



John L. Salomone  
Town Manager

# TOWN OF NEWINGTON

131 CEDAR STREET  
NEWINGTON, CONNECTICUT 06111

**MAYOR MIKE LENARES**

## MINUTES

### NEWINGTON TOWN COUNCIL MEETING

July 26, 2011

Mayor Lenares called the meeting to order at 7:05 PM in the Helen Nelson Room of the Newington Town Hall.

#### I PLEDGE OF ALLEGIANCE

#### II ROLL CALL

Councilors Present

Councilor Banach  
Councilor Bottalico  
Councilor Cohen  
Councilor DelBuono  
Councilor Klett  
Councilor McBride  
Councilor Nagel  
Mayor Lenares

Councilor Nasinnyk - Absent

Staff Present

John Salomone – Town Manager  
Dr. William Collins – Superintendent of Schools  
Jaime Trevethan – Executive Assistant to the Town Manager

#### III PUBLIC PARTICIPATION – IN GENERAL

Rose Lyons, 46 Elton Drive: Ms. Lyons noted an item in the Council Rules of Procedure in which there must be an opportunity for public participation prior to a Council vote on an item under New Business on the Agenda. She noted a discussion after the last meeting in which it was questioned whether the public participation should be allowed prior to waiving the rules, prior to the vote on the issue, or both. She also addressed her comments in the minutes of the July 12 Council meeting regarding meeting minutes, and noted that her remarks were directed to the Conservation Commission and she had requested that the minutes be more precise and requested that there be some sort of uniformity to how the minutes are produced. She noted that the TPZ minutes are verbatim and stated that the Conservation Commission minutes leave something to be desired.

Mady Kenny, 53 Crestview Drive: Ms. Kenny thanked the Town for repairing the walkway in front of Town Hall, and requested that the Town address the left side of the stairs and the handrails at the entrance, as well as the light in the parking lot. She noted that a friend had expressed concern about the dumpster doors being left open at the municipal parking lot and she questioned whether the security cameras in the area are operational. Ms. Kenny also suggested that the public should have the opportunity to correct their comments in the Council minutes as needed.

Michael Fox, 1901 Main Street: Mr. Fox addressed the agenda item regarding the draft Memorandum of Understanding for transit-oriented development (TOD) in the capitol region. He stated that when the New Britain-Hartford Busway was first proposed, the development around the bus stations was supposed to be commercial and/or retail. He noted that it has become an issue which includes high-density housing. He remarked that this move goes against the TPZ's Plan of Development, and noted that the Plan of Development discourages any changes from industrial or commercial zones to residential. He also noted that the Plan calls for the former National Welding property to be rezoned from industrial to planned development. Mr. Fox stated that he would not like to see TOD in these areas if it is to include housing, and in particular high density housing.

Tom Shields, 56 Wilson Avenue – Development Commission Member: Mr. Shields addressed the Council regarding TOD. He remarked that the Town's industrial zones are few and far between and stated that the draft Memorandum of Agreement would essentially tie the hands of the TPZ by accepting the funds from the State to change the zone. He stated that this is not the proper way for the Town to operate and remarked that the Town relies on the TPZ for its expertise. He suggested that the Town look for other ways to fund the demolition of the National Welding site.

#### **IV CONSIDERATION OF OLD BUSINESS**

##### **A. Section 401 Money Purchase Plan**

Councilor Nagel moved the following:

**WHEREAS, the Town of Newington as the Employer has employees rendering valuable services; and  
WHEREAS, the establishment of a money purchase retirement plan benefits employees by providing funds for retirement and funds for their beneficiaries in the event of death; and  
WHEREAS, the Employer desires that its money purchase retirement plan be administered by ICMA-RC and that the funds held in such plan be invested in the VantageTrust, a trust established by public employers for the collective investment of funds held under their retirement and deferred compensation plans:  
NOW THEREFORE BE IT RESOLVED, that the Employer hereby establishes a money purchase retirement plan (the "Plan") in the form of The ICMA Retirement Corporation Governmental Money Purchase Plan & Trust, pursuant to the specific provisions of the Adoption Agreement (executed copy attached hereto); and  
BE IT FURTHER RESOLVED, that the Employer hereby executes the Declaration of Trust of VantageTrust, intending this execution to be operative with respect to any retirement or deferred compensation plan subsequently established by the Employer, if the assets of the plan are to be invested in the VantageTrust.  
BE IT FURTHER RESOLVED, that the Employer hereby agrees to serve as trustee under the Plan and to invest funds held under the Plan in the VantageTrust; and  
BE IT FURTHER RESOLVED, that the Town Manager shall be the coordinator for the Plan; shall receive reports, notices, etc., from the ICMA Retirement Corporation or the VantageTrust; shall cast, on behalf of the Employer, any required votes under the VantageTrust; may delegate any administrative duties relating to the Plan to appropriate departments; and  
BE IT FURTHER RESOLVED, that the Employer hereby authorizes the Town Manager to execute all necessary agreements with the ICMA Retirement Corporation incidental to the administration of the Plan.**

