

**WEST HARTFORD TOWN COUNCIL MEETING
JANUARY 26, 2016
LEGISLATIVE CHAMBER**

ITEM #1 - MEETING CALLED TO ORDER: 9:06 P.M.

President Slifka: Let's start. I'd like to call the Council Meeting to order and begin with the Pledge of Allegiance.

ITEM #2 - PLEDGE OF ALLEGIANCE

President Slifka: Okay. So once again starting right on time. Before we get to the roll call, I'd just like to ask for a moment of silence in a moment to note the passing of what I can best describe as just one of our unique residents, not somebody who ever, who ever held an elected office in town and perhaps not somebody who was very famous. But to those of us who've served on the Council for many years going back and particularly those, like myself and Mrs. Cantor and Mrs. Hall, who've had a lot of work with our senior centers and Senior Citizen Advisory Commission and veterans groups that, noting the passing of Frank Shoring is, is a very important event. It would probably take us the bulk of the evening for me to, to cite his, his entire obituary, which is amazing and I encourage people to look it up. But I'll give you the basics like Frank was born in 1917 in Massachusetts and was a veteran of World War II. He flew 26 combat missions over Germany with the 95th Bomb Group in the 8th Air Force of the United States Army Air Corps. Sometime in the 1960s like many people that we know, he came here 'cause of the insurance industry. And then he dove headfirst into being involved in, on so many things here in Greater Hartford but in West Hartford in particular. Among those things, perhaps, where we ended up interacting with him most were he was the President of the Old Guard of West Hartford. He was an advocate for senior housing on the Senior West Hartford Advisory Team. He was a docent, historical interpreter, and a public relations advisor to the Noah Webster Foundation. In recent years, he was active in the adult learning at Central Connecticut State University and the adult learning program for the Hartford Consortium of Higher Learning. He was Secretary of the Rockledge Mens Club. He was on the Advisory Board of the Adult Learners Program at the West Hartford Senior Center. He was on the West Hartford YMCA Board. And in 2001, now note this is a gentleman born in 1917, he finally got his first official appointment with the Town of West Hartford when he was appointed to the Fair Rent Commission. And it's, it was an honor to know him. Sadly, we are, we are running out of, of men and women of this generation of this caliber. I know we all cherished the time that we, we had with him. And I hope that the residents who, who didn't know who he was will, will read the obituary and remember that this is the epitome of someone who gave back to his community and asked for nothing in return. So Frank, we will miss you dearly. [Moment of silence] Thank you. So now we'll go the roll call, please, Ms. Labrot.

ITEM #3 - ROLL CALL: ALL COUNCILORS PRESENT

President Slifka: And speaking of Mr. Williams, happier news. It is his birthday this evening and he is getting his Council baptism by in the first big event in his life since he's been elected, he's spending it at the table here with us so congratulations, Chris. Enjoy your birthday.

Councilor Williams: Thank you. I appreciate it.

President Slifka: You're welcome. Okay. Up to Number four, Mrs. Cantor.

ITEM #4 - APPROVAL OF MINUTES: RECEIVED

Councilor Cantor: Number four, Approval of Minutes. I move that we approve the Minutes from Town Council meeting 1/12/2016.

Councilor Davidoff: Second.

President Slifka: The motion's made and seconded. Any discussion? Seeing none. All those in favor?

All: Aye.

President Slifka: Those opposed? The motion carries. We're up to the Public Forum.

ITEM #5 - PUBLIC FORUM

President Slifka: Mr. O'Brien, thank you for the sheet. And the only person here, we spoke with earlier this evening and that gentleman gave us a written communication and he, it has been given to the Clerk. It will be distributed to all of us. So is there anyone who did not sign up who wished to speak to an item on the Agenda that was not otherwise a subject of a public hearing? Okay. Then we will go to Reports from the Town Manager. Mr. Van Winkle.

