Favor

Mayor Moran called the meeting to order at 9:30 p.m.

B. Other Reports. None.

7. PRESENTATION OF BID WAIVER REQUESTS. None

8. PUBLIC HEARINGS (formally advertised).

A. Appropriations to Special Projects as follows:

1. Public Safety – East Central Narcotics Task Force \$8,500
to support task force operational needs for equipment, training or to facilitate continuing narcotics investigations to be financed by the annual contribution from Glastonbury.
2. Police Donations Revenue Account - Youth Services Program..... \$500
to be funded by a donation from First Korean Presbyterian Church which is gratefully acknowledged and accepted.
3. Vacant Building Account..... \$45,500
to be funded by a court order and judgment from a blight case involving property located at 20 Bank Street.
4. Health Department - Public Health Emergency Preparedness
Special Grant (7/1/20 to 6/30/21) \$37,560
to be financed by a grant from the State of Connecticut, Department of Public Health.
5. COVID Response - Fund 221 \$915,941
to be funded by a grant from the State of Connecticut Coronavirus Relief Fund through Federal CARES funding.

General Manager Shanley explained that for Item 8A5 the Town received reimbursement of \$200K for COVID expenses for fiscal year ending June 30, and \$714K is an allocation to support costs from July 1-December 31, 2020. They are in the process of assigning expenses to that most recent grant.

Mayor Moran opened the floor for public comment at this time. There being no public comments, Mayor Moran opened the floor for Board Members’ comments.

Director Marois asked for clarification on Item 8A3.

General Manager Shanley explained that when a lien is assessed on a blighted property and it gets paid, funds go into the Vacant Building Account. Similarly when a lien is assessed on unplowed sidewalks, the money goes into this account. The money is then used to pay for the services needed to get the property up to code.

There being no further comments, Mayor Moran closed the public hearing on the above items.

B. Appropriations to Education Special Projects as follows:

1. National School Lunch Program School Equipment Grant (FY 20/22) \$18,293
to be funded by the Agricultural Appropriations Act for equipment grants to eligible school food authorities.
2. Title III, Part A, English Language Acquisition and
Language Enhancement Grant (FY 2020-2022)..... \$59,834
to be funded by the State Department of Education to provide support to limited English proficient students.
3. Nellie Mae Black Lives Matter for Black Educators Grant (FY 20/21) \$30,000
for development of informative virtual modules that will be co-designed and presented by students and educators.

4. Nellie Mae Education Foundation Supporting Districts Addressing Two Pandemics Grant (FY 20/22) \$250,000
to assist with identifying and highlighting the root causes of inequities in education.

Mayor Moran opened the floor for public comment at this time. There being no public comments, Mayor Moran opened the floor for Board Members' comments. There being no comments, Mayor Moran closed the public hearing on the above items.

- C. Resolution to Add a Purpose to the 2003-2004 School Building and Grounds Capital Repair and Replacement Program to Include the Roof Project at Manchester High School and to Appropriate an Amount not to Exceed \$589,000 for the Roof Project at Manchester High School.

General Manager Shanley explained this action is to replace part of the Manchester High School roof in order to be able to install the solar panels which were approved at the last meeting. There is \$589K remaining from the referendum which can be redirected to pay for this repair.

Mayor Moran opened the floor for public comment at this time. There being no public comments, Mayor Moran opened the floor for Board Members' comments.

Director Dougan asked if the pool roof is included in this allocation.

Mr. Till, Facilities Project Manager, explained the pool roof is not included in this action as it is a different type of roof and is of a less critical nature than this part of the roof.

There being no further comments, Mayor Moran closed the public hearing on the above items.

9. CONSENT CALENDAR. (Items 8C, 12E and 12H added)

8A. Appropriations to Special Projects as follows:

1. Public Safety – East Central Narcotics Task Force \$8,500
to support task force operational needs for equipment, training or to facilitate continuing narcotics investigations to be financed by the annual contribution from Glastonbury.
2. Police Donations Revenue Account – Youth Services Program \$500
to be funded by a donation from First Korean Presbyterian Church which is gratefully acknowledged and accepted.
3. Vacant Building Account..... \$45,500
to be funded by a court order and judgment from a blight case involving property located at 20 Bank Street.
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 - 3. Nellie Mae Black Lives Matter for Black Educators Grant (FY 20/21) \$30,000
for development of informative virtual modules that will be co-designed and presented by students and educators.
 - 4. Nellie Mae Education Foundation Supporting Districts Addressing Two Pandemics Grant (FY 20/22)..... \$250,000
to assist with identifying and highlighting the root causes of inequities in education.

