

MINUTES OF THE TOWN COUNCIL MEETING
OF THE TOWN OF SOUTHWINGTON
December 13, 2010

The Town Council of the Town of Southington held a regular meeting on Monday, December 13, 2010. Edward S. Pocock, III, Chairman, called the meeting to order at 7:00 o'clock, p.m.

The following Councilpersons were present, viz:

Christopher J. Palmieri	Anthony E. D'Angelo
John N. Barry	Dawn A. Miceli*
John C. Dobbins	Stephanie A. Urillo
Albert A. Natelli, Jr.	Peter J. Romano, Jr.
Edward S. Pocock, III	

Ex-officio members present were as follows, viz:

Anthony J. Tranquillo, Director of Public Works/Town Engineer
Mark J. Sciota, Deputy Town Manager/Town Attorney
John Weichsel, Town Manager

(*Arrived at 7:21 o'clock, p.m.)

A prayer was recited by Councilman Peter Romano.

The Pledge of Allegiance was recited by everyone in attendance being led by Board of Education Chairman Brian Goralski.

There were approximately 25 other persons in attendance.

EDWARD S. POCOCK, III, Chairman, Presiding:

II. Minutes

Regular Meeting November 22, 2010

Mr. Palmieri made a motion to approve as presented. Mr. Dobbins seconded. Motion passed unanimously on a voice vote.

Special Meeting of November 23, 2010

Mr. Palmieri made a motion to approve as presented. Dr. Urillo seconded. Motion passed unanimously on a voice vote.

Special Meeting of November 30, 2001

Mr. Palmieri made a motion to approve as presented. Mr. Dobbins seconded. Motion passed unanimously on a voice vote.

III. Councilmanic Communications

Mr. Romano reported the SNET building downtown has a multitude of phone books on the ground. It looks sloppy, messy. I asked if staff

could call SNET and get that cleaned up. I've been told that it will be addressed but it will take three or four days. I remind everybody you can just recycle those books in your own curbside recycling.

Mr. Palmieri acknowledged and thanked the parks department for the lovely decorations both on the The Green and in Plantsville Center. Great job as always.

Mr. Palmieri asked, with the rain we had yesterday, what's being done to prevent some of the runoff from the library site where the entire fill is coming out. There is a lot of mud flowing right down. What is being done to prevent the runoff there? Mr. Tranquillo advised there is a tracking pad in the southwest corner and there is a slight depression there. Obviously the rain we had overwhelmed both of those features. We'll look at it.

Mr. D'Angelo praised the staff at Barnes Museum. On December 3rd they had their Christmas open house. It was well received. The line was out the door constantly. Everybody was pleasantly surprised when they did come through the building. I'd like to compliment them on the nice job.

The Chair wished everyone a Merry Christmas and a Happy New Year.

The Chair noted we do a lot of this in this town and you'd never know looking around that we are in bad budget years. Being able to keep up the festive spirit is a great thing. Marie does a fabulous job at the Barnes Museum.

IV. Report of Special Committees

A. Public Works Committee

Mr. Romano advised the leaf program is completed and was done within the allotted time which is an indicator that it was completed with budget. Leaves may still be brought to the bulky waste transfer station.

I'd like to update you on what we are working on in the public works committee currently.

- Intersection Sight Distance formal policy that we're developing that has been an unwritten policy for many years.

- Reviewing the trench repair process in response to complaints we've received.

- Street light maintenance. It's been about six months since we've awarded to Pro Entergy Lighting the contract. We'll be taking a closer look at all the reports. I must say, based on all accounts, the performance has been acceptable. No complaints and actually some praise.

- Prioritization Matrix is being evaluated at an in-depth level. It is in draft form but it will soon be released.

Miscellaneous, the paving has been completed at Flanders and Route 10. Widening, including the traffic signal work, is all done. Highwood Avenue has been paved and it is complete. Preli Court, the storm drainage has been complete and the road patch has been temporarily done. It'll be permanently patched next year.

Lastly, I have action Item 8-B. It's the bid on the sand/salt mix. Mr. Wlodkowski brought to staff now that the town has gone to a salt system for the winter storms. They have an abundance of sand/salt they will use minimally. He requested we bid that out. The high bidder for this product is Dunning Sand & Gravel at \$12 a cy and it is staff's recommendation as well as an informal recommendation from the public works committee that we do sell that product.

Dr. Urillo thanked the highway department regarding the leaf program. The leaves fell quite late this year and that meant that the leaves had to be collected in certain areas twice. I'm glad to hear it came in under budget and was completed on time. The people in our town really appreciate that.

B. Sewer Committee

Mr. Dobbins reported that regarding the sump pump relocation program he will be meeting with the Superintendent of the Greenwich WPC Plant. We'll look at the program they've had up and running for five years. We'll find out the details of starting a program like that. They are under a direct order of the EPA and DEP to remove sources of their inflow to the sanitary sewer and we are not under any of those orders.

The Farmstead Interceptor at Mill Street specifications and bid package should be completed this week and we'll be able to get those out to the public.

The water pollution control plant projects RFPs were opened on Friday. So we are waiting the results of the buried oil tank, roof repair and Plantsville parking lot settling tanks. We may have a special meeting before January to get the projects up and going instead of delaying another month.

As for the phosphorous regulations, the DEP should be announcing their limits for Connecticut as early as January, 2011. Limits had been estimated to be in the .2 to .7 milligram per liter range. It's now felt that since EPA has denied some recent permits that the limits will actually be lower, somewhere in the 0 to .05 milligram per liter range.

