

AVON TOWN COUNCIL
MEETING MINUTES
JUNE 4, 2007

I. CALL TO ORDER

The meeting was called to order at 7:30 p.m. in the Selectmen’s Chamber by Chairman Carlson. Members present: Mr. Shea, Mrs. Hornaday and Mr. Woodford. Absent: Mr. Zacchio.

II. PUBLIC HEARING –

The Public Hearing was called to order at 7:30 p.m. by Chairman Carlson, the legal notice reads as follows:

“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 Monday, June 4, 2007 at 7:30 p.m. in the town Hall, Selectmen’s Chamber, 60 West Main Street, for the following purpose:

To consider participation in the Neighborhood Assistance Act in accordance with Public Act 95-268. Dated at Avon, Connecticut this 15th day of May 2007.

Philip K. Schenck, Jr.
Town Manager”

The Town Manager reported the Neighborhood Assistance Act was past about 10 years ago and is a program that allows for private businesses to take a tax credit, if they make donations for projects that are approved by a local municipality and the state. We have an application from the Nutmeg Symphony, also known as the Bristol Symphony Orchestra. We have one for a new phone system at the Avon Senior Center and several from the Police Department requesting computers, mobile data terminals in the police cruisers and also radar and emergency lighting systems. He reported we hold a public hearing, and if the Town Council is in agreement that these are worth while projects, we then submit them to the State of Connecticut, the legislature passes a tax credit program with limits, They review the projects and publish a catalogue and corporations that wish to participate and agree to fund certain items, they will get a credit against their state income taxes for the year in which it occurred. This happens in September, when we actually find out. We then get checks from those corporations along with a letter from the state. That money is deposited and we either purchase the equipment or the donation is made to the specific organization. He reported there are certain criteria, they have to be nonprofit or municipal in nature.

Mr. Woodford questioned why Bristol Symphony Orchestra, d.b.a. Nutmeg Symphony Orchestra Inc. is involved with this. The Town Manager reported the Nutmeg Symphony Orchestra has a broader geographical representation, which includes the Farmington Valley. He reported last year we did approve a similar application on behalf of the Nutmeg Symphony and they did get a \$500 contribution.

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

RESOLVED: That the Town Council approve and recommend, four 2007 Neighborhood Assistance Act Program Proposals as follows:

Avon Police Department –

- a) Technology/Officer Safety \$ 13,000.00
- b) Motor Vehicle enforcement Unit \$ 13,200.00

Avon Senior Center

- c) Updated Telephone System \$ 3,823.00

Bristol Symphony Orchestra, d/b/a Nutmeg Symphony Orchestra, Inc.

- d) Family & Children’s Concert Series \$100,000.00

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

Mrs. Donato reported we are residents on Francis Street and Lawrence Avenue who have problems we need to address but we are not sure if these issues fall under the Neighborhood Assistance Act. We have concerns and situations in that area and have about one third of the residents present at this meeting to get direction from the Town Council. She reported the main issue is the gas station across from Dakota's Restaurant, which has been in disrepair and is an unsightly entrance to our neighborhood. The owner of this gas station lives in Rhode Island and apparently does not care what it looks like. We are asking that someone assist us in getting the current owner to fix it up and paint it, to make it more presentable. It is really an eye sore for Avon,--- this gas station and the Pie Plate building.

The Town Manager reported there are a number of properties in town that have been neglected, these two on Route 44 included. They are owned by private people, there have been proposals before the Planning & Zoning Commission on both properties, some have been approved, and some have not. All the Town of Avon can do, unless it is either a public health hazard that violates the health code or a town ordinance, is to write a letter to the owner asking him to do something. But, if he decides to do nothing, there is very little we can do because it is private property. We can certainly write a letter to see if we can get him to clean it up. The Pie Plate, specifically, the individual who has approval to put in a car wash there, has finally received funding and is going to proceed this summer to tear the building down and erect a new building.

Mary Beth Barry, Lawrence Avenue – reported her property abuts Colonial Manor apartments and there is a driveway there where there is a lot of transient traffic and also a lot of dumping near a brook in that area. One of the thoughts we had was to petition to get a fence installed. We can not control what the renters are doing. Things like sinks, car filters, care parts and oilcans are being dumped. We also have concerns about the illicit use of drugs and alcohol, in that area. The other issue is it is very difficult for me to get into my property because of the traffic situation. We have to turn at Dakota's, or go up to the light at Tweeters and wait and try to beat the red light to get in, especially coming from the west, because there is no arrow that would allow us to turn.

Chairman Carlson reported we will follow up with these issues, however, the State of Connecticut manages all the turn signals on Route 44, so we have very little control. The Town Manager reported we can write a letter to the State Traffic Commission and request that they do a study for a left hand turning signal, traveling from west to east, so that residents can get into Lawrence Avenue easier. He also reported those types of things take a long time and are usually implemented when there is a private developer doing work in the neighborhood, so the state can get the project developer to pay for the cost. We also need a contact person in the neighborhood to send copies of the letters we send to the state. Scott Simmons agreed to be the contact person. Mary Beth Barry questioned what made it possible to get a left signal installed at the intersection of route 44 and Climax Road? The Town Manager reported there was an accident there that received a lot of publicity, and Nancy Johnson took a particular interest in it. It is a federally aid secondary highway so federal funds can be used by the state. It did take some time to get the funding.

