

**AVON TOWN COUNCIL
MEETING MINUTES
JULY 7, 2005**

I. CALL TO ORDER

The meeting was called to order at 7:30 p.m. in the Selectmen's Chamber by Chairman Hines. Members in attendance, Mrs. Hornaday, Messrs Carlson, Shea and Woodford.

II. PUBLIC HEARING:

02/03-18 Approval of Spring Tower Relocation (40')

The Town Clerk read the call of the public hearing as follows:

“TOWN OF AVON

LEGAL NOTICE

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Town Council of the Town of Avon, Connecticut will hold a Public Hearing on Thursday, July 7, 2005 at 7:30 p.m. at the Town Hall, Selectmen's Chambers, 60 West Main St., to consider the following:

To consider approving a change recommended by the Siting Council that the Sprint Tower to be located at 277 Huckleberry Hill Road be relocated approximately 40 feet to accommodate an existing 33" tree as shown on a map entitled Sprint PCS Rev. 5/19/05

A copy of the map is on file in the Town Clerk's Office and is available to inspection during normal office hours.

Dated at Avon, Connecticut this 28th day of June, 2005.

Philip K. Schenck, Jr.
Town Manager”

The Attorney for Sprint PCS reported the Siting Council recommended, upon review of the site plan, that the tower be relocated 40 feet to accommodate an existing 33” diameter tree, which they did not like being taken down, which would mean 40’ further into the property, and move the ground equipment. We have done that, we are now asking that we amend the lease in order to swap out the old lease exhibit for this lease exhibit. On the site visit the Siting Council did not like the idea of cutting it down. Aesthetically by allowing the mature trees to remain in place, it allows for more screening for the abutting property owner.

The public hearing was closed at 7:40 p.m.

On a motion made by Mr. Woodford, seconded by Mrs. Hornaday, it was voted:

RESOLVED: That the Town Council authorize and approve an amendment to the Sprint Cellular Lease on the Landfill property, to allow the tower to be relocated 40’, to accommodate a mature tree, as recommended by the State Siting Council.

Mrs. Hornaday, Messrs Hines, Carlson, Shea and Woodford voted in favor.

III. MINUTES OF PRECEDING MEETING

On a motion made by Mr. Woodford, seconded by Mrs. Hornaday, it was voted:

RESOLVED: That the Town Council approve the minutes of the June 6, 2005 meeting as read.

Mrs. Hornaday, Messrs Hines, Carlson, Shea and Woodford voted in favor.

IV. COMMUNICATION FROM AUDIENCE - None

V. COMMUNICATION FROM COUNCIL

Mrs. Hornaday reported we should encourage people to go to the Fireman's Parade in our Newsletter, because they did such a good job and worked hard, and wish there had been more residents there. This year

particularly, she felt like it was not well attended and they clearly had spent a lot of effort to look really good in terms of the drill and how their uniforms looked, with a nice band and everything. In the future in our newsletter give them that little bit of blurb reminding residents. She reported, as a Council, if we could give them a little verbal support, it might be nice.

Mrs. Hornaday reported the other thing I have is also kind of a resident information thing, of late there have been several bear sightings all over town. It might be a useful thing to ask Natural Resources or someone to prepare a news brief telling people what to do if they see one. Just suggest that they make an advisory press release for residents. Mr. Shea reported they should take their bird feeders down. Mrs. Hornaday reported that is one thing, tell them if they see a cub, do not think 'that is so cute' and head for it. Just pieces of information that may be helpful. A lot of our residents grew up in big cities, so they do not necessarily know what to do. And breaking into a run is never a good idea. She reported a resident called her from Avon Mountain complaining about one at the bus stops, she told her to call the Chief of Police, and the Board of Education because they need to be aware of it. We have a responsibility to make certain to at least tell children what to do and not do if they are waiting for buses, and people have seen wild animals there. Chief Agnesi reported they can call DEP, and one of the people will take the information and note of the sighting, then they say leave it alone, make no noises and basically it will go away.