Councilor Cohen inquired as to whether the employee has any say into how the money is invested. Town Manager Salomone replied in the affirmative.

Motion seconded by Councilor Bottalico.  
Motion passed 8-0 (Councilor Nasinnyk Absent)

##### **B. Administrative Group Employee Wage Increase**

Councilor DelBuono moved the following:

**WHEREAS, there exists a budget amount sufficient to fund from contingency a two percent (2%) salary increase for Administrative Group employees;**

**THEREFORE BE IT RESOLVED, that the Newington Town Council approves a salary increase for Administrative Group employees of two percent (2%) effective July 1, 2011.**

Motion seconded by Councilor Bottalico.

Councilor Banach inquired about salary increases over the past two years. Town Manager Salomone replied that Administrative Group increases are typically in conformance with AFSCME union member increases. He indicated that both groups received a 2% increase in 2010 and no increase in 2009.

Councilor Klett noted the Town Manager's comments that Administrative increases are in conjunction with AFSCME increases but stated that many AFSCME employees do not make salaries that are equivalent to Administrator salaries. She stated concern over the increases and noted that many people she talked to have not received raises in several years. She stated that she would not be comfortable with comparing employees who make \$30,000 to those that make over \$100,000. She noted that Administrators did receive a raise last year but not two years ago.

Councilor Bottalico agreed with Councilor Klett. He stated that with this economy he cannot support a 2% raise at this time. Councilor Nagel concurred with Councilors Bottalico and Klett and noted that the Town needs to be prudent with moneys spent this year. Councilor DelBuono agreed with the other Councilors' statements. Councilor Banach remarked that there is a sense of unease regarding the State's budget. Mayor Lenares agreed and stated that with the uncertainty in the State people are lucky to have a job.

Mayor Lenares requested a roll call vote.

Roll call vote:

Councilor Banach – no  
Councilor Bottalico – no  
Councilor Cohen - no  
Councilor DelBuono – no  
Councilor Klett - no  
Councilor McBride – no  
Councilor Nagel – no  
Councilor Nasinnyk – absent  
Mayor Lenares – no

Motion failed 0-8 (Councilor Nasinnyk Absent)

C. Cedar Mountain Update

Town Manager Salomone indicated that both the Balf and MARCAP properties located on Cedar Mountain are in the process of being appraised. He stated that the MARCAP piece is being appraised in the event that the Council decides to move forward with discussions to purchase the MARCAP piece. He stated that both appraisals should be available to the Town next week and the combined cost of both appraisals is about \$7,000. He indicated that the same appraiser will perform the appraisals for both pieces. Town Manager Salomone noted that the proposal to rezone the MARCAP piece was withdrawn by the applicant and indicated that there is a one year moratorium before the owner can submit a new rezoning request. He stated that the property can be developed as it is zoned now, but any rezoning would be subject to the one-year waiting period. He stated that the Balf property is currently undergoing site plan review with the TPZ and the Inland Wetland Commission.

Mayor Lenares reiterated that the MARCAP property owners have withdrawn their application for a zone change, but the piece is still zoned commercially and can be developed as such.