Another person reported at the corner of Lawrence Avenue and Route 44, where you turn onto Lawrence Avenue, the corner of the road has worn away and broke away. We have been reporting this to both the State of Connecticut and the Town of Avon for the past year and a half. The town says it is the state's business. The state says it is the town's business. We also spoke to Peter Delap, from the State and he had the dirt removed but as soon as we had heavy rains, it was back again. We finally called the head of the department's secretary, and the next day it was done...filled with tar.

Jennifer Green, Lawrence Avenue – reported, regards to dumping at Colonial Manor, she spoke to John McCahill with a question about the dumping because there are wetlands in that area. He suggested that we petition Mr. Udolf, the owner of Colonial Manor, to build a fence. She questioned if there is any help we can get from the town. The Town Manager reported Mr. Udolf has owned several properties along Route 44 over the years, we have had numerous issues concerning trash, picking trash up, and disposal of it. It has been a major effort by the town but it has worked. We will contact him and see if this problem can be

remedied. He reported if the owner is not willing, then it would be up to the members of the association to install. Jennifer Green questioned if Department of Environmental Protection would get involved. The Town Manager stated there is testing that would have to be done, which is costly, and we do not know what type of refuse has been dumped there. Certainly a letter from the Town of Avon will get his attention and hopefully result in him doing something.

Mrs. Hornaday suggested that the Natural Resources and Inland Wetlands Commission be advised of this, particularly Inland Wetlands, because there are very specific regulations. They also have volunteer members that will come out to assess the problem and take pictures. They can also be helpful to you with suggestions of steps to take.

III. MINUTES OF PRECEDING MEETING: April 23, 2007 and May 3, 2007

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

RESOLVED: That the Town Council approves the minutes of April 23, 2007 as read.

Mrs. Hornaday and Messrs Carlson and Shea voted in favor. Mrs. Hornaday abstained.

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

RESOLVED: That the Town Council approves the minutes of May 3, 2007 as read.

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

IV. COMMUNICATION FROM AUDIENCE

Josh Zaino reported we were thinking of a program where kids could go after school for interaction with other kids. We think this would be a benefit to Avon because we do not really have access to going to a friend's house after school to study or interact because there are no sidewalks. Michael Munoz reported when he lived in New Britain they had teen centers. Josh Zaino stated if it was within walking distance of the school, it would be great. If not, we could have a bus service and there would be a charge for it, for kids who do not have a car or other means of transportation.

Mr. Shea stated it is great that the students have shown such interest and present this to the Town Council and questioned if they have any ideas as to a building or location that you have targeted, that would be a good spot for this. Josh Zaino reported there is a large area on Country Club Road.

Chairman Carlson recommended that this group get in touch with the Town Manager and he will arrange for a meeting with the Director of Recreation and Parks and will also coordinate with the school officials.

Mrs. Hornaday suggested this group also talk with the people who are talking about the expansion of the library and also stated she went to a couple of the informational meetings and a great deal of comments evolved around places and activities for the youth in our community. If we are talking about something on a more permanent basis, that might be incorporated in those plans while the town is in the process of making those plans. One of the areas that you mentioned was purchased by the town, to allow for the expansion of the library.

Mr. Shea informed the group that there would be a lot of obstacles you will have to face as you move forward. People will ask you where and how much, they will ask you why, so do not give up because you never know what opportunities exist if you just pursue it as assertively as you can.

V. COMMUNICATION FROM COUNCIL

Mrs. Hornaday reported the dedication of the scoreboard at Buckingham was postponed because of inclement weather and they will contact Chairman Carlson when they are ready to reschedule it. She also said there was a schedule of events in the newspaper and the CRT (Community Renewal Team) Luncheons were not included and suggested the schedule for those luncheons, held at the Avon Senior Center, should be posted and would be very helpful for the residents that might want to use it. She also reported the

Community Renewal Team luncheon is a very well balanced meal that is planned by a dietician, and is open to the seniors. This luncheon takes place twice a week and Canton also participates in this program, which is held in Avon on Tuesday and Thursday and in Canton on Wednesday and Friday. They ask for a donation of two dollars but is open to everyone and it allows people to get out and socialize.

Mr. Woodford reported about the large amount of young children marching in the Memorial Day Parade, and each group had four or five volunteers participating to keep things organized, and questioned if we could get their names and send a letter of recognition for the wonderful job they do. The Town Manager stated we have a listing or can get one of the troop chairmen and can send out a letter.

Mr. Shea reported, in response to Mrs. Hornaday comment on the dedication of the scoreboard, the Avon High School boys team is finished for the season because they lost to Montville in the quarter finals, so we will have to coordinate the dedication event with the Director of Recreation and Parks, because it will have to be done at a Babe Ruth game, during the summer, or it will have to wait until next spring.