Mr. Woodford reported now that the budget is passed, how does it impact us in terms of revenues, the State's budget. The Town Manager reported the Governor signed the Conveyance Tax bill, we did not include that money in the budget, so the extra money that we get from the conveyance tax this year and next year the 06/07 year, that will provide us with supplemental income. One of the things that we need to be thinking about longer term because we did use some funding, \$500,000, to reduce the impact of the revaluation. We need to be looking forward, the next revaluation will be October 1st 2008 which will effect the July 1st 2009/2010 budget. We want to go ahead to build that surplus back up again and look at the potential impact of that revaluation which is out three or four years, but we also are going to have a year, probably the 07/08 year, where we have a large increase in Board of Education operating expenses to accommodate the new high school addition/renovation and at the same time we are going to have the debt service going up considerably that year. Mr. Woodford questioned how much would the conveyance tax be? The Town Manager reported he would say with the price appreciation going up and the interest rates staying relatively modest, it will be closer to \$300,000 and in the current year we are even more than that, so we are talking \$300,000 on average that is the conservative estimate, so that is \$600,000 right there. We are looking at different things, there also is going to be some other revenue issues coming up. We are going to be borrowing money, generally when we borrowed money we have been able to invest that, and again this will depend on interest rates as to what additional interest income we might get from the arbitrage funding over that period of time on the high school project. We get about \$30 some odd thousand for Aid to Towns and Cities increasing, our total with all of the grants, we got about \$49,000 additional money, but the big thing was Governor Rell signing the Conveyance Tax bill, that will give us probably \$300,000 a year. One of the things under the Managers Report is that, you may remember under the budget deliberations the Board of Education wanted to buy a pickup and the Board of Finance said to look into leasing, but he would prefer not to lease, he would prefer now that we will have the Conveyance Tax continue, and we know there is \$50,000 in extra grant monies, let us go ahead and buy the pickup truck, rather than lease it, we do not want to get into the leasing business of equipment, unless we really have to. We have one pickup in our capital budget that is approved for the Town, and if we are going to buy one we might as well buy two because we probably would get a better rate, or at least benefit from the State bid price off of their lists.

Chairman Hines reported we are going to go out for bonding, a little higher surplus is going to help us, because last time we had the Bond Agents in they wanted us to increase, they will understand the \$500,000 we took out for revaluation, but we need to put some money in. The Town Manager reported one of the things that has changed and is in place now with all the rating agencies is the issue of financial management. That has become a crucial part of the rating structure for communities now is how you are managing your

finances to meet things like the high school, to meet things like revaluation, to meet unanticipated expenditures, are you planning ahead, are you looking at what you are doing and understand what you are doing and planning for it. That has become much more of a factor and it is more subjective, but it also has become a larger factor in how they rate the community. Consecutively when we have had revaluations we have taken money out to mitigate it, so he feels that we have a track record of doing that, and he does not see the rating agencies balking at that at all. Here we have another squeeze play to a certain extent coming in with the Board of Education operating expenses going up that \$468,000 that they forecast, when the school comes on line, and it may be that what we do in the 06/07 that we will be starting to put together shortly would be to build in \$200,000 or \$300,000 operating expense for those items and then encumber that, so that the next year you will only have to add another \$200,000 or \$250,000, because you already have some built in, then it is not such a big impact.

Chairman Hines reported he was in a meeting in Hartford on affordable housing, there was much discussion, a good work session. Avon has become one of the Towns they want to come out and film, because of Old Farms Crossing, their data shows us with 27% of our housing is multiple dwelling house, 73% is single family homes. He informed them that the old Huckleberry Hill School is rental, on Route 44 we have some, Columbus Circle with new homes, 239 Old Farms Road, and then there are very expensive homes and they all fit together. They want to show that here in Avon without any trouble that we have very good rental apartments at about 2/3's of the going rate, subsidized housing, and it is working very smoothly.

Chairman Hines reported he went to a meeting on Resource Development to train people who have no jobs, have no way of taking care of themselves, getting them the training, getting them the jobs and getting them out, and it is working. It is another good program on a regional basis that is helpful, and Avon is doing its part.