The last item is a sewer equity request for 214 Lazy Lane. The sewer committee did recommend approval of this to the Town Council. Mr. Tranquillo will give the Council a briefing on that. It is an action item for this evening.

Mr. Tranquillo reported a request from the property owner at 214 Lazy Lane. We had sewer equity extension from the railroad track up to Carpenter's property and then another extension from Carpenter's property up to Munson's property. This is a third equity extension. This property owner owns about one acre of land.

They're going to be building one house on this lot. It's very poor soils, very high water table. They recognize and the health department and we recognize that sewers are preferred here. The property owner is willing to move forward right away.

Carpenter may join this action. It wouldn't affect us at all because we don't pay anything for this. It's 100 percent paid for by the party putting the sewer in. It's a benefit to the town and we recommend it very highly.

Mr. Dobbins added that is 430 feet at no expense to the town.

C. Rails to Trails Committee

Dr. Natelli updated the Council. I've said in the past and I'll say it again, we did a preliminary punch list walk thru and typically that is not done until they're looking to finalize construction. But we did a preliminary one back in late September. We came up with 30 items on the list.

We did a second go thru in early December where we put additional items on the list, including what is known as station 82+25 at Atwater Street. There seems to be some washout of soft trail, et cetera. We have now put the contractor on notice that that needs to be taken care of immediately.

The safety fencing is up around everywhere except where we want to do an addition which was not planned for but part of the contingency that we have saved which is around the F & F Concrete bridge to block off the sides there.

Mr. D'Angelo brought up the fact that the committee is thinking about recommending that ads be put along the rails to trails. Is that true? Dr. Natelli responded it is not untrue. It's not true because we haven't recommended that, yet. It's in discussion and has not been voted on, yet.

Mr. D'Angelo reminded Dr. Natelli that when it is voted on, he will bring it to the Council. Dr. Natelli said yes, for Council approval.

Mr. D'Angelo offered his input saying it is visual pollution. I hope that the committee would not consider such action. I hope you really discuss it and think very carefully before coming forward with such a recommendation.

Mr. Barry stated that he is adamantly opposed to the commercialization of the rails to trails. I think it's important for

the public to get involved in this issue. This discussion, selling advertisements, was a serious discussion at the committee level.

Extensive discussion followed regarding Mr. Barry's opposition to the concept of ads of any kind on the rails to trails.

Mr. Barry reiterated he is not supportive and adamantly opposed.

The Chair pointed out that one should understand the definition of advertising. There are those that feel that having a cleanup crew every half mile, with the company being able to advertise their company name for cleaning up that section of the trail at no cost to the town is being viewed by some as advertising. There is an extreme view of absolutely none and then the view of where can we save the town some money.

Mr. Barry reiterated he is on the extreme view and he is adamantly opposed to any type of commercialization of the trail.

There was discussion of advertising which exists on the first part of the trail being put up with no authorization.

Mr. D'Angelo concurred with Mr. Barry.

The Chair wanted this issue to come back to the Council for a vote.

Dr. Natelli expressed surprise at having this discussion tonight because the issue is still at the committee level.

A heated discussion followed regarding whether or not this issue should be discussed at the Council level at this point.

Mr. Romano concurred with Mr. Barry and Mr. D'Angelo. He is not in favor of advertising on the rails to trails. It's important to have a discussion at the committee level that they do discuss this. It will come to the Council assuming it gets a positive recommendation and we'll deal with it.

D. Economic Development Strike Committee

The Chair reported a meeting was held and we talked about all the lots on the Lazy Lane development with the \$250,000 STEAP grant that we were able to obtain through the Economic Development Office. It appears all lots are now sold. Great news for the Town of Southington.

A golf tournament to help promote economic development in town was discussed at the committee level.

I'd like to acknowledge Mr. D'Angelo for bringing up the small business issues and those are things we need to look at, too. Questions are extremely valid at the committee level.

V. Town Manager's Report and Communication**A. Report of Board of Finance**

Mr. Weichsel noted the Council has the Report of the Board of Finance. Are there any questions on the report?

(No response)

B. Sale of Surplus Sand (Attachment 1)

Mr. Weichsel reported the recommendation of the committee and Superintendent to award it at \$12 cy to Dunning Sand & Gravel of Farmington. Is there any question on that?

(No response)

C. GZA Contract for monitoring DePaolo Drive Landfill

This item has been on the Agenda from time to time and I think we have answered questions. Chairman and the committee have carefully reviewed it. We have come to the prices that were negotiated by the committee back in April of this year. So, we recommend approval of that contract. It is now the 21st year of a 30th year life project.

Mr. Dobbins pointed out the savings on that were roughly about 3.6 percent. Dollarwise it is not a lot of money but it is something that the town needs to look at all the professional contracts like that and see what can be. Every little dollar counts.

D. Request of ST. Thomas Church (Attachment 2)

Mr. Weichsel characterized this as a bit of bureaucracy gone amuck. The paperwork was not what was requested. The sidewalk was built and inspected. They've asked for reimbursement in the amount of \$3,000.

E. Bids - North Center School Survey Services (Attachment 3)

Mr. Tranquillo handed out material. Mr. Weichsel noted this item is fairly straight forward. The problem of snow is very significant to the ability to survey, obviously.

Mr. Tranquillo gave a presentation noting it was suggested by a variety of people that we move ahead with the North Center School property in terms of getting survey work started while we don't have snow cover.