Chairman Carlson reported on Saturday, June 16th at 1:30 p.m. there would be a dedication of the water fountain, which is located on the Rails to Trails by Sperry Park. It has been donated to us by the Trail Council.

VI. OLD BUSINESS

00/01-07 Authorize Contract for Construction Management: Enterprise Builders \$2,087,813 Building 5 & 6 Renovation

The Assistant to the Town Manager reported Enterprise Builders was hired to put together the estimate for the architect, which resulted in a contract with them to complete the plans necessary to undertake a design/build process. She reported the estimate would then become the guaranteed maximum price (GMP) and now it would be appropriate to consider the award of the Construction Manager at Risk contract.

Mr. Woodford stated he does not like the idea of the architect selecting the Construction Manager. The Town Manager reported we have discussed this in some detail because we needed a guaranteed maximum price for the Referendum. At the time, we could have gone through two routes and hired the Architect to do some work and then go through another process to get the Construction Manager involved. We opted to use the Architect to simplify the process. Mr. Woodford reported he does not like a professional company selecting a Construction Manager for a job. Mr. Shea reported he had the same thoughts as Mr. Woodford, but understands the benefits on this size project.

The Assistant to the Town Manager reported Enterprise Builders is from the area, has the where-with-all to do a project like this, and they come highly recommended, based on work they did at Avon Old Farms School, and at schools in the area.

Mr. Woodford stated you would not have had Chuck Boos select the construction manager for the high school. The Town Manager reported not unless we had agreed to that as a process earlier on.

Mrs. Hornaday reported she went to the meeting at the Board of Education, where they interviewed various construction managers, and one of the major issues that came up was, can the architect work effectively with this construction manager, and that became very important in the decision making process. She also stated it is very important that the two work very well together and understand each other.

Chairman Carlson reported as we go forward and work with architects in these types of projects, if we are undertaking construction management, that we inform the architects by letter ahead of time, as to what our purchasing criteria would be, and the evaluation process that we expect them to use, in their selection of a construction management firm. This way we will let our feelings be known right up front and publicly.

The Assistant to the Town Manager reported we have been working since late January in their obtaining the pricing to get to the guaranteed maximum price (GMP). They are insisting they need to bill us for certain aspects of general conditions that are typical, but it has been a good relationship so far, so we can work through this.

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

RESOLVED: That the Town Council award the contract to Enterprise Builders for a guaranteed price of \$2,072,347 and recommended alternates of \$15,466 for a total \$2,087,813 for the Building 5 & 6 Renovations contingent upon approval of the project at the June 14, 2007 Referendum, and authorize the Town Manager to execute on behalf of the Town of Avon the necessary documents.

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

**04/05-80 Supplemental Appropriation and acceptance of Town Green Lighting Donation:
\$6,300**

RESOLUTION – TOWN COUNCIL

RESOLVED: That the Town Council hereby recommends that the Board of Finance amend the FY 06/07 Budget by increasing:

REVENUES

Capital Projects Fund (Facil & Equip), Other Local Revenues, Donations, Lighting Town Center, Account # 02-0360-43655 in the amount of \$6,000 and increasing:

APPROPRIATIONS

Capital Projects Fund (Facil & Equip), Town CIP-Facilities, Lighting Town Center Account # 02-4829-53066 in the amount of \$6,300 for the purpose of recording donations for participation in the Town Green Lighting Program.

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

RESOLVED: That the Town Council approve the Supplemental Appropriation and the Acceptance of Town Green Lighting Donation of \$6,300

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

05/06-16 Avon Water Polution Control Authority

- a. Master Sewer Facilities Plan: Review Final Report and Demonstration: Bud Usich, Tom Daukas, Kurt Mailman

Mr. Bud Usich reported Kurt Mailman will give the power point presentation and Tom Daukas will report to the Council as to how the plan benefits engineering plans for the town and how it meshes with the future capital projects that will be done with sewer improvements. He reported the plan was completed on time and within budget, there is significant electronic backup that was not originally in there in graphic form; an extremely and highly technical study, strictly for engineers and professionals, it was not really designed for laymen. The reason for the detailing is, we have to substantiate our reasons for Capital Improvement, which is a significant expense for the homeowners. The plan we have been working with is 30 years old and the new one has a projected lifetime of 20 years, but will probably exceed that by at least 10 years.

Kurt Mailman reported this report is broken down into three separate areas, which are needs and recommendations of the plan, a GIS introduction to some of the power points that the town will receive as you go through this project, and will close with a quick slide show. We do waste water facilities planning to create a road map for the future for waste water disposal. We need to maintain consistency with both town and state planning goals, identify any capacity issues that are within your waste water infrastructure, evaluate your existing agreements with the three communities you are involved with, take a look at where you are in terms of your existing infrastructure, and then recommend improvements for the future. The components of the plan are to evaluate the existing sewer service area, determine the waste water needs, quantify the waste water flow, formulate the waste water management plan as an update of the 1977 plan, evaluate the environmental impact of the recommended plan, provide opinions of cost and also an