VI. OLD BUSINESS

96/97-32 Report of the 2005 Facilities Maintenance Study Committee: John Carlson

Chairman Hines reported after looking at that report it is excellent. Mr. Carlson reported the Town Manager authored most of it, with minor input from the Committee. He would like to present some minor highlights from it. The Charge to the Committee was to look at the previous report, review the buildings, make sure that the conclusions from the previous report were valid, and see where we were against that. In this report there are the ten recommendations from the 1997 report, and our responses to them. He would like to highlight that we met five times, Mr. Gugliotti was present at all meetings and provided great input, the Town Manager, Public Works Director, Dr. Kisiel Superintendent of Schools, and Mike Miller, provided input. We met at Avon Middle School, Roaring Brook School, Avon High School and Town Hall. That gave us the ability to get a tour of the buildings each time, we did not tour the newer buildings for obvious reasons. Regarding the recommendations, he would say that all buildings, but the schools in particular, are in excellent shape, and that is a remarkable improvement from where they were when the original report was prepared in 1997. They have procured some state of the art equipment, which has allowed them to keep up with their maintenance, so that the investments which we have made in our buildings through the bonding and expansion projects, and renovation projects, that investment is being well protected. Finally they have made modifications, for example they have gone away from using carpeting in heavy traffic areas to a tile type rubber/vinyl product, that also lends itself to cleaning very easily. He was very pleased, and we saw the schools many times right at the conclusion of the school day, it is not the best time to see them, and we toured the bathrooms and that type of thing, and they were really in good shape. Also, surprising was the community use of the schools, that is one message that we need to continue to bring forward to the Town's people, that these are not being used by school children only, these are being used by the community, and they are truly community buildings. The Board of Education has kept meticulous records on the usage of the schools, he will also say that they need to revisit the charges they assess to people for the use of their schools. There is some opportunity there, not get rich opportunities, minor improvements that could be made there that would help them. Mr. Shea questioned why did you look at the charges, is that in

reference to youth activities or in reference to adults? Mr. Carlson reported both, including the charges that they assess the Town, they have not been adjusted in quite some time. Mr. Shea reported when it comes to youth, that they provide some type of policy that allows it to reach out to those that might not be able to afford the increases. Mr. Carlson reported they have that in their policies, he is just saying some of the charges are not covering their costs, and with the addition of custodians, it is all custodian cost related. He reported we are not sharing summer staff, between our area of the Town and the Board of Education, there may be some opportunity there, again not a huge cost savings but there may be some minor things there, again there are some licensing skills that would not allow for all sharing. The best recommendation that we came up with based upon this work was the formation of a standing committee, between our Town area and the Board of Education's area, that meets on a regular basis to look at many of these recommendations and to make sure that they are being implemented as well as the 1997 recommendations. He asked the Town Manager and Dr. Kisiel, that they report any substantive matters through the Town Manager's Report to the Town Council and Dr. Kisiel do the same for the Board of Education going forward so that we have those as a matter of record. We looked at other towns, and we continue to use Madison as a model. Training and recruitment practices are very solid, and the completion of the work order systems at both the Town and Board of Education, which are different, both are antiquated, and do not lend themselves well to the current environment and the standing committee will undertake that as an item to look at very quickly to see whether there should be one system across all facilities, that is up to them to do that. Finally the conclusion, he would say, which is supported by the Town Manager and Superintendent of Schools, that there is a great deal of informal cooperation that goes on between the departments, and a good working environment. He credits both for facilitating that, the Schools Facilities Manager and our Public Works Director, and the working committee will help to formalize some of that process going forward. The bottom line is, he believes that the Committee met its Charge, and carried forward with it, and he thanks the professional staff also they did an excellent job in supporting this effort.

Mrs. Hornaday questioned whether Dr. Kisiel will be making this report to the Board of Education. Mr. Carlson reported yes. Mrs. Hornaday reported it is important for them to see this work, and also hear the report also. Mr. Carlson reported Mr. Gugliotti of the Board of Finance will present the report to the Board of Finance also. Chairman Hines reported we could do a press release. Mr. Shea reported it would be a missed opportunity if we did not get this out, and he would send it out in September. He reported we need to get this message out in a positive way before the budget hearings start. Mrs. Hornaday reported she would like people to be able to look at this, not to take home with them, but a lot of people would be content to look at it, get some information. Chairman Hines reported just a summary probably, a few pages.

Chairman Hines reported we want to thank Mr. Carlson, when we appointed him we wanted to get this study done very quickly, and he did that, and we appreciate it.

03/04-64 Review, Discussion and Approval: Expanded Charge, Avon High School Renovation/Addition

Chairman Hines reported the expanded Avon High School Renovation/Addition Committee Charge is pretty straight forward. The Town Clerk reported another thing is that they will be interviewing for the Construction Manager, and the Committee is extending an invitation to the Town Council for July 26th tentatively scheduled for 6:00 p.m., but we have not yet scheduled the interviews as yet, but we will start early, and be there for about 3/4 of an hour, to interview the final four selected by the Building Committee on the 19th. We have advertised, and are getting back their proposals on July 15th. We have an Architect who is responsive, and he works very well with the , we are very fortunate to have him, we will be meeting with him on the 19th and looking to him for direction.