C. Resolution to Add a Purpose to the 2003-2004 School Building and Grounds Capital Repair and Replacement Program to Include the Roof Project at Manchester High School and to appropriate an Amount not to Exceed \$589,000 for the Roof Project at Manchester High School.

- 12A. Appropriation to Special Projects (under \$500) as follows:
 - 1. Police Donations Revenue Account - Manchester Police Explorer Post..... \$300
to be funded by donations from Beth and Paul Litrico (\$50), Elaine Turner (\$50) and Daniel Donovan (\$200) which are gratefully acknowledged and accepted.
 - B. Donation of artwork valued at \$21,660 by Eric Vincent Alan and Black Ink Creative Partners, LLC as a contribution to the Luminaries Project at Leisure Labs at the Mahoney Center.
 - E. Approval of the Fire Union contract.
 - H. Resolutions for submission of an ED049 grant application to the State Department of Education regarding the Roof Replacement at Manchester High School.
 - 1. Authorization for the Manchester Board of Education to apply to the Commissioner of Education and to accept or reject a grant for the Roof Replacement at Manchester High School.
 - 2. The Permanent Building Committee is established as the building committee with regard to the Roof Replacement at Manchester High School.
 - 3. Authorization for at least the preparation of schematic drawings and outline specifications for the Roof Replacement at Manchester High School.

Jones/Floyd-Cranford

9 Voted in Favor

10. ACTION ON ITEMS OF PUBLIC HEARING. None.

11. UNFINISHED BUSINESS.

- A. TABLED - Appointment of an at-large member to the Repurposed Schools Committee to fill the vacancy left by Karl Reichelt.
- B. TABLED - Appointment to the Repurposed Schools Committee as a representative from the Robertson neighborhood to fill the vacancy left by Maureen O'Reilly.

C. Appointments to Boards and Commissions which have members with terms expiring in November 2020 (*except as otherwise noted).

<u>Board/Commission</u>	<u>Name</u>	<u>Term Expiring</u>
<u>Arts Commission</u>	A-Sofia Oyola Morales Youth Commission Rep	November 2022
Floyd-Cranford/Castillo		9 Voted in Favor
<u>Cheney Brothers National Historic District Commission</u>	TABLED - Vacant	November 2022
<u>Commission on Human Relations, Elderly Services and People with Disabilities</u>	A- Stephanie Vacek, 231 Porter St (R)	November 2023
Dougan/Floyd-Cranford		8 Voted in Favor (Director Marois abstained)
<u>Ethics Commission</u>	TABLED - Jennifer Nye, 15 French Rd (R)	November 2023
<u>Property Maintenance Code Board of Appeals</u>	A- Jeffrey Nelson, 30 Cobb Hill Rd (D)	November 2023
Dougan/Floyd-Cranford		9 Voted in Favor

D. TABLED - Approval of an ordinance regulating the feeding of wildlife.

12. NEW BUSINESS.

C. Rescission of an appointment to the Housing and Fair Rent Commission.

Dougan/Conyers **9 Voted in Favor**

TABLED- D. Appointment of a member (R) to the Housing and Fair Rent Commission.

Dougan/Conyers **9 Voted in Favor**

F. Resolution establishing a subcommittee to determine the appropriate set of services and requirements for a 21st Century Public Library.