implementation plan to carry out the improvements. Your existing sewer area is composed of three sewer sheds that go to Canton, Simsbury and Farmington. You open up three major interceptors that convey most of the waste water through your town, Roaring Brook, Old Farms and Nod Brook. You have four pump stations that you operate. For this project we agreed on Route 44, Riverdale Farms, Meadowbrook Road and New Road. We obtained consensus from the town and also researched all the documents that were available to us, with regard to Waste Water Management, extension of public sewers, and community solutions as alternates for waste water disposal. We looked at historical data, the previous facilities plan report, existing sewer and site waste water disposal area, septic repair, we brought in Farmington Valley Health District, we looked at population projection and paid specific attention to town wide planning goals, land use plans and the zoning regulations, and the "build out" and development analysis that the town had done two or three years ago. We also looked at surface and sub-surface features including the depth to ground water as an indication of the ability of a property to maintain on site, steep slopes, the water supply plans to see if they were served with public water, and then also the sizes of the lots that need repair. He also reported that Avon is serviced by Avon Water Company, Connecticut Water and Unionville Water Company, although two of those have merged since the start of this project. Then we looked into public water to see if we could dig down even further. Flood plains are also a consideration for public sewer extensions and also for onsite. We also looked at the state wide goals, natural diverse and data base, which are essentially endangered species, the National Historic Register for archeological areas. We also looked at the town wide planning goals and compared them to the OPM Plan of Conservation and Development and as a result, we got some recommendations to make some changes to this. He also reported we ended up with a ranking system for all the different areas in town and we sat down with the different agencies in town, as well as Farmington Health District and DEP to determine the area of need; we looked at lot sizes, where they have large numbers of repair, whether they had old septic systems, and looked at recommendations as to whether we should continue with on-site waste water disposal, steep terrain, soil, ground water depth, and gave them a priority weight in this matrix. He reported in the future, the Canton sewer shed has a limit of 50,000 gallons per day. Farmington will be close, but not over, based on our projections and the build-out analysis that was provided to the town. Simsbury has no issue in terms of projected waste water flow for the future. He reported our results and recommendations are as follows:

- Install permanent flow liters both at Avon entrance into Canton and also Canton's entrance into Avon at Secret Lake.
- Rectify Canton and Farmington's boundary changes. There are some area that were allocated to one sewer shed or another that should be moved.
- Construct pump stations upgrading, at the Route 44 pump station, there are some confined space and safety issues.
- Monitor some flat smoke interceptor pipes that were installed with very little grade
- Construct sewer extensions based on the need, but also at the towns discretion
- Put together an interactive program to look at the user fees, connection charges, and increase the revenues in order to pay for some on these capital improvement projects
- Maintain rigorous on site waste water management program, working with the Farmington Health District
- Make sure we get changes to the OPM plan to get approval through the state agencies.

In summary, he reported we did portions of record drawing information and GIS sewer cable area, we reviewed all the historical and field physical data town wide, obtained a consensus on the wastewater needs matrix, analyzed your infrastructure capabilities, and have put together a recommended list of our management plan. We developed a master sewer plan, put together our opinion of costs for improvement, based on that, put together the OPM request letter, and also looked at the billing procedures. We have also included a preliminary design for waste water sewer extension in the Haynes Road area. We would have a profile that would accompany that and also an opinion of cost. Also enclosed is a graphic from the OPM C&D request letter, which shows recommended improvements over the top of the C & D plan and identifies areas where there are inconsistencies that need to be resolved.

Kurt Mailman also reported some of the powers of the GIS data layer that was created on part of the program are, you can take the “as built” map and overlay it on top of the sewer layer, and the system will give us all the data that we initially put in, such as pipe size, pipe length, what it is made of. There is also an option where you can pull up the location of manholes and the size and elevation of the pipes coming in and out. It will also show the laterals for each of the property lines. Another feature of the system is, it can show the flow direction of all the sewer manholes, which can help the town in the future when they want to look for obstructions in the line. That way, you can notify property owners if there is a backup problem in their area. Then you may have to do some pumping upstream or clean out some of the sewer manholes.

Tom Daukas reported we have some 800 drawings of the actual sewers that have been computerized can be viewed on the system. They were all GPS field located so the actual location of that structure on the plan equates to an actual location of the structure, coordinate-wise in the field. As an example, you can click on the parcel shown on the computer, and it can load up the actual field sketch, from when they did it. This will be a tremendous tool because you can get all the information from the computer, rather than finding the right field book and the right page. Once this system is installed, you can call before you dig and we will be able to get all the particulars, without having to physically go out to the site.

He further reported on a scanner system that is being constructed with that information. Everything is automated, so that the staff from Engineering and from water and sewer can actually sit at a computer module and find out information on how the pump stations are operating. This is not only a graphical representation, but also a computerized representation of what the Meadowbrook lift station looks like, and while it is operating, it is real time, so it is reading signals from the pump stations while they are operating, so on the screen, you can actually see the waste water coming up and down and being pumped through out of that wet well. The system on Route 44 consists of two pumps, and when the pumps turn on, they turn green and the waste water goes through the line turning green. It can also notify if there are alarm conditions, and what they the conditions are, rather than have staff drive out there and try to diagnose an alarm. That is the real power of this type of system. You can see if it is a nuisance alarm or if it is a critical alarm. Staff can also have it at home so they do not have to go out a 2:00 in the morning.