We put out an RFP for this and today we opened 14 proposals ranging from \$5,000 up to just over \$10,000. The lower proposer, MBA Engineering at \$5,050 is probably a third to a quarter of what this work is worth. If you go forward, it would be our recommendation to use MBA Engineering.

For the project to go forward quickly which is important because the economy is favorable right now and the proposal is favorable right now for that project, we would propose to move ahead with this and negotiate with the design builder to see if we can get a credit on this. We need about three days of decent weather to do the location and then additional two or three days to do the control work and the research on the land records. We're trying to beat the weather.

We recommend we go with MBA Engineering at \$5,050. We would take that out of what we call non legal professional services account in the Town Manager's budget.

Mr. Barry questioned the Southington firm bid which is about \$800 more. Any consideration of hiring the Southington firm?

Attorney Sciota advised that unless you say the low bidder cannot perform the project, it makes it very difficult to not award to the low bidder. I'm sure this company has been checked out and if it is reputable, it's really difficult to say no to the low proposer.

Mr. Weichsel indicated that conclude his report.

V. Town Attorney's Report

A. Report on North Center School Facility Study Committee's recommendation

Attorney Sciota gave the history of item. Back in May, 2010 the Facility Committee received a Feasibility Study for North Center School. We're looking at what to do with Beecher Street, North Center School and the Gura Building.

We reviewed the Feasibility Study and to do the project the way the committee thought it needed to be done, the numbers came in at over \$6 million. The committee regrouped and discussed other avenues to take.

After several meetings, we decided to go out for an RFP asking for a third party to come into the picture and we'd ask the third party to do several different things:

1. Purchase the building.
2. Perform the improvement set forth in the feasibility study.
3. Give the Town of Southington what that purchase price would be. Give the Town of Southington what the lease amount would be for a period not to be less than ten years and also the ability for the town to purchase the property back for a period of time not to exceed ten years.

We opened the RFPs on October 1st and we had four different proposers. We reviewed three of them seriously. We asked all parties

to do a straight clarification on the proposal and answer a few questions and come in with different proposed numbers.

(End of Tape #1, Side A)

(Beginning of Tape #1, Side B)

He went over the numbers provided by the finance director for the \$7 million staff talked about as what it would cost to perform this project. In the end, it would cost the town \$9.4 million.

Being conservative, we said what if we went with \$6.5 million and that came in at \$8.7 million.

We then took the proposals that we had for each one of them. We came to the conclusion after several meetings and working with the financial people that one in particular was one we could recommend to the BOE and the Town Council. That group would be buying the property for \$1, would have a fixed rental period of between one and twelve years for \$375,000 a year and an option for the town to purchase the property back in years eight thru ten for \$2.9 million. Using those numbers, after eight years we would purchase the property and finance the \$3 million for a period of time which would cost us \$6.6 million for the entire project.

In all of this, we felt there wasn't enough FF& E and we added approximately \$200,000 to all the proposals.

We made a recommendation and the committee was unanimous that we choose this group. We recommended it to the BOE. The BOE voted last Thursday night to relinquish the use of North Center School to the Town of Southington under conditions I just set forth. And, I'd be looking for two motions from the Town Council. One is to authorize the Town Attorney's Office to begin contractual discussions with the Borghesi Building and Engineering Group based upon their final submittal. Secondarily, ask for the PZC to issue an 8-24 referral back to the Council. That was the unanimous recommendation of the subcommittee.

I anticipate approximately four to five weeks of paperwork for the contract documents.

Discussion of the numbers submitted by Borghessi by Mr. D'Angelo. Also, he reviewed the Feasibility Study and there was some state reimbursement which would be bringing the cost down from 7 million to 6 million dollars if we were to do it ourselves.

He felt what is being proposed here tonight is really about as transparent as a brick wall. I think this is a way to avoid a referendum. We lose control over the building. We sell it, lease it and then buy it back. We don't have any guarantee eight years from now that the voters would go for a referendum and we might have to continue to lease it after that. I think we have to bite the bullet.

I love the concept of the office complex. It's a wonderful mesh. But I do not like giving up the power. In the whole process there was no transparency, no public input and I'd like to table it.

Mr. Barry noted a long saga with the Town Hall issue. Credit should be given to you to look at creative ways of how to address space needs a Town Hall.

He said he was concerned because there are too many unknowns based on the numbers before us. Explained the estimated figures before us might not be accurate.

Discussed previous referendum amounts compared to this project.

Mr. Barry felt this was circumventing the Town Charter by not just putting this out to referendum now.

Mr. Barry thought there should have been public input on this. There are so many unknowns. And, I never knew there was anything wrong with the Beecher Street building until this year.

Discussion about putting this to referendum now to the voters.

Mr. Barry asked for a table on this item and a townwide public hearing on this issue.

Mr. Barry noted a policy the town has in place for a review committee that would determine what architectural firm is going to be hired, et cetera. It has to be tabled for the good of our community and our future. We're just putting this off for eight/ten years down the road. I'd like more information. And, would hope the majority would go along with a table so we can get more information.

Extensive discussion about the concept, process, concerns, state reimbursement and options.

The Chair commented there have been several different opportunities for the public to comment on this. I heard from the town voters to stop shoving the Town Hall down my throat.

First off, let talk about expense. This 2 million plus less than a traditional bond issue. That's the bottom line. I heard from the voters they want this to be less money than it was before. Its 2 million bucks.

There is a referendum around year 7 because you are going to have this referendum to make it all take place in year 8.