On a motion made by Mr. Woodford, seconded by Mr. Shea, it was voted:

RESOLVED: That the Town Council amend the March 4, 2004 CHARGE to the Avon High School Renovation/Additions Building Committee

RESOLVED: That the Avon High School Renovation/Additions Building Committee as established on March 4, 2004 consisting of seven (7) members be recharged as follows:

- (1) The Committee shall proceed with final plans substantially in accordance with the design approved at the June 20, 2005 Referendum.
- (2) The Committee is charged to solicit, through an open, competitive process, the services of a qualified Construction Manager to be responsible for the construction of the additions and renovations to the Avon High School. The additions and renovations shall be completed no later than September, 2007. Upon the selection of a Construction Manager, the Committee will recommend for approval by the Town Council their selection of a Construction Manager.
- (3) Secure necessary state and local approvals, including Planning & Zoning, Site Plan approval, Inland Wetlands approval and any other such formal and informal activities which need to be attained in order to prepare the project for final plans.
- (4) The Committee in conjunction with the Town Planner and Town Engineer shall continue negotiations with the Avon Water Co. to acquire the area needed for additional parking.
- (5) Periodic reviews and reports shall be made to the Town Council upon request.

Mrs. Hornaday, Messrs Hines, Carlson Shea and Woodford voted in favor.

VII. NEW BUSINESS

05/06-01 Review, Discussion, Presentation: Len Tolisano, First Company Governor's Horse Guards/Avon Historical Society; Presentation of Derrin Barn, West Avon Road.

Mr. Tolisano, Representative for First Company Governor's Horse Guards, reported we have been in Avon now 51 years of our 227 years of existence, we like it here and we are going to stay. One of the things that we recently did was to do a facility analysis of the State property that we have, which by the way the Horse Guard bought in 1954. We moved out here and converted an old cow barn into a horse barn, it is right on the edge of the road. We used that barn to about 1997/1998, when we moved over to the new building, all of our horses are now in the new stable with access from Arch Road. The old barn then became basically a kind of storage area, and during the process over a number of years it became somewhat neglected. Very recently the Troop conducted a facility analysis and we determined that it was in our best interest and we think in the community's best interest, and in the State's best interest, to preserve that barn. We would hope that its future use would be partially shared by the Horse Guard, the lower elevations with access from our pasture, and while we have not come up with a use for the West Avon Road access level, there has been several suggestions from the Avon Historical Society, including possible agricultural, machinery exhibit, and storage place for agricultural tools. We have to remember that Avon was primarily an agricultural community for hundreds of years, until probably the last 30 years, we think that is a potential for the second floor, but have not reached that conclusion at this point. What we do know is that the barn is suffering right now from water damage, the southeast corner of the building has rotted away, and beginning to destroy the wall in that area, the rest of the roof is hanging in there, but it is now showing some leakage on the south side which causes a lot of deterioration. We recommended through our facilities analysis that the horse guard proceed with creation of a 501C non profit corporation, that is take the property like we did the Derrin House, move it from State control and ownership to a lease situation with a non profit group called the Friends of the First Company Governors Horse Guard. We are looking to get that quarter acre parcel which is right in the corner of the pasture with the barn with frontage on West Avon Road, and by becoming a non profit corporation that then makes us eligible for State grants for restoration as well as preservation grants, it would allow us to do fund raising and allow to preserve that barn. Our vision for the barn is basically to restore it to its original condition which we believe was about 1900, it was an English style barn with parallel sliding doors in front, with vertical wood siding probably painted red, and it has an interesting feature on the roof which we want to preserve which is basically at the end of a massive ventilation system that runs from the basement all the way through the building. We have proceeded on that course of a 501C non profit corporation, and we will be using volunteer labor as well. He has made presentations to the Rotary Club, for possible donations. He received indications from several of the businesses in the

community that they would be willing to give us donations, one of the area banks also said they wanted to give us a donation to match some of the money that is coming in, so we think that there is a bit of a ground swell beginning to develop. We are getting a lot of feedback from people and they are saying that it is a good thing to preserve the barn, the Historical Society told him that they did an analysis of the Town and there are less than twelve barns that are highly visible and still in existence and are deteriorating and no one is doing anything about them. We do not want that to happen to our barn, we are going to work hard on this program, to preserve that barn and restore it to where we feel it should look like on the edge of West Avon Road in that particular area, to be an appropriate structure that compliments the Derrin House across the street and the fine barns up the road.