He also reported we have almost 80 miles of sewer and we have no sewer department, so this will allow us to do a tremendous amount of work without having the staff. He reported the other thing you can do is trouble shoot, if you can see trends where your pumping rates are longer, that could mean that you have additional waste water flow. But, it could also mean that you have some equipment that is failing, so it gives you an idea overall, the time lapse, that the equipment is performing.

He also reported we had the Wellness Center discharged one of the pools in the middle of the night, and it overflowed the pump station and we had no way of knowing it. But we had this graph and were able to find out who did it and explained to them that they cannot do that, all at once, because the pump station is not designed for it.

Mr. Woodford questioned how this has benefited the Engineering Department and how it can be beneficial in the future to coordinate road improvements and potential sewer problems.

Tom Daukas reported we are doing, with our whole infrastructure, all our assets, we are doing something very similar to what we did with the sewers. We will take all the “as-built” maps, even where there are no sewers, there may be storm drains in our roads, we have already scanned them and are putting them into the same system, so we will have all the infrastructures in the backdrop. Right now, the Town Council has authorized us to embark on a pavement management system, which is really an asset management. It will incorporate all the sewer data with the road data, catch basin data, storm systems, our outflow that we have to monitor, our guardrails, our trees, everything will be on a computed system. We will not only be able to look at the sewers, when we are talking for needs, but is this road going to have to be improved. When we come back with a capital improvement program, it will address all of these things. It is not cast in stone but

will be a very good guide and has a tremendous amount of background and data in it. All of the infrastructures will be tied together. It has taken years to gather all this data and it is finally coming together and it will be a tremendous benefit to the town. We have never had a master sewer plan, so any time a developer comes in, the Engineering Department would have to react and determine where to put these sewers, how deep to put them, the size and so forth. It is a very formal process with OPM constraints, to get the OPM map to jive with the towns map.

b. Approve Letter to OPM Requesting Change in State Plan of Conservation Development: Avon Sewer Boundaries; Bud Usich, Tom Daukas, Kurt Mailman

Tom Daukas reported we need the approval of the Town Council on this because there has been disagreement in the Conservation Plan. The significance of OPM –we are looking for 50 percent grants on this particular document and OPM gets asked by DEP for endorsement that it complies with OPM’s map, that is why we want to get their map changed to reflect what we want, as far as the town wide plan. The OPM is very vague, i.e. Old Farms Inn is shown as rural land, that should not be served, which is a major discrepancy. We have been putting sewers in other areas like Bridgewater, High Ridge, Jakobiak’s land and Quail Ridge are also being shown as not to be served and should remain as rural open space. One of the things we pointed out in our letter is, we never changed the density when we put sewers in. We have reduced our sewerage of the whole town under this new plan, from what we had in 1977. In 1977, basically the whole town was basically in a sewer shed. It is a process we have to get an endorsement even from the Planning & Zoning Commission. He further reported we have to defend our plan to the state because it is contrary to theirs. The letter we are requesting is our defense of that posture .

Kurt Mailman reported one of the things they do today is withhold funding on state funded projects until we are in accordance with their plan.

The Town Manager reported the only observation he noticed is the town is well on its way to be completed with its development, a lot of the infrastructure that is in place is now beginning to age. It is this type of planning document that we need to have, for our infrastructure to start mapping out how we are going to maintain that, finance it and do it in an orderly planned program. This gives you a very strong overview, we are working on a recreation facilities master plan, to accommodate both usage and maintenance and upgrade, we are working on a pavement management program. We are looking at, not just the sewers and waste water treatment, but we will be looking at the roads and other aspects of it. There will be other projects that will be coming along in the next couple of years and you will have a set of plans that will provide a road map of the community, in terms of its infrastructure and where we need to go. It will also dovetail in with the requirements of the governmental accounting standards board, which requires depreciation of assets and establishment of reserve accounts to offset the future maintenance. Part of this is really a larger picture to look at a community that is beginning to age, and coming forward with the appropriate planning documentation and the plans to take care of what we have spent a lot of money on in the last 30 to 40 years.

Mr. Woodford questioned who or what finally tipped the scale in the decision to put sewers in the Haynes Road area? The Town Manager reported in the matrix that they provided, they had a number of concerns and considerations, including failed systems, repairs and those types of things, that tips it to the point where it shows up on the system. In the Haynes Road area, if you have homes that have gone through one system, and now have gone into a second system, and they cannot use the second system any longer, you now have a property that is not functional. To put in a third system would require total replacement of the system and the earth surrounding it, at a huge cost. The matrix system, which will be constantly updated with new data, will show the priorities. He reported Winding Lane, Voloski, Verville and Deepwood Drive are other areas that have developments that have been there for 30-35 years and not on a public sewer system, and those systems are eventually going to fail, no matter how well they are maintained. Most of those houses are on lots that are large enough to put a second system in or completely replace the existing system. But you are talking a lot of money and when you start to do the calculation of this, it starts to reach the tipping point

where you need to put in sewers. A lot of the cost of that will be paid for by the people that will be served, through assessments. It is not going to be a general town fund expenditure.