Quite frankly, there were people that came up at the last meeting that mentioned about circumventing the referendum system. I disagree, commented the Chair. There is a little piece of this for everybody. Everybody is going to have to compromise on this. This system is the

ultimate compromise as far as I'm concerned. It saves the voters \$2 million. It really has a built in referendum to decide on it. Using 2010 dollars, I might add. It fixes the Town Hall space issues. It fixes the North Main Street/Hobart Street intersection as part of the traffic study that the previous Council put in. Quite frankly, the contractor being talked about right now has an in-house architect. That solves the problem of a few Council members that don't want a certain architect. That problem goes away. There is a bonus also, it corrects the Beecher Street issue. That was a problem back in '93. The BOE philosophy is the schools come first. Admin comes second.

We've heard for years Town Hall is a problem. This is creative. It solves the Beecher Street issue all in one shot. The sale of Beecher Street will probably pay for two years of this lease agreement. So the cost goes down further.

This is an issue that is not going to go away. After three referendums with the voters, I don't need to be told no again. This saves them money.

Attorney Sciota stated that the proposal stands on its own. One other ancillary thing, not a guarantee, but certainly the Town and the BOE will aggressively apply for state grants if and when the voters say we can buy this property.

Mr. D'Angelo pointed out if we build it ourselves now, we could apply now for the state grant.

Mr. Barry again stated he did not like the concept of selling a town asset and then there is no guarantees we're ever going to own it back. We are going to have lease costs and then we hope that we're in a position to add additional debt to our tax payers.

He stated he felt the private developer makes out pretty damned good on the backs of the taxpayers of Southington. I don't like the concept. I don't think the savings are correct as they are unknown.

Mr. Palmieri brought up Mr. Barry's point about getting the building back, is it part of the contract? Attorney Sciota explained it was. A very, very ironclad contract. In fact, we are working with an outside counsel for review of the contract. The option is very, very important. It's per the RFP.

B. Regional Health District

Attorney Sciota explained he and Mr. Motes have been working for six or eight months on this one. We first met with a representative from the State of Connecticut to ask what we can do to move forward with a health district. And, they gave us several ideas.

Next is we met privately with the Town of Plainville. We felt that would be a perfect fit for Southington. We wanted Plainville to

make their own decision, so we did not go public at that time. As it turns out Plainville actually took the lead and said we'll talk to our Council and see if we can move forward with that.

At Plainville Council's meeting last week, they unanimously stated that they do wish to discuss a health district and the only party they want to work with is the Town of Southington.

Mr. Motes and I and the Manager will be meeting with representatives of the Town of Plainville and the State of Connecticut to facilitate where we go from here in forming a health district.

I'll be briefing the Council every step of the way. We're hoping that after this is all said and done the Town of Southington will realize as much as a \$100,000 savings with a health district - which we are all very excited about.

Mr. D'Angelo was concerned as to where the office for the health district would be. Attorney Sciota said assuming everything goes the way the administration wants it to go, the health department would be housed in the new North Center complex. Plainville would keep a presence in their town. They'll have a sanitarian present in Plainville in the office that's already there. That's the plan.

Mr. Barry said he was glad to see this finally happening. We should be aware that there might be a movement by the state to just have the state decide the regions of what towns go under what health district. That is a possibility we have to aware of in terms of savings from a state perspective. They might regionalize everything and mandate it on the state level.

My understanding is the majority of towns are regionalized in some way or another with their health district, added Mr. Barry. This wouldn't be unusual. I think the pairing up with Plainville is good. Discussion of representation in the health district.

VII. Public Communication

(End of Tape #1, Side B)

(Beginning of Tape #2, Side A)

Arthur Cyr, 103 Berlin Avenue. Have a nice Christmas. I'll see you in January!

Brian Goralski, 80 Buckland Street. (Chairman of the Board of Education) He spoke of the facility committee and their thinking outside of the box. We think we were being creative. We think we've built upon the past using the knowledge of people that are sitting here and the knowledge of people that have sat in our seats before us.

We really have done very little to maintain our buildings. Spoke about the buildings he is here tonight representing. Beecher Street is one we did nothing to other than touch up and minor maintenance.

North Center School was really barely used for children since the last round of Phase I renovations. Explained it was used to house students during Phase II of renovations. It doesn't meet handicapped accessibility. It meets nothing.

The Gura Building is not ours. Our health director is in the least healthy building that our town owns. I find that sad.

Mr. Goralski thanked all those on the facility committee. This recommendation tonight is incredibly out of the box. It's incredibly creative. This project is a way for our town to set the example for other towns of how to move from good to great. We're getting rid of three ancient buildings with this proposal. We're getting rid of three serious community problems with this proposal. We're doing something we never did for seven years. We need to bring the schools and our government closer together. Nothing does it more than the proposal you have before you tonight.

I am very optimistic and hopeful that all of you will look at that idea and move forward in a positive fashion.

I'd like to thank three individuals: Dr. Erardi, the Chairman, Mr. Cox for his knowledge and Mr. Sciota. Without Mr. Sciota's work with the contracts and the proposals and just the idea before you tonight would not be possible.

We're being creative, we're saving money. Many towns are watching us to see what we do. We're being responsible. And, I really think we are looking at the future.

Closed by saying great leaders take great challenges. I see a win/win here.

I look forward to sharing space with town government so the schools and the town can truly be one. And, we all keep going forward.

Dr. Erardi and I are here to answer any questions you have when it becomes an action item.

Ilio Fusciello, 82 Autran Avenue. Spoke about his issue indicating he wanted to be paid.

VIII. Old Business

A. Action on report of Board of Finance

Dr. Urillo made a motion to approve the Report of the Board of Finance. Dr. Natelli seconded. Motion passed unanimously on a voice vote.