Mr. Tolisano reported he came here tonight to ask the Town Council to consider passing the Resolution, in support of the preservation of the barn, and that would be used to make application to the State Historic Commission for Grants, they like to see community support. The second thing is that the Town helped us immensely with the work over at the Derrin House, and we would hope that we could have that same kind of support. Chairman Hines questioned whether it would be basically in kind type support. Mr. Tolisano reported yes, basically a large part of it is just getting rid of stuff, as we do not have a vehicle to transport anything, and that would save us a lot of money, it would cost minimal to the town but it would really help us. The barn presently contains items we have collected, including all items people have given to us that we were not sure we would need or want, we never say no.

Chairman Hines questioned whether they had to go before Planning & Zoning Commission for the 501C program. Mr. Tolisano reported he does not believe so, as that is just for paperwork, if we start to do something within the structure no doubt we would have to. Chairman Hines reported if you allow people to go in to view the barn, you would not want them to enter from West Avon Road. Mr. Tolisano replied it is difficult at this point, we have looked at some ways to solve that problem and there are some ways we can make access to that barn from West Avon Road without endangering people, it is something we will work on in the future. We would, as we did with the Derrin House, go to the Planning & Zoning Commission to report on what we are doing. Right now we want to keep the barn and stop the roof from deteriorating any further or we will lose the structure.

He reported this is not an Avon Historical Society project, he is a member of the society and curator of the Derrin House, but we are doing this separately from that activity, two different projects, same goal to preserve two very appropriate structures on West Avon Road, by two different organizations. Chairman Hines questioned whether there are other examples of where State Organizations have formed a 501C. Mr. Tolisano reported 501C3 corporations are extremely common, in Riverdale Farms we did it specifically for the museum, when the museum closed up we released the 501C3. We have approached the State with this, and apparently there is no problem with that and have expanded it to include preservation, not many groups have gone for preservation of barns. We are saving this, one because it is part of our history, two because we think it is appropriate as a piece along West Avon Road and part of Avon's History and three we feel it can serve a useful life in the future, it made 100 years so far and we would like to give it a chance to make another 100. With a little work and not a lot of money we feel we can save it.

On a motion made by Mr. Woodford, seconded by Mr. Shea it was voted:

RESOLVED: That the Town Council support the First Company Governors Horse Guard plans to preserve the Horse Guard's 1900 Barn located on West Avon Road, and

FURTHER RESOLVED: To provide in-kind services to assist them in accomplishing their goal to preserve this structure, and

IT BE FURTHER RESOLVED: That a copy of this resolution be presented to the members of the First Company Governors Horse Guard.

Mrs. Hornaday, Messrs Hines, Carlson, Shea and Woodford voted in favor.

05/06-02 Review, Discussion and Approval: Library Reclassification Requests

The Town Manager reported the Library staff had some turnover effective May 1st, and with that retirement who was the only full time circulation supervisor, the Library Director asked to have that position reclassified as an unclassified position, with that being made a management position, instead of hourly, in addition to that, there were other modifications requested. Our process requires that with either turnover we do it automatically, we look at the job description, the position the person was in, look at the duties that they were doing, and if it requires some modification or adjustment the Human Resources Director looks at all of this and comes forward with a recommendation. In this particular case, at the Library Directors request, it was a major modification. We are here this evening recommending that these be approved but also to make the Town Council aware of what was going on.

The Library Director reported it was an opportunity, when this long time employee retired, to rethink that position and how it works, even though the library expansion is in the future, we are looking down the road. Our Library Board felt it was a priority to reclassify this position, in order to have another manager with a Library background to help run the library with a small staff, someone with expertise and proficiency, in order to help implement services to the community. The Circulation Department is on the front line, first one for visitors, it is important to have a smooth running department, with good managers that are responsible for training so that there is good interaction with the public. We also would have this individual participate in other professional parts of the library, selection development to help us buy books in certain categories, working with the other library staff, and also to develop the outreach public services of the library. Whenever we go out in the community, whether it is Avon Day or having a Library card signup, even at open houses at the grade schools which we did four times this past Spring, this Manager would be responsible for setting that up and getting everything ready, the technology, getting the staff there, making a contact with the public. She reported she has been doing that along with other staff, and feels that it is an important outreach effort, and so having a manager who is responsible for getting that information is important, from the Library cards to informing on the many services would be beneficial to the Library. They would still work on Saturdays, work in the evening one night a week, and have front desk duty along with other staff, but would be on a management level.