Councilor Klett noted that there have been three appraisals done on the property in the past and noted a significant difference of about \$800,000 between the low and high appraisals. She inquired whether the appraiser currently being used came in on the low side or high side of the previous appraisal. Town Manager Salomone replied that the appraiser being used had previously been on the high end, with an appraisal of approximately \$2.7 million. Councilor Klett inquired as to why the Town is using this appraiser and stated that she is uncomfortable with this choice. Town Manager Salomone stated that this was done for expediency and

continuity purposes. He stated that both he and the Town Assessor felt comfortable with this appraiser's credentials and methods. Councilor Klett reiterated the \$800,000 range between the low and high appraisal. Town Manager Salomone stated that this appraisal is for Town use and any actual transaction would be subject to negotiations.

Mayor Lenares stated that the seller's price may be higher or lower than the appraisal and stated that the seller likely already has a price in mind. He stated that the appraisal is to be used as a guideline. Town Manager Salomone agreed and stated that the appraisal will be used as one piece of information if the Council decides to move forward with the purchase process. Councilor Bottalico noted that there was a lot of concern at the TPZ meeting over the Drew wetlands report on the Balf property. He inquired as to who pays for the report. Town Manager Salomone replied that the property owner is responsible for paying for the report. Councilor Bottalico expressed concern that the report seemed very favorable towards Toll Bros. Mayor Lenares noted that the Town selects the firm and the owner gets the bill. Councilor Bottalico inquired whether the Town has reviewed the report. Town Manager Salomone replied that he is unsure.

Councilor Cohen inquired whether the zone change moratorium is for that particular developer or for the land itself. Town Manager Salomone replied that it is for the land. Councilor Cohen stated that that the Drew report will be discussed by the Conservation Commission. She noted that the report seemingly dismissed the pond area and addressed the west side of the property, which would remain open space anyway. She stated that this may be a conflict and stated that the mitigation area is being discussed at the Conservation Commission level. Councilor Cohen noted that the length of the public hearing has been extended to 100 days and she noted that the TPZ does not have to wait for the final report from the Conservation Commission to proceed. She inquired about the time frame for each commission to make its decision beyond the 100 days. Town Manager Salomone stated that he is unsure of the timeframe and stated that any decisions would have to be in accordance with State law. Councilor Cohen agreed and remarked that it would be nice for the public to know the timeframe.

Deputy Mayor McBride inquired about the ERT and whether it studies the same aspects of the mountain as the Drew report. Town Manager Salomone stated that he is unsure. Deputy Mayor McBride stated that the Drew report is specific to wetlands. Town Manager Salomone stated that the ERT is broader than just wetlands and may include other aspects such as wildlife. Deputy Mayor McBride noted to those that may have concerns about the Drew report that the ERT does study some of the same aspects. He noted regarding the appraisal issue that the focus is to get the information as soon as possible and to use it as a tool to make informed decisions. Councilor Klett agreed that it is important to get the appraisal but commented that if the Town does choose to pursue purchasing the property with taxpayers' money she is not interested in making more money for Mr. Cohn. She stated that she doesn't understand the logic behind choosing an appraiser who has previously come in high. She also requested that the Council receive an answer to Councilor Cohen's question. Councilor Cohen remarked that she was not criticizing Mr. Meehan or the Town Manager and noted that Mr. Meehan is researching the issue.

Councilor Bottalico stated that the Conservation Commission Chair told him that the Drew report claims that no wildlife could live in the area and remarked that he finds that hard to believe.

## **V CONSIDERATION OF NEW BUSINESS**

### **A. Joint Meeting of Board of Education & Town Council – Teacher Collective Bargaining / Executive Session**

Councilor Botallico moved to go into Executive Session re: Teacher Collective Bargaining at 7:45 p.m. Motion seconded by Councilor Banach. Motion passed 8-0 (Councilor Nasinnyk absent).

In attendance at the Executive Session: All Councilors in attendance at the regular meeting, Town Manager Salomone, Superintendent of Schools Collins and various members of the Board of Education.

Councilor Nagel moved to adjourn from Executive Session at 8:25 p.m. Motion seconded by Councilor Banach. Motion passed 8-0 (Councilor Nasinnyk absent)

The regular meeting resumed at 8:30 p.m.