Director Schain stated our library system is something that has served this community well for decades. Our library is a tremendous community resource. The Connecticut State Library ranked Manchester's public library first for the total number of children's books loaned out during the year and fourth for the total number of all items loaned out. Unfortunately, our Mary Cheney Library lacks sufficient space for modern library needs and there are many issues with the physical building. A referendum to renovate and expand the library failed to win voter approval in 2012 and while there is widespread recognition of the need for an updated facility, we've been in a holding pattern about how to best accomplish this. This Resolution sets us off on a course of study and analysis to give us the answers to key questions such as

what services, programs and amenities a 21st century needs to offer and questions about whether we can do this at a renovated Mary Cheney Library or if we need to consider a new location. With the benefit of information and recommendations the Library Board will provide, we can determine whether to endorse a library project, how to prioritize it among other Capital needs and how/when to bring such a project forward to voters for approval at a referendum. This Resolution also asks the Library Board to meet with and present its findings to the Repurposed Schools Committee before they come to the Board of Directors.

Resident Steve Ristau is committed to working hard on this project and working with the Library Board as a resource and sent us his vision for a next generation library. Mr. Ristau stated communities across Connecticut and throughout the world are investing in their changing, diverse populations by building state-of-the-art public libraries that embrace valued principles of access, equity, civic discourse and participation, lifelong learning, social connection and engagement. It's time for Manchester to join this wave of communities and to give our community a new 21st century library. We can get this process started by adopting this Resolution before us tonight. He urged his fellow Board members to join him.

RESOLUTION MARY CHENEY LIBRARY

WHEREAS, the Mary Cheney Library last had a serious renovation - lower level finishing of the Howroyd Room and addition of lower level restrooms - in 1998; and

WHEREAS, the balance of the building and additions remain as designed and built in 1937 and 1961 respectively; and

WHEREAS, a 2012 referendum to address these modernization upgrades and vulnerabilities was unsuccessful; and

WHEREAS, the Board of Directors, since then, prioritized and put forth and advocated for, generational investments in Manchester's elementary schools to achieve, among other priorities, 21st century learning environments for all on which the final phase of construction is set to begin in the spring; and

WHEREAS, the Board of Directors now recognizes that the challenges of the Mary Cheney Library -- which include significant building and accessibility code issues, outdated heating and cooling, and, space compatibility with contemporary and future library demands -- continue today and present investment opportunities and requirements; and

WHEREAS, the Mary Cheney Library is a valuable community resource and consistently has among the highest per capita circulation rate in Connecticut.

NOW, THEREFORE, BE IT RESOLVED:

1. The Board of Directors directs the Library Advisory Board plus up to three additional members of the public, to explore and research current information to determine the appropriate set of services and requirements for a 21st Century Public Library;
2. Review, discuss and comment on earlier studies and plans to address these issues done from 2010 to 2014 and other pertinent studies and public input;

3. Determine how those ideas, concepts and vision relate specifically to Manchester in terms of space needs and location if appropriate;
4. The Library Advisory Board will meet with the Repurposed Schools Committee and advise them of their findings prior to presentation to the Board of Directors;
5. Report to the Board of Directors by September 2021 with findings and recommendations that the Board can use as the basis for decision making about the most appropriate next steps toward planning for and investing in a library to best serve the needs of our diverse community.

Schain/Castillo

9 Voted in Favor

- G. Report from Flag Policy subcommittee.

Assistant Town Attorney Sullivan stated the subcommittee met in November and made good progress. They will meet again this month and should be ready to present their recommendations to the Board of Directors in February.

- I. Discussion: Designation of Community Y as East of the River Warming Center.

General Manager Shanley stated Mr. Cox has been working with the Greater Manchester Peace and Justice Committee for several months on a possible warming center in Manchester. Bryan Flint, Deputy Director at Cornerstone, Inc., has resources and funding available to help with this effort.

Mr. Cox has had several conversations with Greater Manchester Peace and Justice Committee in search of a location for a warming center. He has also spoken with Mr. Flint and his staff from Cornerstone, Inc. There is currently a regional shortage of appropriate space for warming centers/shelters. The push from Greater Hartford Coordinated Access Network (GHCAN) was to find additional locations for warming centers east of the river, and Mr. Flint took on the role of trying to coordinate locations. One of the issues we are faced with is that Hartford is limiting their warming centers to people who can verify Hartford as their last place of residence. In addition, the Enfield warming center is not operational this year, so the burden of warming center operations has fallen on Cornerstone, Inc. in Vernon. We are proposing the use of the Community Y as a warming center this winter, operating 7 days a week overnight. Cornerstone, Inc. has funding to cover the cost of the operation, and can also provide staffing, in combination with volunteer support from Greater Manchester Peace and Justice Committee. This would address a need in the region, not just for the homeless who have Manchester as their last place of residence.