ITEM #6 - REPORTS OF TOWN MANAGER

Mr. Van Winkle: Thank you, Mr. Mayor. We had our bond rating done a week ago Friday. The Standard & Poor's and Moody's both gave the Town of West Hartford a AAA rating. You know, I know you've heard this for many years. We have a AAA bond rating, the highest possible bond rating you can get. But I do not wanna say that there is anything that diminishes the fact that we have been AAA for a long time. I mean, this is not a small effort on the part of the Town Council and the Town Staff to ensure that we provide not only quality service but do it with financial responsibility. So although once again we are AAA, it is a celebration that we all should enjoy, that this town is considered among the best in the nation when it comes to its financial responsibility. So we are delighted. We plan to sell bonds on Thursday of next week and should get a rate somewhere just above the 2s which, again, is a good bond rating for us. It is time to pay your tax bill and you hafta do that before Monday, February 1st, this coming Monday. If you don't, you're going to be done, at an interest rate of 1½ percent a month, so you should get in here. And if you know that our tax office is normally closed on Fridays. It will not be closed this Friday. It is open this Friday so that we can, you can get in here and pay your

taxes if you need to see someone directly but get it done by Monday, February 1st, and you'll be in good shape with the town. It almost snowed in West Hartford. If you look at what happened just south of here, 10 miles south of here, they got lots of snow. New York City got lots of snow. I would just still remind our residents that when it does snow, we ask that you clean the sidewalks for the students that walk to school. And you need to do that within 12 hours after the storm or sunrise. Also, you know, in recent years we've seen people clear, clean their sidewalks but I would also ask you to recognize that there are handicap ramps on corners if you're a corner lot. And think about those people that might be in wheelchairs or with walkers that need to pass down your sidewalk and need enough width and enough clearance of the corner so that they can cross the streets safely. So that's really all I have. This is probably the last snowstorm of the season since it's, you know, you laugh. But we're doing well on our snow budgets so that's all good for us right now.

President Slifka: Thank you, Mr. Van Winkle, and I would on, I think it's on behalf of the entire Council, share our congratulations to you and the, and the staff, particularly Mr. Privitera, for the, for getting the AAA bond rating. I would hate to just let that go and not recognize that it's the product of work all-year round. We don't wanna take it for granted. And although I know they'll all defer the credit as well, I do think it's important to cite the work of Mrs. Cantor and, as the Chair of the Finance and Budget Committee and the other Committee members that push these priority, I mean, I don't think, they're – I've never seen in Connecticut at least, that's really my, you know, my base of experience, a community that takes this so seriously. You know, that actually has debates about it and, and is so concerned about it. I feel like sometimes we look around at other communities that, there're some that're almost cavalier about it and if it, eh, if it drops, it drops. What's the big deal? And that we, we hold onto it like a, you know, an heirloom that's gonna be passed on, so congratulations and thank you to my colleagues. Are there questions for the Manager? Mrs. Hall.

Councilor Hall: Maybe not so much a question but I just wanted to make sure it got noted, as it related to the report on the snow, that many of the people in town ended up commenting about witnessing one of our police officers shoveling out an elderly woman across from one of the schools. And not only was it a great service to that woman but it really set a great example for all of those students, who were walking into school and seeing the police officer do that. So I just, you know, in this time where not all police officers are looked up to this day, I just wanted to point that out about, you know, what some of our officers do and don't think anything of it. And want them to know it doesn't go unnoticed.

Mr. Van Winkle: Thank you.

President Slifka: Okay, thank you, Mrs. Hall. Anybody else? Okay. Then we will go to number seven, Mrs. Cantor.

ITEM #7 - CONSIDERATION OF CONSENT CALENDAR: ITEMS 21-33 TO RECEIVE

Councilor Cantor: Number seven. I move that we place items 21-33 on the Consent Calendar.

Councilor Davidoff: Second.

President Slifka: The motion's made and seconded. Any discussion? Seeing none. All those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries. Okay, we're up to Unfinished Business, number eight, Mrs. Cantor.

UNFINISHED BUSINESS:

ITEM #8 – APPLICATION ON BEHALF OF STEELE ROAD, LLC, OWNER, TO AMEND SDD #139 AT 243 STEELE ROAD TO INCREASE THE NUMBER OF UNITS FROM 150 TO 160 BY DIVIDING FIVE OF THE EXISTING TWO-BEDROOM UNITS IN BUILDINGS #3 AND #4 (TEN UNITS TOTAL) APPROXIMATELY IN HALF TO CREATE TWENTY ONE-BEDROOM UNITS. EXTERIOR CHANGES TO THOSE BUILDINGS ARE ALSO PROPOSED BUT NO INCREASE IN BUILDING SIZE OR HEIGHT

APPROVED, VOTE 8-1

Councilor Cantor: Application on behalf of Steele Road, LLC, owner, to amend SDD #139 at 243 Steele Road to increase the number of units from 150 to 160 by dividing five of the existing two-bedroom units in Buildings 3 and 4 (10 units total) approximately in half to create 20 one-bedroom units. Exterior changes to those buildings are also proposed but no increase in building size or height. I move that we adopt.