Chairman Hines questioned how this position would be classified as a management position with the same pay for the hours. The Library Director reported the person who retired was at the top of her range, therefore there will be minimal budgetary impact. The range we are recommending for this position would be Range 1 under unclassified positions. The Human Resources Director reported the salary requested for this position would be mid range, which is typically where we would hire a management person and bring them in at this range. The Town Manager reported with this change, if approved, the Library will have the largest number of management positions of any department in the Town, which will show under the Classification of Pay Plan next year. We are recommending this, there is no financial impact of any of these particular changes that would require modifications to this year's budget or next year's.

Chairman Hines reported it is good for the Town Council to have this information ahead of time, to be aware of and able to address the changes within the Town. Mr. Carlson reported he is in favor of the proposal, it makes sense. He has a question, in order to be prepared to answer questions down the road, from low to high what is your ratio of supervisory to non supervisory positions in the Library. The Library Director reported the Circulation position has the highest number of part time people with five full time people working 22 hours a week, they also supervise the weekend people including Sundays.

On a motion made by Mr. Carlson, seconded by Mr. Shea, it was voted:

RESOLVED: That the Town Council approve and authorize the reclassification for the Avon Free Public Library staffing as presented and recommended by the Town Manager and Human Resources Director.

Mrs. Hornaday, Messrs Hines, Carlson, Shea and Woodford voted in favor.

05/06-03 Review, Discussion and Approval: Contract for Ambulance Services

Chief Agnesi reported we have the Ambulance Contract with AMR Ambulance ready for the forthcoming five year period, there will be no annual charge to the Town of Avon as long as we provide the facilities that are outlined in the contract for shift-changing. They will base their ambulance within the boundaries of Avon, using the Public Works Garage and Police Health Facility. There are some issues, previously AMR provided us with one ambulance unit for our community and Farmington, and sometimes that unit was backed up with various other units from other towns and cities, under this new agreement we are recommending they would provide us with two ambulances being dedicated, one for Avon and one for Farmington, with two units 24 hours a day being based in Avon, and also supplemented by other units from area towns. As part of this agreement we are going to provide AMR with a space at the Public Works Facility of one bay once utilized by the police department, which will require \$2,500 for heating installation which Farmington has agreed to split the cost with us for that. Presently shift changes have been done in Southington, what this will do is provide two units that are going to be here in our town and their personnel will be changing shifts here, a true advantage for us.

On a motion made by Mr. Woodford, seconded by Mr. Carlson, it was voted:

RESOLVED: That the Town Council approve and authorize the Town Manager to sign on behalf of the Town of Avon the five year contract with AMR Ambulance for provision of Ambulance Services, with two ambulances based in Avon, with use of the Public Works Garage and Police Health Facility for shift changes, at no annual fee, as recommended by the Chief of Police.

Mrs. Hornaday, Messrs Hines, Carlson, Shea and Woodford voted in favor.

05/06-04 Approve Amendment to Flexible Benefits Plan

The Town Manager reported we now have an agreement in place with the Dispatches, CILU Local 22 Collective Bargaining Agreement, which has been approved, we now have to go back and modify the flexible benefits plan.

On a motion made by Mr. Shea, seconded by Mrs. Hornaday, it was voted:

RESOLVED: That the Town Council authorize and approve the Amendment to the Town of Avon Flexible Benefits Plan, to revise the effective date to include full-time CILU Local 22 Union Employees, effective July 1, 2005, as reviewed and recommended by the Town Attorney and Town Manager.

Mrs. Hornaday, Messrs Hines, Carlson, Shea and Woodford voted in favor.

On a motion made by Mrs. Hornaday, seconded by Mr. Shea, it was voted

RESOLVED: That the Town Council add Agenda Item # **05/06-05 Planning & Zoning Commission, Panel of Alternates Appointment.**

Mrs. Hornaday, Messrs Hines, Carlson, Shea and Woodford voted in favor.