Mr. Shea stated, in regard to Haynes Road, if two or three houses fail, they have to do something, if sewers are not going to be installed. The Town Engineer reported there is no magic threshold out there. That is where we come in, we have to compile all the difficulties that will come before us; most of the systems in town, in the older subdivisions, are way beyond their service of life. We have had people request sewers, but if there are one or two failures and there are 45 homes in the area that are fine, then it is highly likely that we would not approve sewers. But as failures become more consistent, then we may have to consider it more seriously.

Mr. Shea questioned if five houses fail on Haynes Road, you go ahead and put the sewers in, those people incur the expense of the sewer and they also incur the expense of their brand new system? The Town Engineer reported they do not have to hook up at that time, but they do have to pay for the cost of the sewer line in the street.

The Town Manager reported there are remedial actions a homeowner can take once the system begins to fail, in terms of reduced use; there maybe some temporary things that can be done to extend the life of it, until the sewer line can be put in.

Mr. Usich reported we are the only other body in the town that has statutory rights to assess properties. That is something we do not take lightly if there is a clear need we will move on it. But as far as encumbering an entire neighborhood for one or two failures, that will not happen. Kurt Mailman reported we would also have to test for the ground water in the area, check catch basins, and do a sanitary survey. If it looks like the majority of systems are failing and we have a health problem, we will basically be ordered by the health district to do something.

The Town Manager reported they could petition WPCA, change the designation in the sewer service area, but they would need evidence and data to support their suggestion.

Mrs. Hornaday also questioned if it is safe to say that sewers will not be a possibility for 20 years? The Town Engineer reported, yes. Mrs. Hornaday stated one of the things that causes people to be hesitant is the thought of spending \$40,000 on replacing the whole system, and two years from now, sewer lines will be installed and they will then be assessed for that. She also questioned if these maps can be used as an overlay with some of our other town plans. The Town Engineer reported absolutely.

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

RESOLVED: That the Town Council approves and endorses the letter to Jeffrey Smith, Connecticut Office of Policy and Management dated May 18th, 2007 requesting a change to their plan to coincide with the Town of Avon's plan.

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

05/06-83 Request of Avonridge Inc. to Construct a Portion of Northington Drive through Found Land

Bruce Hoben reported we are touching base with you in terms of the alignment of the road that is going to go through the property owned by the town. We came before the Town Council in July 2006 and the consensus of the Town Council was that the road would be a good move. The map shows the development with 60 lots, which is located east of Lofgren Road, south of the Found Land and over Huckleberry Hill. We are proposing some activity on two parcels of land; the first is the connection to Lofgren road from what will be an extension of Northington Drive, the second area is the Huckleberry Hill open space, where the road is extended onto the property and 12 parking places constructed there and a sewer line would be extended down to connect to an existing sewer to the south. We had some idea where the road might go,

but that has changed because of the impact on wetlands and the overall alignment, the impact on property located to the west that has already been approved. He also reported, in speaking with the town staff, we have come up with a plan that works for everyone. We started the process of approval by making application to the Inland Wetlands Commission; we also made application to the Planning & Zoning Commission for subdivision. Now we need a formal recognition from the Town Council that it is all right to complete the activities we are proposing for that area.

The Town Manager reported when we received the letter and we asked Steven Kushner to take a look at what was being requested. He has no problems with the request and feels it would be a benefit to the community, and it also conforms to the Comprehensive Plan of Development and fits in with what we talked about last July in terms of serving the town property as well as the developer's interest. We concur with the Town Planner's review of it and recommend that you authorize that the road be built and that the Town Manager be authorized to sign on behalf of the Town Council.

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

RESOLVED: That the Town Council approve the request of Avonridge Inc. to construct a portion of Northington Drive through Found Land, and authorize the Town Manager to execute any documents necessary, on behalf of the Town of Avon.

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

06/07-04 Review and Discussion: Draft Recreation Master Plan: Recreation and Parks Committee and Glen Marston

Dan Neagle, 529 West Avon Road- questioned if the Town Council was going to address the lighting situation on the athletic fields at the high school?

Chairman Carlson reported the Recreation and Parks Committee brought forward a Draft Recreation Master Plan which involves the lighting of fields, field needs for the whole town, and encompasses the high school and all the schools. We received a letter from Robert Meyers, Chairman of the Committee, asking that we table any action on this tonight. The reason is that they, as a Committee, have not been able to meet to review the plan and the pricing. They gave us a first draft of the plan in April which did not include pricing and we requested they come back with preliminary cost estimates but they have not been able to get together. Mr. Meyers also stated they will review the plan with the Board of Education on June 12th and then come back to the Town Council at the July meeting.

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

RESOLVED: That the Town Council table this item until the July meeting.