B. Action on sale of surplus sand

Dr. Urillo made a motion to award Dunning Sand & Gravel of Farmington at \$12 cy to take the surplus sand away. Mr. Palmieri seconded. Motion passed unanimously on a voice vote.

C. Action on sewer equity for 214 Lazy Lane

Mr. Palmieri made a motion to approve the sewer equity request for 214 Lazy Lane. Mr. Romano seconded. Motion passed unanimously on a voice vote.

D. Action on GZA Contract

Mr. Dobbins made a motion to approve the GZA Contract dated November 30, 2010 as presented to the Council. Mr. Romano seconded. Motion passed unanimously on a voice vote.

E. Action on ST. Thomas request

Mr. D'Angelo made a motion to approve the request as presented. Ms. Miceli seconded. Motion passed unanimously on a voice vote.

(Taken out of order)

G. Action on North Center School Facility Study Committee recommendation

Mr. Romano stated based on the analysis we received and the committee's unanimous recommendation, he would like to make the motion to authorize the Town Attorney to begin contractual discussions with Borghesi Building & Engineering based upon their final submission. Dr. Natelli seconded.

Mr. D'Angelo made a motion to table the item. Mr. Barry seconded the motion to table.

Roll Call:	Natelli:	No
	Palmieri:	No
	Romano:	No
	Urillo:	No
	Barry:	Yes
	D'Angelo:	Yes
	Dobbins:	No
	Miceli:	No
	Pocock:	No

Motion to table fails.

The motion to approve is still on the floor.

Mr. Palmieri asked because of anticipation of the referendum and the past history we've had with referendums in the Town Hall. Let's say year eight comes. It goes out for 2.9 million and it does not pass. Will you put some clause in there dependent upon the referendum results? Attorney Sciota said in the RFP, in the submittal, it talks about a lease period after the ten year. We can lease for another ten years if we so desire.

Mr. Barry said he was opposed to the motion based on the analysis as it is incomplete. These are just based on assumptions. No way of knowing what this is going to cost.

Mr. D'Angelo said he liked the concept of the BOE and the town offices together. I am also voting no because I don't want to give up the power. I'd rather have us do the work, have the building. There's too many unknowns here.

Roll Call:	Natelli:	Yes
	Palmieri:	Yes
	Romano:	Yes
	Urillo:	Yes
	Barry:	No
	D'Angelo:	No
	Dobbins:	Yes
	Miceli:	Yes
	Pocock:	Yes

Motion passes.

Attorney Sciota said the motion should include also an 8-24 referral to the PZC.

Mr. Palmieri so moved the motion. Mr. Romano seconded.

Roll Call:	Natelli:	Yes
	Palmieri:	Yes
	Romano:	Yes
	Urillo:	Yes
	Barry:	No
	D'Angelo:	No
	Dobbins:	Yes
	Miceli:	Yes
	Pocock:	Yes

F. Action on Bids - North Center School Survey Services

Mr. Romano stated that based on the previous, I would like to make the recommendation for the North Center School Survey Services being awarded to MBA Engineering for \$5,050. Mr. Palmieri seconded.

Mr. Barry said he felt taxpayers' money should be going to local firms. I am not in favor of giving it to a company outside the Town of Southington when it didn't have to be. We're only talking \$800.

Roll Call:	Natelli:	Yes
	Palmieri:	Yes
	Romano:	Yes
	Urillo:	Yes
	Barry:	No
	D'Angelo:	No
	Dobbins:	Yes
	Miceli:	No
	Pocock:	Yes

Motion passes.

H. Tabled Appointments:

1. ZBA Alternates: 1 member, 4 year term to November 2014

Dr. Urillo nominated Juanita Champagne for the 4 year term to expire November 2014 for the Zoning Board of Appeals. Mr. Romano seconded.

Mr. D'Angelo nominated Dave Zoni. Mr. Barry seconded.

Mr. Barry noted it is unusual that the democratic appointment is not being filled by the Democratic Party. The Democratic Party is being shut out in terms of filling a vacancy which historically has been a democratic seat.

Roll Call:	Natelli:	Champagne
	Palmieri:	Zoni
	Romano:	Champagne
	Urillo:	Champagne
	Barry:	Zoni
	D'Angelo:	Zoni
	Dobbins:	Champagne
	Miceli:	Zoni
	Pocock:	Champagne

Congratulations to Ms. Champagne.

1 member, fill vacancy, term expires November 2011

Dr. Natelli nominated Matt O'Keefe. He's a local attorney who deals with real estate matters as well as general practice. He's been active in the community in a variety of ways including currently the legal advisor for the Chamber of Commerce. Mr. Dobbins seconded.

Mr. Barry commented it is unusual to appoint an attorney who has done real estate in front of the board in the past. It's your appointment. I just don't like the concept that an attorney who has done land use is now sitting on a land use board.

Roll Call:	Natelli:	Yes
	Palmieri:	Yes
	Romano:	Yes
	Urillo:	Yes
	Barry:	No
	D'Angelo:	No
	Dobbins:	Yes
	Miceli:	No
	Pocock:	Yes

Congratulations to him.

IX. New Business

A. Cost Containment Policy (Attachment 4)

The Chair referred to the Cost Containment Policy enacted in 2008. It did save the town some significant money. The cost containment policy approved by the BOF and recommended to us I think is a good first step for us to move forward for the future. This is a work in progress. If this policy is passed in place the way it is, I want to see two members from the Council and two members of the BOF move forward and review the different tiers to see what they can do to add and adjust this policy so it will be continually improved. I do not believe this is a final document. This is something that should be looked at in more depth. And, continually reviewing.