## B. Draft Memorandum of Understanding: Transit-Oriented Development in the Capitol Region

Town Manager Salomone stated that the Town has a tight deadline on this item. He stated that these funds would be used primarily for the former National Welding site but also for the proposed Newington Junction. He stated that the Memorandum of Understanding (MOU) is fairly generic and includes other towns such as Windsor, Windsor Locks, Hartford and others that have expressed interest in applying. He reiterated the tight timeline but stated that there is no Council action necessary at this meeting. Town Manager Salomone noted that there are four items that the Town would apply for, the first being \$23,000 to assist the Town in developing a bid for the removal of the former National Welding building. He stated that there is also an \$800,000 item to help fund the demolition of the building. He stated that the third item would fund a market analysis of Newington Junction and the fourth item would be for an analysis of the Cedar/Fenn area. He noted that CCSU would contribute to this fourth item, as it is interested in the development of the former National Welding property in relation to its own future development and how it would work with the CCSU campus, particularly the east campus. He noted that CCSU cannot apply for the grant funding on its own since the funding is only available to municipalities.

Town Manager Salomone noted concerns expressed over the term “transit-oriented development” (TOD) but remarked that he feels that this is a chance for the Town to leverage funds to finally move in the direction of eliminating National Welding. Mayor Lenares inquired about the definition of TOD. Town Manager Salomone replied that it is development within a transit area and may encompass retail, commercial, industrial or residential development, or a combination of developments – whatever is determined to be the best fit for the Town. He noted that the TPZ Plan of Development (POD) represents TODs four times within the Plan, including future land use plans. He stated that he is looking for funds to move the National Welding site forward. Mayor Lenares inquired whether the State will determine what will go on the site if the Town accepts the State funds. Town Manager Salomone replied in the negative and stated that only the Town can determine the zoning the State has no jurisdiction. Mayor Lenares stated that any zoning changes would therefore be the TPZ’s decision. Town Manager Salomone concurred.

Deputy Mayor McBride stated that although the Council is not required to take action on this item at the current meeting, if it were to pass the item as written it does not mean that the Council is in any way supporting any type of housing on the site. He stated that the Town has the final say on how the land is utilized. Town Manager Salomone stated that any zone changes would be the purview of the TPZ, with input from the Council and the citizens. He reiterated that he is looking for all possible sources of funding to address the National Welding site. Deputy Mayor McBride stated that while he does support the concept of the busway he would be very apprehensive to support anything which could result in high-density housing in the Town. Town Manager Salomone reiterated that TOD does not necessarily equate to housing. He noted that even without the busway the proposed New Haven-Springfield railway would still result in TOD in Town, with stations at Cedar Street and Newington Junction. He reiterated that the MOU does not obligate the Town to commit to anything.

Councilor Nagel stated that he would object to having the State dictate development in the area and agreed with Deputy Mayor McBride that he would not be in favor of high-density housing. He inquired whether the MOU will be presented as one unit for Council approval, or would the Council have the opportunity to address each section of the document. Town Manager Salomone stated that the Town can apply for between \$250,000 and \$1 million in funding, and although the Town can pick and choose what to apply for, the idea is to obtain as much funding as possible. Councilor Nagel inquired whether the Council can remove items it does not agree with, provided the total request is within the required range. Town Manager replied in the affirmative and commented that the first priority is to obtain funds to raze the National Welding building.

Councilor Cohen noted that the draft MOU, page 2, section H, contains the phrase “A statement of the municipality’s vision for future housing and economic development...” and remarked that it seems as if the document is asking for the Town’s housing proposal. She stated that she would be comfortable if the Town indicates that it is not interested in housing development. She stated that the idea that there is even the possibility of a zone change to residential is what people find disturbing. Town Manager Salomone stated that the draft MOU is generic and may vary from town to town depending on each town’s goals. He stated that the Town does want a market study to use as a basis for how to market the area and whether the TPZ should consider a zone change. He reiterated that any use of the area would be the decision of the Town. He stated, however, that if the Council is not comfortable with this MOU then it should reject it and commented that he is trying to use any leverage possible to obtain the funds. He stated that the Council should consider various options, even if it rejects certain options. Councilor Cohen noted that West Hartford is not a part of the MOU.