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

06/07-47 Approve Contract: Roaring Brook School Roof Replacement \$601,649, Allied Restoration Corporation

The Assistant to the Town Manager reported we opened six bids from vendors for this project, we received state approval on the documents, and the low bid was received from Allied Restoration Corporation of East Hartford in the amount of \$601,649. This was a terrific quote considering the budget for the project is \$715,000 so even when you subtract out the fees for the construction management, we should still have a healthy balance to offset additional costs, if they arise. She reported the Board of Education has recommended the Building Committee recommend for approval, the awarding of the bid so that construction can begin on July 2nd, using the funds approved at the budget referendum on May 16th.

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

RESOLVED: That the Town Council award the contract in the amount of \$601,649 to Allied Restoration Corporation, and authorize the Town Manager to execute the contract, on behalf of the Town of Avon.

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

VII. NEW BUSINESS

06/07-68 Transfer of Appropriations: \$44,347 Senior Center Repairs

The Assistant to the Town Manager reported the status and upkeep of the Senior Center came up in the CIP process, and the Director of Public Works requested, if we could put the funds together, could we go out to bid and obtain pricing from a restoration firm to do that work. He also identified there were some problems at the fire department to do similar work to be paid for out of their own funds. We put both projects out to bid at the same time, and the amount of \$44,346 was identified to be used primarily on the carpentry and painting, repair of the chimney flashing, removal of the interior brick, and replacement of the red privacy fence that screens the air conditioners and trash bins. We believe we can come in under budget and are looking for your approval to transfer the funds of \$44,346.47, which we will bring to the Board of Finance for approval.

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

RESOLUTION – TOWN COUNCIL

RESOLVED: That the Town Council favorably recommends to the Board of Finance an appropriation not To exceed \$44,346.47 by transferring from Accounts;

#02-4849-52219	
Capital Projects Fund (F & E), Purchase & Library Expansion, Other	\$24,841.65
#02-4857-52183	
Capital Projects Fund (F & E), Property Purchase 267 Country Club Rd., Legal Fees & Exp.	500.00
#02-4857-52219	
Capital Projects Fund (F & E), Property Purchase 267 Country Club Rd., Other	8,962.65
#02-4857-52239	
Capital Projects Fund (F & E), Property Purchase 267 Country Club Rd., Materials-Other	6,142.08
#02-4857-53344	
Capital Projects Fund (F & E), Property Purchase 267 Country Club Rd., Land & Building	3,900.09

for a combined total of \$44,346.47 to Capital Projects, Senior Center Repairs Account #02-4829-53068 for the purpose of funding critical repairs at the Senior Center.

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

06/07-69 Authorize Town Manager to sign Resolution for Historic Documents Preservation Grant; \$7,000

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

RESOLVED: That Town Council authorize the Town Manager to execute and sign, on behalf of the Town of Avon, the Resolution for Historic Documents Preservation Grant of \$7,000 and other necessary documents with the Connecticut State Library for this purpose.

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

06/07-70 Award Contract: Deercliff Road Reconstruction Suburban Sanitation: \$197,274.91

The Town Manager reported it has been a constant battle for a long time. The first capital project we got involved in was to widen that road from Route 44, in around that pond. That was a safety program that was a \$220,000 dollar job in the late 1970's. It was a major debate at that time because many people did want the work done and just as many did not want it done. We are facing the same debate again with this project. In a memo, the Assistant to the Town Manager reported the Town advertised for bid all the reconstruction work with the exception of the repaving, which will be completed by Galasso, Inc. the vendor who has been awarded the State contract for this work in the Town of Avon. On May 23rd the bid from three vendors received and opened, as follows:

Tilcon Connecticut, Inc	\$203,860.00
PACE Construction Corp	\$224,200.00
Suburban Sanitation Services, Inc	\$197,274.91

She also reported we have received a cost for the paving work from Galasso, Inc. It is our recommendation that the Town award the contract to Suburban Sanitation Services, which was the low bidder. She reported the total funds needed to complete the project are as follows:

Reconstruction (drainage and blasting)	\$197,274.91
Milling and repaving	\$ 51,789.74
Subtotal	\$ 249,064.74
Plus 10% Contingency	\$ 24,906.47
TOTAL	\$273,971.12

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

RESOLVED: That Town Council award the contract of \$197,274.91 to Suburban Sanitation Services, Inc for the purpose of the reconstruction of Deercliff Road

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

06/07-71 Sign FY 07/08 Rate Bill

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

RESOLVED: That Town Council sign the Rate Bill to permit the Tax Collector to begin collecting the July and January tax payments.

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

06/07-72 Resignation: Alan Slessler: CRCOG Transportation Committee

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

RESOLVED: That Town Council to accept the letter of Resignation from Alan Slessler from CRCOG Transportation Committee.

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

06/07-73 Appointment: CRCOG Transportation Committee

The Town Manager reported Larry Baril began working with the town on May 21st as the new Deputy Town Engineer. He was in charge of the internal GIS systems for Fuss & O’Neill. He has a CE --- he is a professional licensed Engineer and has a seal.

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

RESOLVED: That Town Council approve appointment of Larry Baril to the CRCOG Transportation Committee.