As part of motion for adoption, I would like to have a subcommittee between the Finance Board and the Town Council. One member from the minority side and one member from our's and two members from the BOF to tweak this thing a little bit more.

Discussion of the intent of the 2008 Containment Policy. And, should we be concerned at this point with our present budget.

The Chair said he would like to see this put into effect with the Tier Four option right now. And, then leave it open. It sets the right tone.

Mr. Dobbins made a motion to enact the Cost Containment Policy as presented this evening with a committee of two from the Board of Finance (democrat & republican) and two from the Town Council (democrat & republican) as an open ended model. Dr. Urillo seconded. Motion passed unanimously on a voice vote.

Mr. D'Angelo made a motion to implement the policy at Tier Four. Dr. Natelli seconded. Motion passed 9 to 0 on a roll call vote.

Note: The policy sunsets on June 30th.

B. Tax Refunds (Attachment 5)

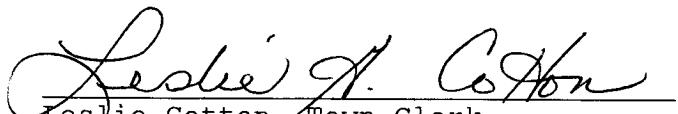
Ms. Miceli made a motion to accept the request for tax abatements listed in our package this evening. Mr. Palmieri seconded. Motion passed unanimously on a voice vote.

X. Adjournment - Executive Session: H & H, Pending Litigation & Town Manager Search

Dr. Urillo made a motion to go into executive session. Attorney Sciota clarified it will be for H & H at 9:00 when Attorney Sheffy will be here. And, pending litigation for myself and the Manager and the entire Council. And, then the Town Manager Search is the Council itself. Mr. Dobbins seconded. Motion passed unanimously on a voice vote.

(Whereupon, the meeting was adjourned to executive session at 8:40 o'clock, p.m.)

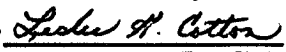
Attest:


Leslie Cotton, Town Clerk

**RECEIVED & FILED
TOWN OF SOUTHTON**

DEC 17 2010

3:15p M

By 
Town Clerk

EXECUTIVE SESSION

The Southington Town Council entered executive session immediately following the Town Council meeting with the following in attendance in order to discuss Heart & Hypertension, Pending Litigation & Town Manager Search

The following Councilpersons were present, viz:

Anthony E. D'Angelo	Christopher J. Palmieri
John C. Dobbins	John N. Barry
Dawn A. Miceli	Albert A. Natelli, Jr.
Peter J. Romano, Jr.	Stephanie A. Urillo
Edward S. Pocock, III, Chair	

Ex-officio members present were as follows:

John Weichsel, Town Manager
 Mark J. Sciota, Deputy Town Manager/Town Attorney
 A. Alan Sheffy, Esquire

Mr. Sheffy left after the heart & hypertension matter was discussed.

Mr. Sciota and Mr. Weichsel left after the pending litigation matter was discussed.

No motions were made or votes taken during executive session.

Dr. Urillo made a motion to adjourn from executive session. Mr. Mr. Dobbins seconded. Motion passed unanimously.

(Executive session was adjourned at 9:40 o'clock, p.m.)

REGULAR SESSION

Dr. Urillo made a motion to adjourn the Town Council meeting which was seconded by Mr. Dobbins. Motion passed unanimously.

(Meeting was adjourned at 9:43 o'clock, p.m.)

John Dobbins
 Vice Chairman

Town of Southington

Attachment 1

Highway Department



STEVEN WLODKOWSKI
HIGHWAY SUPERINTENDENT
GEORGE HARRISON COLE
ASSISTANT SUPERINTENDENT

DELLA BITTA DRIVE
TEL. (860) 276-9430
FAX (860) 276-9101

December 09, 2010

Mr. John Weichsel
Town Manager
Town of Southington
75 Main Street
Southington, CT. 06489

RE: SURPLUS SAND AND SALT BID

Dear Mr. Weichsel,

After reviewing the bid results for the surplus sand and salt bid, I recommend that the material be sold to the Dunning Sand & Gravel Co. Inc. of Farmington, Ct. Their bid of \$ 12.00 / C.Y. was the highest of the three received. The results of the other two bids received are as follows;

1. Marek Brothers Construction Co, Southington, Ct. \$ 8.00 / C.Y.
2. LaRosa Construction Co. Inc., Meriden, Ct. \$ 5.00 / C.Y.

Please contact me with any questions that may arise or if any additional information is required.

Yours Truly,

Steven Wlodkowski
Highway Superintendent

Town of Southington

Attachment 2



Town Council

Edward S. Pocock, III, Chairman
John C. Dobbins, Vice Chairman
John N. Barry
Anthony E. D'Angelo
Dawn A. Miceli
Albert A. Natelli, Jr.
Christopher J. Palmieri
Peter J. Romano, Jr.
Stephanie A. Urillo

Town Manager

JOHN WEICHSEL
(860) 276-6200
FAX (860) 628-4727

December 8, 2010

Hon. Chairman
and Town Council

Ladies and Gentlemen:

Taking everything into consideration, the administration has no objection to rebating of \$3,000 for the two properties in question.

It appears simply to have been a bit of bureaucracy that has failed.

Very truly yours,

John Weichsel
Town Manager

JW:pb
Att.