Councilor Klett noted comments that the State cannot dictate use of the area but indicated that 33 acres of the area belong to CCSU and are essentially owned by the State. Town Manager Salomone replied that that the CCSU land is a separate issue. Councilor Klett inquired whether the State can do as it pleases with the 33 acres of CCSU land. Town Manager Salomone replied that dorms can be built on the land. Councilor Klett inquired whether the Town has any say in development of that land. Town Manager Salomone reiterated that the CCSU site has nothing to do with the National Welding site. Councilor Klett noted that the land is included in the MOU. Town Manager Salomone stated that the CCSU land is not going to be included in the Town's grant application. Councilor Klett inquired whether the State would need the Town's approval to build student housing on the 33 acres. Town Manager Salomone replied that the State would need to go through the site plan process with the Town, similar to what was done during the construction of the DOT building on the Turnpike. Councilor Klett remarked that the draft MOU seems to have high-density housing written all over it, as it mentions mixed-used development and creating housing throughout the document. She commented that the document seems to focus on housing. Town Manager Salomone disagreed and stated that the document is about whatever the Town wants it to be. He emphasized that he is not advocating for housing or any single item on the document at all. He stated that as Town manager it is his duty to present all options, and reiterated that the Council can choose to reject the funding if necessary. He also noted that if the Town's application is not strong it may be rejected; however, any funding received would be used as the Town directs. Councilor Klett reiterated that the word "housing" appears throughout the document. Town Manager Salomone stated that the term "TOD" does not indicate housing. Councilor Klett commented that the people of Newington are not in favor of high-density housing. She requested feedback from the Development Commission on a recent meeting with the Town's State Representatives regarding Brownfield funding and inquired how this request would affect any potential Brownfield funding. Town Manager Salomone replied that they are separate funds – one would not affect the other. He stated that the Town will apply for Brownfield funding if and when it becomes available.

Councilor Klett inquired as to who would perform the market analysis. Town Manager Salomone replied the Town would utilize a planning agency or consultant that could determine the best use of the site. Councilor Klett inquired whether the analysis would include high-density housing. Town Manager Salomone stated that since the Town hires the consultant the study will include whatever the Town wishes. Mayor Lenares expressed support in applying for the grant, since the Town can proceed as it chooses. He stated that the application can be for commercial and/ or retail only. Councilor Klett stated that the Town's intent should be clear in the application that the market analysis is not to include the use of high-density housing.

Councilor Banach noted that the draft MOU does mention housing throughout and agreed that it should be made explicitly clear in the application that the Town is not in favor of housing. He remarked that the only type of housing that can be built in the area is high-density housing. Town Manager Salomone disagreed and stated that housing in the area could possibly be in a mixed-use space and include a small number of high-end condos. Councilor Banach inquired rhetorically as to why West Hartford was left out of the draft MOU. He also inquired as to why the timeline is so short for this application. Town Manager Salomone stated that it is a short timeline coming from the State; likely due to the State's budget situation. Councilor Banach noted that the busway has been in the works for five years and remarked that this process seems to be somewhat disheveled. Town Manager Salomone stated that he cannot speak as to how the State is managing this process. He stated that the \$800,000 portion of the funding would be for the demolition of the National Welding building.

Deputy Mayor McBride noted that TOD can indicate a variety of uses and stressed that the State cannot force the Town to build high density housing. He commented that it would be misleading to state that applying for this funding would somehow force the Town into building housing. He remarked that the National Welding building is a major problem, but the site itself is a diamond in the rough and potentially very valuable to the Town. He stated that he is in no way in favor of housing in that area and stated that there are many possibilities for development in the area. He stated that he is comfortable with moving forward with the MOU and he would not have a problem with removing references to housing from the document. Councilor Klett stated that no one is trying to suggest that anyone is going to try to sneak housing by the Town but remarked that documents can be interpreted in various ways by various agencies and noted that a mention of housing could open the Town up to legal issues in the future. She stated that the Town needs to make its intentions crystal clear when proceeding with any documents. Deputy Mayor McBride noted that the TPZ's Plan of Development is very direct with its intended use for that area, and noted that any development would have to pass through the TPZ. He stated that he has full faith in the Town that this will move in the proper direction. Town Manager Salomone stated that he would meet with Town Planner Ed Meehan to fine tune the document. He stated that he understands the concerns about being forced into something it does not agree with in the future but stated that he does not believe that this would happen.

Councilor Cohen stated that she has no problem with the first two pages of the MOU but suggested that the Town carefully crafts the wording of the third and fourth pages to eliminate any kind of housing. Councilor Nagel inquired as to whether the last two pages of the MOU could be written to specifically exclude high-density housing. Town Manager Salomone stated that he would speak to someone at CRCOG about the item.