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

VIII. TOWN MANAGERS REPORT/MISCELLANEOUS

a. Avon High School Status Report

The Assistant to the Town Manager reported we put together an update of the cost changes that have come up and to what has occurred and what items are on the building committee’s horizon of decisions to make. The good news is the project is under budget and when you count the contingencies, it is over a million dollars. We have spent some of that, so far, on the storm drains and the reconfiguration of the whole press box. They need to decide very quickly what to do with the refurbishment of the lockers. They also need to make a decision on whether they are going to install sod on some or all of the three fields that were provided

as an alternate price in the bid process. They have asked FIP to give them a breakdown of how \$81,000 can be spent on the various fields. They need some input from the schools about the cost of transporting teens to other locations if the fields have to wait a second year while seed becomes established. We do not know at this point what direction they will take, but the decision has to be made this month so it can be done this fall. They found that the underground oil tank has already been replaced. In the current contract they found the monitoring system was not working when it was looked at and they decided to replace the fuel lines that go from the tank to the building to avoid future problems. We will be required to pay an estimated price of \$30,000 to CL&P to remove the pole from the present location to allow for a new driveway to be constructed.

Mr. Shea questioned once they get rid of the bleacher press box, how are they going to have a concession stand, how are they going to report the games? He reported, what goes on there is they have scouts up top, then the announcer, and below there is the food, so there are three floors. He questioned if they have a plan. The Assistant to the Town Manager reported we are not sure if they really do. Dr. Kisiel has informed us they will be installing a camera on a pole at the top of the bleachers to film the game. They know there is no press box planned for this project and if they want one, they will have to find another way to achieve it.

Chairman Carlson suggested a letter be written to Dr. Kisiel, from the Building Committee, before we remove the press box.

Mr. Shea reported that is the only place to get refreshments, the only place to report the game, and also scout it. He reported he brought this up when the plan was going through, when they said they were going to remove it, he asked what are you going to do to resolve these issues.

Chairman Carlson reported we do not want the administration sitting here next year with an emergency contingency report, saying we missed some things.

The Town Manager reported it is entirely appropriate for the Town Council to address a letter to the Building Committee, requesting them to ask the school administration if the tower comes down, what are their plans for replacing it. If they are not going to replace it, what are their plans for providing concessions and the things we have now?

The Assistant to the Town Manager reported the school administration has not thought this through completely because we have learned, in tearing it down, there is electrical service from West Avon Road that provides the P A system, runs the irrigation to the fields and scoreboard electricity.

Mr. Shea reported there is not a football field in the State of Connecticut that does not have these things. He also reported he has served on five building committees. Not one was able to grow grass, there has been problems with every one, as far as grass goes, Pine Grove still has troubles. I would urge the Council to take a good hard look at this situation.

Mrs. Hornaday reported we want to be very careful adding to these projects, items that were not included in the referendum. To come up with something big like a concession stand or lockers looks like we asked for more money than we really needed, so now we can do it. When it gets to be the flavor of, now that we have more money, we can do more projects.

Mr. Shea questioned if they are addressing the pitch on the field hockey field. The Assistant to the Town Manager reported no one at the school had concerns about the drainage on the field. The field needs to be moved to accommodate the new driveway. And originally it was going to be moved down about 21 feet that would put the fence under the canopy of the two cherry trees, which you are concerned about. She reported if you go past the goal line, you have about two feet of end zone before you hit the fence. They

were trying to achieve 15 feet of space on either end so we are trying to modify that so the fence does not have to go as far as the trees and be a detriment to them, but still provide more space on either end.

Mr. Shea reported he was on the Avon Middle School Building Committee and the drainage on that field was awful. They had to go back and redo it, so I think this is something that could get missed. Also, the depression between the baseball field and the football is wet.

Mr. Woodford reported the main sidewalk to the high school is covered with sand and could be a hazard, especially for elderly people. Ms. Blythe reported it would be cleaned before graduation.

The Town Manager reported we are getting bids for the replacement sidewalk at the high school because we would like to get it in this summer.

The Town Manager reported the next meeting will be on July 5th and questioned if that date would be acceptable to the Town Council members. It was the general consensus of the Town Council to change that meeting to July 2nd.

The Town Manager reported the Avon Fire Department Audit still has some issues and the auditor's are still working on it.

The Town Manager reported there is a memo from the Human Resource Director regarding injury rates and how we compare with the public sector and private sector.

The Town Manager reported we are moving ahead on the Town Green with a new electric box and everything is underway to be put in.

He reported we do not know the outcome of the Secret Lake Association annual meeting to talk about dissolving the Secret Lake Association. The implications could be significant in the sense that if they do disband it, but it would take a legal act essentially in the legislature. If it were successful, those roads would probably default to the town. You have a significant number of people over there, so it would be a major logistics and legal issue if it were to happen.

IX. EXECUTIVE SESSION: Litigation/Negotiation

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

RESOLVED: That Town Council go into Executive Session at 9:50 p.m.

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

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

RESOLVED: That Town Council come out of Executive Session at 10:20 p.m.

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

X. ADJOURNMENT

The meeting was adjourned at 10:20 p.m.

ATTEST:

Caroline B. LaMonica, Clerk