"City of Progress"

St. Thomas Church

~ 1860 - 2010 ~

Celebrating 150 Years of Catholic Faith



cc (council)

99 Bristol St.
Southington, CT 06489
860.628.4713
Rev. Nicholas P. Melo, Pastor

December 7, 2010

Mr. John Weichsel
75 Main St.
PO Box 610
Southington, CT 06489

Mr. Weichsel:

I submit this request as Pastor of St. Thomas Church. Since my arrival in July 2006, I have rallied the parish to address an upgrade of our parish facilities. Currently we are completing a total reconstruction of our parking facilities for a cost that is nearing \$800,000. I have undertaken extensive projects in each of my parish assignments, and in most cases the town/city government insisted on sidewalk improvements as part of the upgrading of parking facilities. I understand the rationale behind such requirements.

As our Building Committee went forward in early spring to formulate plans for our renovations, our initial concern was to have the work done during school summer vacation. However, we found that it was going to take a minimum of 90 days to complete, and any work would have to overlap the school year either at the beginning or the end. We decided to push to get the work done in 2010.

As the process unfolded, finishing before the winter weather became our new concern. As we met with Harry E. Cole & Son, we decided that when we submitted our plan to the Town they would require new sidewalks. Instead of waiting to be told to add them to our plans, to save time we went ahead and incorporated them into the plans, knowing that was going to significantly increase the cost of our project, but understanding the public safety factor and our responsibility in that regard as well. The sidewalks in place had three layers. The bottom layer was a concrete block. The middle layer was poured concrete, and the top layer was asphalt. In spots the asphalt had crumbled or was missing. In other spots the poured concrete was also crumbled.

The project went through Planning and Zoning, the necessary modifications were made, and the construction work began in early September. At no time were we advised that there was a rebate or grant money available to assist with the sidewalk replacement.

When Mr. Joseph LaPorte, a parishioner, asked me in mid-November if anyone had mentioned Southington's Sidewalk Replacement Program, I hadn't a clue to what he was referring. He got me an application, and we submitted it, only to be told that we did not qualify simply because we were applying after the fact; that such an application needs to be processed before a Site Plan is submitted to Planning & Zoning. We would have gladly complied with that requirement had we known the Program existed and what the procedure was.

As a non-profit organization, we depend totally on the generosity of our parishioners, and the fact that we have been able to accomplish this large a project in such a down economy is a testament to their generosity. There are additional projects that need to be accomplished as well, and it is thus that we appeal to you for the \$1500 rebate for both the church and rectory properties at 143 and 99 Bristol Street, respectively. We have replaced 2850 square feet of standard sidewalk and 610 square feet of heavy duty sidewalk at 99, 133, 143, and 173 Bristol Street at a cost of \$31,000, something we would not have done had it not been needed and required.

I thank you in advance for considering our request.

Sincerely,

A handwritten signature in cursive script that reads "Rev. Nicholas P. Melo".

Rev. Nicholas P. Melo

Cc. Mr. Joseph LaPorte, Mr. Mark Mongillo

NAME	TOWN	CONTACT	PHONE NUMBER	EMAIL	PROPOSAL	COMMENTS
NORTH CENTER SCHOOL						
Jones Engineering	Southington	James E. Jones	860-621-0700	info@jonesengineeringllc.com	6,944.00	
HRP Associates, Inc.	Farmington	Walter J. Gancarz	860-674-9570		10,388.00	
Freeman	Hartford	Catherine M. Donohue	860-251-9550		6,700	
Conklin & Soroka Inc.	Cheshire	Todd A. Andrews	203-272-1135		5,487.00	
BSC Group	Glastonbury	Andrew J. Flanagan	617-896-4551	aflanagan@bscgroup.com	5,495.00	
Cole	Southington	Stephen M. Guidice	860-628-4484		8,500.00	
Kratzert, Jones & Associates, Inc.	Milldale	Severino V. Bovino	860-621-3638	info@kratzertjones.com	5,884.00	
CME Associates, Inc.	Woodstock	Kasey Silva	860-928-7848		7,975.00	
MBA Engineering, Inc.	Berlin	Lewis J. Mirante	860-829-2224		5,050.00	
Cardinal Engineering Assoc. Inc.	Meriden	Joseph A. Cermola III	203-238-1969		7,000.00	
Hodge Professional Land Surveyors	Unionville	Kevin Gallagher	860-673-0444	kgallagher@hodgellc.com	7,640.00	
Milone & MacBroom, Inc.	Cheshire	Robert A. Jackson	203-271-1773		7,975.00	
BL Companies	Meriden	Jennifer Marks	203-630-1406		8,680.00	
Purcell Associates	Glastonbury	James L. Fuda	860-633-8341		10,500.00	

Town of Southington

Cost Containment Policy

Purpose:

To reduce General Government operating expenses in already approved budgetary lines in anticipation of potential revenue shortfalls and/or expected budgetary difficulties in the next Fiscal Year (FY).

Methodology:

The Cost Containment policy presented is designed as a model policy for the Town of Southington. It is tiered to represent various budgetary difficulties as presented. These budgetary difficulties are presented in actual, reasonably perceived possibilities, or compounded forms.

ACTUAL: Current FY revenue shortfalls or other current FY budgetary issues. These are defined predictions, usually consisting of a shortfall range or unexpected monetary expense with ranged costs, normally made by the Finance Department to the Town Council and Board of Finance.

POSSIBLE: Both the Town Council and the Board of Finance, assisted and advised by staff, are charged with reasonably determining future budgetary trouble. Statewide Grand List declines, regardless of Southington's potential success in this area, and other statewide/national issues that will likely effect funding to Southington are the most glaring example of reasonably predicted issues that would fall under this category.