Mr. Flint stated the GHCAN includes 30 towns around Hartford, of which almost all the shelters are in Hartford. Cornerstone, Inc. in Vernon is the only shelter for the suburbs. In October, they were informed that all the Hartford shelters had reduced capacity and were looking for other communities to participate because a large percentage of the people in their shelters weren't from Hartford. While they allow anyone into their shelters, Hartford residents are given priority. Cornerstone, Inc. serves anyone who needs shelter, but they call upon local police and hospitals if anyone is a danger to themselves or others. In the eight years he has been at Cornerstone, Inc. they have only had one physical problem because a couple got involved in a fight at the shelter.

Cornerstone, Inc. purchased the former Tri-town shelter and is currently helping approximately 50 people at four different locations. They were invited into Manchester by the Greater Manchester Peace and Justice Committee in April. They are also currently working with Enfield which will be opening a

warming center a few nights a week. They need to get a good handle on how many unsheltered people there are in the area. Their major goal is to ensure everyone is warm and safe, but there are not enough towns helping with this. Cornerstone, Inc. is ready to provide staffing and funding if Manchester can provide a shelter location. Manchester has a lot of resources and groups in Town that are working with homelessness and this proposed shelter would help to bring all those resources together.

Mayor Moran asked how COVID-19 is being dealt with in the shelters.

Mr. Flint stated no one in Cornerstone, Inc. or at the soup kitchens has come down with COVID-19. There is a conception that homeless people are more vulnerable but they haven't experienced this. They screen staff and follow all recommended pandemic precautions in their shelters.

Director Conyers asked Mr. Flint if he has been in the Community Y and if there would be any upgrades needed to utilize the building as a warming shelter. He also asked how quickly it could be up and running.

Mr. Flint does not foresee any upgrades needed, as long as there is heat and electricity in the building. He has not toured the property but if it's better than being under a bridge by the Hockanum River, they can make it work. They have the funding ready to go and should be able to get it up and running within days.

General Manager Shanley stated Manchester's Social Services has done a lot of work on permanently housing folks and a lot of services are provided at the soup kitchen. He asked Mr. Flint how they would coordinate the proposed shelter with MACC.

Mr. Flint stated he has been working with Manchester's Human Services Department and will continue to do so. They are also working with several other towns in the region. Homelessness is a worldwide problem and communities need to work together. Manchester has a lot of resources available.

Mr. Cox has had conversations with Beth Stafford from MACC and they continue to work hard to address the issue of homelessness. MACC is ready and willing to contribute to any other efforts that come into Town.

Director Bergin thanked Mr. Flint and the Greater Manchester Peace and Justice Committee for their tenacity on this issue. There is a lot of support from the Board of Directors. He asked what the Board is being asked to do with this agenda item. He is confident that the Town can find a building to accommodate a warming shelter and we should do that. This is an opportunity to do some evaluation and measurement of that population after this winter ends, so that we as a Town know what our own gaps are.

General Manager Shanley stated this agenda item directs the Town to use the Community Y for the purpose of a warming shelter. He didn't feel comfortable making a decision to have a regional warming center in Manchester without direction from the Board of Directors.

Director Floyd-Cranford stated there are many definitions of homelessness. The McKinney-Vento Act defines homelessness as "individuals who lack a fixed, regular, and adequate nighttime residence." She also talked about the difference between warming centers and shelters. Warming centers can be libraries and other places just to shelter out of the cold during the day but which provide no sleeping quarters. A warming shelter is somewhere people can come in from the cold to sleep at night. In the fall of 2019, there was a Manchester mom who had medically fragile children and there was a blackout so she was looking for a safe place to spend that evening. She was set up in a hotel through the Manchester Police

Department to ensure she and her children were safe for the night. All families don't have a back-up resource in case of emergency. She would like to support something more than just a warming shelter for the winter.