Town Manager Salomone stated that if the Town is to market the National Welding site we would need to know the strengths of the site to include in the RFP. He stated that he would take any suggestions from the Council.

## **VI RESIGNATIONS/APPOINTMENTS**

Councilor Banach moved the following:

### **RESOLVED:**

**That the Newington Town Council hereby corrects the following appointments by amending the term expiration dates for the following members of the Central Connecticut Health District Board of Health:**

<b>Nancy Bafundo</b>	<b>Term Expires: 6/30/2012</b>
<b>Kevin Borrup</b>	<b>Term Expires: 6/30/2014</b>

Mayor Lenares indicated that this resolution is to correct term dates of two residents recently appointed to the CCHD Board.

Motion seconded by Councilor DelBuono  
Motion passed 8-0 (Councilor Nasinnyk Absent)

## **VII TAX REFUNDS**

Deputy Mayor McBride moved the following:

### **RESOLVED:**

**That property tax refunds in the amount of \$749.99 are hereby approved in the individual amounts and for those named on the "Requests for Refund of an Overpayment of Taxes," certified by the Revenue Collector, a list of which is attached to this resolution.**

Motion seconded by Councilor Cohen  
Motion passed 8-0 (Councilor Nasinnyk Absent)

## **VIII MINUTES OF PREVIOUS MEETINGS**

A. July 12, 2011

Councilor Nagel noted a correction on page 3, line 5 in which he noted that Town Manager Salomone had responded "no" to his question, and requested to have that response entered into the record.

Councilor DelBuono noted a correction on page 3, line 1 in which comments attributed to her were actually made by Finance Director Ann Harter.

Councilor Banach noted a correction on page 3, in which Ann Harter's comment "two fields" should read "two funds".

Councilor Nagel moved to accept the minutes as amended.  
Seconded by Councilor Cohen.  
Motion passed 7-0 (Councilor Nasinnyk absent, Councilor Klett abstained)

## **IX TOWN MANAGER REPORTS**

Town Manager noted an email to the Councilors regarding the Clem Lemire Artificial Turf Field opening ceremony, to be held in September, and requested that the Councilors contact Jeff Baron with their preferred times and dates for the ceremony.

Councilor Bottalico expressed concern over Police overtime and noted that there appears to be an overage of \$81,845 over budget and inquired about why this is happening with the additional officers hired over the past few years and also inquired about where the funding comes from to pay for the overages. Town Manager Salomone stated that the funding is paid for within the department. He noted that the department staffing has leveled off two years ago and indicated that there could be differences in overtime due to injuries and/or vacancies and noted that there are some officers who are out on long term medical leave. He also noted a dispatcher vacancy that was only recently filled. He noted that the overtime is still significantly lower than when the "right sizing" program started five years ago. He also noted inflation in salaries over the past five years, despite the 0% increase in salaries this year. Councilor Bottalico remarked that the hiring of additional officers should have leveled off the overtime costs. Town Manager Salomone reiterated the costs associated with vacancies and leaves. Mayor Lenares inquired about the overtime two years ago. Town Manager Salomone replied that it was over \$1 million. Mayor Lenares requested a report on overtime appropriations and costs over the past five years. Councilor Klett inquired about how many officers the Town is over strength. Town Manager Salomone stated that the department is not over strength. Town Manager Salomone stated that the Chief could supply data regarding overtime and would attend the next Council meeting for discussion. He noted that overtime varies from year to year, but the trend has been positive over the past several years. Councilor Klett stated that a discussion on how the Police Department utilizes staff would be helpful.

## **X COUNCIL LIAISON/COMMITTEE REPORTS**

Councilor Banach stated that the Blight Subcommittee held its first meeting and presented the draft ordinances to various department heads for discussion and suggestions. Town Manager Salomone stated that the next meeting is tentatively scheduled for the following week.

Deputy Mayor McBride noted that construction at Market Square is scheduled to begin this weekend. He also indicated that there is a savings of \$854,659 for Board of Education medical claims, of which the Board will receive \$300,000 and the Town will receive \$554,659, which is a net gain to the Town of \$172,000. He thanked all those involved, including Mayor Lenares and Board of Education Chair Steve Woods for their efforts.