Councilor Davidoff: Second.

President Slifka: The motion is made and seconded. Anybody like to begin discussion? Okay. Then I guess that means I have to. So we had a, a public hearing on this earlier this evening of, of some length. And I'll state, I'll start out by saying that I think, we had some residents who came, not a huge number but some very passionate and very logical and, and well-spoken residents came who, you know, admitted they had not necessarily been fans of this the first time around and maybe that does impact their view. But nevertheless, they did make some very cogent arguments, I thought, about, in opposition to this. I am not generally a fan of, I don't have a better phrase for it, but something as a return application, the sense and it did come up during the hearing, that an applicant has come back for what would be perceived as a second bite at the apple. That they, you know, they got through something first by making concessions or certain promises and then, you know, six months to a year later, they come and say, oh, well, you know, for all sorts of reasons we couldn't do it. But you're already all-in on this. Do you really want it to fail? No. Okay, please then grant these changes to us. And, and in those cases, I would not be in favor of, of the changes. That said, in this case, I don't think that argument applies. I believe that this is, it's interesting. I think Mr. Sager, even the people who did not support this either before or tonight, have come to appreciate his personal character and think

he's a reliable person and a man of his word. And I think that when he presented this to us that it was, it's backed up by facts and analysis. This, this is not one of these situations that this body has seen in the past where somebody comes back and says, well, I told you I was gonna paint it all in gold leaf and, and now I wanna, I wanna do it chrome spray paint. And they go, oh, you know, we didn't realize it was that expensive. That's, you know, those arguments don't fly here. In this case, I think Mr. Sager was very candid to say that, you know, he, if had all the information at the time, he probably would've requested exactly this. We wouldn't have had a discussion about going down and then going back up in terms of size. And that it's, it's a function of actually hard data that he has in his day-to-day job developing these kinds of projects. So although I, you know, may do it with some reluctance just as a matter of practice, in this case, I'm willing to make an exception and say that I would support this. Also note that I think in terms of the project itself, that it is, yes, it's an increase in the number of units, it's not an increase generally speaking in the size of the project. It's not something where he promised it to be this big and now it's a little bit bigger. It's being fit within, within the, relatively speaking, the existing footprint. The, he is not before us because they had faced financial challenges or they, they did a bad review of what the contract costs would be. At least that's, we did not get any evidence of that in our, in the, in the hearing. I also note to the residents that were in opposition to this, I think they made a very fair point about there being tradeoffs on these things. And I would note, I don't think anybody here would be supporting this for the tax revenue, certainly not a loan. It's nice to have more but that is not what would be a deciding factor in my vote. And I do appreciate that Mr. Sager acknowledged the areas of improvement that're needed to be done in the midst of the construction, that through Mr. Coursey's work, you know, good news is you hear, you hear what people are saying about it. You know, the bad news is, in this case, it was sort of reopening old wounds because the, the application was coming back and there were some people who got to express what they think about the progress and that's good for us to know. And I, as I said, I appreciate Mr. Sager's being candid about what might need to be improved and that he's, he's paying special attention to it. I will note, although I'm not giving them the vote that they would request this evening, that Mrs. Hart and Mr. Levine, I did take really to heart there, their comments about, you know, what happens in a micro-level something that might be good for the town or good for an area may not be great for that individual homeowner. And that is a, a challenge we face at this body all the time. And although it, this is a vote that I think would, is not gonna please them from, based on their, their testimony, I wanna know, I want them to know that at least I have heard that and that is something we carry through on all of, all of these projects. Quite often, there is somebody who is a little bit more impacted than others and for whom the, the greater good is not so, is not so red-hot. So with all of that, I said this is, you know, a little bit of a departure from what we, we might normally like to do but in this case, I think it, the facts and the reason and the size and scope or the lack thereof of the changes line up to make me, me support this. Anyone else? Mrs. Hall.