Mr. Flint agreed there is no one form of homelessness. At a traditional warming center, people are only there for the night and in the morning they are gone. There can be zoning issues with people sleeping at a shelter. If people can't lie down at all, it can be considered a "meeting" and you wouldn't have to change zoning for this. Regionally there was a Town Counsellor who was outraged that you could not let people lie down, they could only sit at tables, so the system was changed. When he started at Cornerstone, Inc. he was told there was a State mandate that every thirty days a homeless person had to be discharged from the shelter. He questioned that at the State level, but no one could explain why. He ultimately found that the 30-day rule never existed. Whatever decision the Board of Directors makes tonight, whether it allows people in to get out of the cold to lie down or sit at tables, they will abide by those rules. They will do whatever it takes to get the homeless out of the cold. Cornerstone, Inc. has enough funding to keep them there 24/7 but they will work around any restrictions the Town has.

Director Floyd-Cranford would like to see a warming center available 24 hours/day because it can be bitter cold during the day as well and if they can't be at the shelter, they'll need to find some other location to stay warm. She would also like to see a year-round shelter, not just seasonal, that can provide the homeless population with other needed services.

Director Dougan asked if this proposal is just for this winter season.

General Manager Shanley stated this is a temporary arrangement to get people out of the cold overnight this winter, until such time that a comprehensive plan can be put together.

Mr. Flint stated they were looking for a place in the region with a certain size building, with some parking and on a bus route. The Community Y in Manchester meets all this criteria.

Secretary Castillo believes this is a good short-term solution and would like to see this approved tonight. This can be the beginning of the Town looking into long-term solutions for our homeless population.

Vice Chair Jones asked for clarification on the proposal.

General Manager Shanley stated this proposal is in response to emails he received requesting authorization for a temporary warming shelter for this winter season. He is requesting approval from the Board of Directors to use the Community Y for this purpose. This is an opportunity to provide the homeless with an ability to get out of the cold weather for the overnight period. This location would be engaged with 211, where the State coordinates sending those who need shelter to an available location.

APPROVED - Motion to suspend the rules to continue meeting past 11:00 p.m.

Jones/Castillo

9 Voted in Favor

Mr. Cox explained they are looking at a warming/meeting center as a temporary solution. There are some zoning regulations in place that would prevent them from providing more services such as beds at this time.

General Manager Shanley further explained the challenge with expanding this to a 24-hour shelter with beds, especially in a temporary facility, is having the responsibility to provide wrap-around services which would require a lot of planning, expense and a more permanent location. This is a temporary solution for a critical situation.

Mayor Moran would like to move forward with this.

Director Schain would like to leave this motion open-ended so that if there is an opportunity to have a 24-hour shelter in the future, we can do so.

APPROVED - Motion to direct the Town of Manchester to identify and authorize a facility to serve as a temporary warming shelter and to direct Human Services to develop and implement a method to measure its use and to direct the Town of Manchester to develop a long-term proposal for providing shelter in partnership with community providers.

Bergin/Conyers

9 Voted in Favor

Mayor Moran thanked the Greater Manchester Peace and Justice Committee and Mr. Flint for their passion with this initiative.

Mr. Flint thanked the Town of Manchester for moving this forward for the region. This will be an example of what other communities can do. We want to eliminate, or at least minimize, homelessness enough so that each Town can take care of their own homeless population.

Mayor Moran stated it is time to stop giving other affluent communities a pass on this. They need to join this regional effort.

TABLED - J. Appointment of an at-large member to the Repurposed Schools Committee to fill the vacancy left by Bob Rosenberg.

Jones/Floyd-Cranford

9 Voted in Favor

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

Mayor Moran asked for a budget timeline for the February Board of Directors meeting.

14. ADJOURNMENT.

The meeting was adjourned until the February 2, 2021 Regular Meeting of the Board of Directors at 7:00 p.m. in the Lincoln Center Hearing Room.

Bergin/Floyd-Cranford

9 Voted in Favor

Adjournment: 11:15 p.m.

lgl

APPROVED:

ATTEST:

Secretary, Manchester Board of Directors