05/06-05 Planning & Zoning Commission, Panel of Alternates, Appointment.

On a motion made by Mrs. Hornaday, seconded by Mr. Shea, it was voted:

RESOLVED: That the Town Council appoint David Freese to serve on the Panel of Alternates for the Planning & Zoning Commission for a term to expire December 31, 2005.

Mrs. Hornaday, Messrs Hines, Carlson, Shea and Woodford voted in favor.

VIII. TOWN MANAGER'S REPORT/MISCELLANEOUS

The Town Manager reported you have a copy of the very preliminary results of the joint Town Chamber of Commerce Survey that was done. The Town Planner will come in along with someone from the Chamber for a presentation probably at the August meeting. It is a report with a lot of information, we needed an

executive summary review, and that is what he will be asking him to go over. Generally it was pretty positive, he will allow about a half hour for that presentation. He feels after their discussions and review of the process, some of the anticipated responses did not turn out the way that some of them thought. They came out positive, and there was a supposition that there was more negativity out there than showed up on the survey. He gave the Town Council the final draft, and we can go over it, in a debriefing session with them to make sure that we all understand what is going on.

The Town Manager reported we also received a letter from the State regarding the fact that the Avon Historic District in the Center will not be listed, sufficient votes were recorded as to being opposed to the designation of the district.

Chairman Hines questioned whether people need to apply every two years for the elderly tax benefits program. The Town Manager reported the tax abatement program is an odd/even application process, therefore they file every two years. He reported it is something that we should revisit from time to time, although the Town Council made substantial changes within the last couple of years, and it may be time to let it sit, then when we have a major revaluation revisit it again. Chairman Hines reported he would like to have the Town consider a rental program, he would to know whether we can have one. The Town Manager reported he will check with the Social Services Director and Town Assessor, and if necessary we will have a presentation. Chairman Hines reported if we had a rental program for houses, companies would have more people living in the area to choose from as employees, we have local companies having such problems.

The Town Manager reported the Secret Lake Association is still pursuing the possibility of having public water installed in that area, they usually have their annual meetings in May and June, and in preparation for that they had asked for some information about the Lakeview Association project that we worked on, and the Town Attorney did send that to them. They have retained an attorney to start looking at that, but he has hear nothing since then, so he does not know where that is going or what is going to happen with that.

The Town Manager reported we also are moving ahead with the pre-demolition hazardous materials survey of the Towpath School, we got a quote on that, and the contract we have signed to go ahead with the vendor we have been using for hazardous materials inventory and surveying. This is under way. We have also notified the Health District in writing about the termination of their lease. Chairman Hines questioned with regard to environmentals, where do we stand in getting everything resolved on the Rhodes property. The Town Manager reported the Rhodes property right now we are waiting for the DEP to respond to the need for the type of testing schedule for the wells, that has to be carried out, all the information has been submitted to the DEP, they will then come back to us. Chairman Hines reported when we do that, can we change the name, we have talked about that, something like Thompson Brook Fields or something. The Town Manager reported that is up to the Town Council. Mr. Shea reported it is going to need a name, like Fisher Meadows, it needs some type of a name, people need to know where they need to go in order to find it.

The Town Manager reported under our Personnel Rules, he is not allowed to carry any vacation days, but he has not used up all of his for this past year, it needs to be in the minutes. He will need a motion to allow him to carry over to September.

On a motion made by Mr. Woodford, seconded by Mrs. Hornaday, it was voted:

RESOLVED: That the Town Council allow the Town Manager to carry 4.5 vacation days over to the 2005/2006 fiscal year.

Mrs. Hornaday, Messrs Hines, Carlson, Shea and Woodford voted in favor.

IX. EXECUTIVE SESSION: Litigation/Negotiation

On a motion made by Mr. Woodford, seconded by Mrs. Hornaday, it was voted:

RESOLVED: That the Town Council go into Executive Session at 8:50 p.m.

Mrs. Hornaday, Messrs Hines, Carlson, Shea and Woodford voted in favor.

On a motion made by Mr. Woodford, seconded by Mr. Shea, it was voted:

RESOLVED: That the Town Council come out of Executive Session at 9:15 p.m

Mrs. Hornaday, Messrs Hines, Carlson, Shea and Woodford voted in favor.

X. ADJOURNMENT

The regular meeting was adjourned at 9:20 p.m.

ATTEST:

Caroline B. LaMonica

Town Clerk