COMPOUNDED: Elements of both ACTUAL and POSSIBLE are present.

When advised, the Chairman of the Town Council will initiate the cost containment policy implementation by adding the following to a Regular or Special Meeting (called for such purpose) of the Town Council under the title: "Cost Containment Implementation" or it may be added to the agenda as stated in Robert's Rules under the same title (2/3rds vote of the body). The Town Council will then act on the matter as deemed appropriate.

Any affirmative action by the Town Council should be effective immediately, note the TIER implemented and will automatically sunset on June 30 of the current FY. The Town Council may rescind any Cost Containment policy at any time prior to the sunset with a majority vote.

If the containment policy was implemented due to or in part due to ACTUAL defined current FY shortfalls, the Finance Director will report to the Board of Finance each month concerning the situation, providing updates and a written report on our Town's financial status. The Town Manager or his designee will communicate these reports to the Town Council.

Town of Southington
 Cost Containment Plan

Requirement	Details	Exclusions	Override Authority	Override Method	Expected Monthly Savings	Person Accountable for Success	Required reporting to BOF and TC at scheduled meetings
-------------	---------	------------	--------------------	-----------------	--------------------------	--------------------------------	--

Tier 4 Containment

Freeze all Vehicle Purchases	Stop the purchase of cars, trucks, trailers, tractors, loaders and all other drivable equipment.	Public Safety (Police and Fire)	Town Manager	Departments submit a list of budgeted items along with rationale.			List of all vehicles approved with rationale.
Freeze all equipment, computers, furniture and fixtures purchases.		Public Safety (Police and Fire)	Town Manager to Board of Finance	Departments submit a list of budgeted items along with rationale.		Town Manager	Approvals forwarded by Town Manger to BOF and review in the manner of a new appropriation.
Impose a cap on office supplies spending.	No department shall expend more then 85% of approved budget on office supplies		Town Manager	Verbal			List of all departments who exceeded 85%
Impose cap on all Non Public Safety Overtime	No department shall expend more then 85% of approved budget on overtime. (Transfers considered per current process)	Public Health, Public Safety and Public Emergency	Town Manager	In Writing	TBD	Town Manager	List of departments that were granted permission to exceed 85%

Tier 3 Containment

Tier 4 Containment plus the following items							
---	--	--	--	--	--	--	--

Requirement	Details	Exclusions	Override Authority	Override Method	Expected Monthly Savings	Person Accountable for Success	Required reporting to BOF and TC at scheduled meetings
Freeze all Capital Expenditures.	Stop all spending from Capital Budget for projects and phases not yet started.		Town Council	Town Manager submits a list of current items to Town Council.			A list and dollar amount of all capital approved during cost containment period.
Freeze all Office Supply purchases			Town Manager	Verbal			List of office supply spending, in the containment period, by department to BOF and TC

Tier 2 Containment

Applicable components of Tier 3 & 4 Containment plus the following items							
Stop All Non Public Safety Overtime	Overtime is not Permitted.	Public Health, Public Safety and Public Emergency	Town Manager	Verbal approval for each hour. Maintained in a log with dept and OT hrs approved.	TBD	Town Manager	A list of overtime hours (approximation) by department including rationale to BOF and TC
Hiring Freeze	No job offers are extended. All open positions remain open. All searches stop immediately.	Fire and Police Departments	Town Manager	In Writing	TBD	Deputy Town Manager	A list of all overrides with position and rationale
Freeze Job Promotions			Town Manager	In Writing	TBD	Deputy Town Manager	A list of all overrides with position and rationale
Freeze all equipment, computers, furniture and fixtures purchases.			Town Manager to Board of Finance	Departments submit a list of budgeted items along with rationale.	TBD	Town Manager	Approvals forwarded by Town Manger to BOF and review in the manner of a new appropriation.

Requirement	Details	Exclusions	Override Authority	Override Method	Expected Monthly Savings	Person Accountable for Success	Required reporting to BOF and TC at scheduled meetings
Travel Freeze	Freeze all out of town travel	Economic Development, Public Safety Training, Official Government Meetings, Conference Of Municipalities (CCM) sponsored events.	Town Manager	Written approval for in state travel. Written approval for out of state travel.	TBD	Town Manager	Approvals forwarded by Town Manger to BOF and review in the manner of a new appropriation.

Tier 1 Containment

Applicable components of Tier 2, 3 & 4 Containment plus the following items							
Hiring Freeze	No job offers are extended. All open positions remain open. All searches stop immediately.	None	Town Manager	In Writing	TBD	Deputy Town Manager	A list of all overrides with position and rationale
Stop All Overtime	Overtime is not Permitted.	None	Town Manager	Verbal approval for each hour. Maintained in a log with dept and OT hrs approved.	TBD	Town Manager	A list of overtime hours (approximation) by department including rationale

List of Requests for Abatement or Refunds of Taxes - Town Council Meeting of December 13, 2010

<u>Taxpayer's Name</u>	<u>Reason for Refund</u>	<u>Amount of Refund</u>
Matusik, Pawel	Assessor C/C List #131415 M 2008	\$126.54
Nissan Infinity LT	Assessor C/C List #141497 & 141432 M 2009	\$304.57
Tax Collector or Wright, Joshua A	Assessor C/C List #231336 M 2008	\$79.81
Toyota Motor Credit Corp	Assessor C/C List #201276 M 2009	\$180.75