## **XI PUBLIC PARTICIPATION**

Rose Lyons, 46 Elton Drive: Ms. Lyons stated that she was glad to hear Councilors' opinions on the draft MOU. She noted a sentence in the MOU that reads "whereas, successful TOD programs by ~~muscular~~" and noted the crossed-out word. She also noted that there seems to be wording missing at the end, but noted that it could be information not privy to the public at this time. Ms. Lyons inquired whether meeting announcements for the Blight Subcommittee would be published on the website so that the public could attend, and she thanked Councilor Bottalico for bringing up the police overtime issue.

Michael Fox, 1910 Main Street: Mr. Fox congratulated Councilor DelBuono on her appointment to the Council. He thanked the Council for their discussion on the MOU, and cautioned the Town Manager and Council to be careful when looking to obtain funding for the project. He noted that the TPZ recommends that the Town not have any high density housing and also recommends not changing any zoning to residential. He stated that he would not like to see any high-density housing in the Town at all.

Jerrilyn Nagel, 1175 Willard Avenue: Mrs. Nagel noted the proposed grant application and suggested that the Town Manager include a reminder in the grant application about the former National Welding site being in close proximity to the proposed busway.

## **XII REMARKS BY COUNCILORS**

Councilor Bottalico stated that a contractor has been hired to repair the railings and sidewalks at the Town Hall entrance. He noted that the yellow soccer striping has been applied to the turf field, and the lights will be complete by the end of the week. He stated that the chain link fence is installed and the landscaping is in progress, as is the dirt, sand and rubber materials. He stated that the walkway is almost complete and remarked that he is impressed with the progress. He also stated that only \$14,000 of the \$100,000 in contingency funds have been spent so far.

Councilor Klett thanked Clem Lemire Committee member Don Woods, Councilor Bottalico and Jeff Baron for their close oversight of the turf project. She noted a sign on 77 Edmond Street that reads "Welcome Home Tim, United States Military" and she thanked Tim for his service to our country. She inquired what the Town is doing to honor its military, and what it can do to recognize the men and women returning home from military service.

Councilor Cohen inquired about cell towers. She noted the questions about the appearance of the cell tower at the high school, and noted the questions about safety at the cell tower at Churchill Park. She inquired about the cell tower at Anna Reynolds School and asked whether it had come before the Council, and whether any questions were raised about the safety of the tower during those discussions. Town Manager Salomone replied that the item did come before the Council about two years ago and noted that the project at Anna Reynolds is not going forward at this time. He stated that the Health Director addressed concerns about safety issues at the Churchill Park location. Councilor Cohen requested that the issue of safety be discussed for any future towers to be constructed at a school or a park.

Councilor Cohen also inquired about the draft MOU and inquired whether the Town will sign the MOU, and indicated that there would need to be some changes before it is signed. Town Manager stated that it will be signed eventually, and stated that there will be further discussion.

Councilor Nagel requested that signage be placed around Town Hall indicating the new location of NCTV.

Councilor McBride thanked the Board of Education for their role in the health benefits claims savings.

Mayor Lenares stated that the turf field is incredible and remarked that will be a great asset to the Town. He stated that the Committee and staff did an excellent job. He noted that the next big project is Market Square improvements. He noted that he judged the hot dog eating contest at the Extravaganza, and congratulated Parks employee Joe Cirigliano for eating 9 hot dogs in 5 minutes.

### **XIII EXECUTIVE SESSION**

Councilor Bottalico moved to go into Executive Session re: Personnel and Property Acquisition at 9:50 p.m. Motion seconded by Councilor Bottalico. Motion passed 8-0 (Councilor Nasinnyk absent).

In attendance at the Executive Session: all Councilors in attendance at the regular meeting and Town Manager Salomone.

Councilor Banach moved to adjourn from Executive Session at 11:20 p.m. Motion seconded by Councilor DelBuono. Motion passed 8-0 (Councilor Nasinnyk absent).

### **XIV ADJOURNMENT**

Councilor Banach moved to adjourn the meeting at 11:21 p.m. Motion seconded by Councilor DelBuono. Motion passed 8-0 (Councilor Nasinnyk absent).

Respectfully Submitted,

Jaime Trevethan  
Executive Assistant to the Town Manager