Councilor Hall: I agree with the, a lot of your points, Mr. Mayor. And I also feel like it would really, it does pain me when you have a resident who is so passionate about the impact to their property. But as I looked at it and I looked back on when we approved it, you know, there was, there was really a lot of change in the way homeownership was, was working out. We had more and more young people right on up into their 30s not buying the homes, wanting the high-end apartments. But you know, everything was changing very rapidly and I can appreciate that. You know, it can be an art not a science to doing this. The other thing that really is swaying me

towards yes is the fact that the long-term financial health of the project is going to be driven by these decisions. And if it's a healthier project in the long run, that means you're going to have funds to reinvest in the property, to make improvements, to make sure, you know, the landscaping is still, you know, beautiful. All of those things that you hafta constantly do to maintain the property. So if this change makes it more financially viable, then I think in the long-term the neighborhood will benefit overall. So with that, I will support this.

President Slifka: Okay. Thanks, Mrs. Hall. Mrs. Cantor.

Councilor Cantor: Thank you. I also, it is always hard when we have an applicant come back with, with changes as you, as was the other application, too. I mean, these are difficult, these are difficult things because we think we flesh out so much when we go through the process and especially if they're controversial. But again, this was something that I think came from real reasoning and understanding the market a little bit better after over a year. I, this is a very quality developer; \$750,000 of offsite improvements are being invested in our community and that is not taken lightly. We, this is a new, you know, the world is shifting and changing so quickly and as, as the Minority Leader said, you know, it's, this is a new thing for West Hartford. We, we've always had rentals but to gear rentals towards young professionals that may be young and mobile for, you know, until they're 35 or later, is a, is a, it's a new paradigm. And so it's hard for all of us to envision how that's going to work. But investors do understand this and you do, when you do go to real estate and smart growth communities and all these, they, they have this as a part of their plan into the future. So I think they're smarter than I am and, and I think they're probably know more than, than I do about what the trends are going to be. We need to make West Hartford, we need to continue to move West Hartford along a continuum of vibrancy and financial security and health and be the neighbor, the community of choice for young people that're making that ultimate decision of where they're gonna end up in, in their lives. And, and we, I think this is important piece on the continuum of where people could be. I met, I've met a number of scientists from Jackson Lab who are moving into the area from different areas and I probably some of the Farmington rentals that Mr. Sager is seeing. We meet people all, all the time that're here for a period of time. They may not be here forever. Maybe they are. Maybe they enter into the area and have such a great experience and decide this is where I wanna be and hopefully, that will be their story. So I will support this. But I also wanna highlight that the, the division of the properties from 1200 square feet to 600, in essence, brings the affordability down to a \$57,000 a year within that 30 percent guideline of what a person should spend on their rental property, which is in that workforce housing range, although very, very, very close to the top end of that range. And that is not a first-year teacher, not a second-year teacher, not a third-year teacher but maybe a fourth-year teacher. Or it's, it's a nurse. It's a young engineer out of college. So these are people that we, that do find a new, living in new places difficult to find in West Hartford. There are multi-families that we have, older apartments that we have in stock, as we talked about when we went over our affordable, what we're going to do with affordable housing. But this is sort of just in that area where, and it's not affordable housing, but this is a workforce, has a workforce, a small workforce component that I think will appeal to some young professionals and allow them to be in West Hartford that otherwise would not, would not be able to be. So I do take very seriously the neighbors' concerns that came and spoke. Again, all, all of us look at if this was our house, how would we feel? I actually live around the corner. I run there, I bike there, I, and I actually think it's a very quality project. And I hope the property

values, a lotta people thought Blue Back Square was gonna lower their property values and that has not been the case. I hope this is not the case either. And I, we truly wouldn't approve a project that we thought was going to lower the, the property values of the surrounding properties. So I hope that's not the case and I hope people do grow to love this, love this, this property and I would say just you, you said to us you're here, you're going to stay here and we value that and you're here for the long-term and I hope that this investment is one of your pride and joys.

President Slifka: Thank you, Mrs. Cantor. Anyone else? Mr. Barnes.

Councilor Barnes: Thank you. When I first saw the application and I saw that the number of units was going up, my first reaction was it seemed to be a backdoor way of getting something that you didn't get on the, the front end. And I was concerned about that and we received some communications, you know, about that. But as I recall the, the long nights that we spent together with, with many of our town residents, the two issues that we, we focused on primarily were density and traffic issues primarily. And so with respect to, to density as the Mayor pointed out and others, it's really the same footprint, you know, that, that we're working, you know, it's the same, same footprint as before. The buildings aren't any bigger and so I'm not as concerned about that. But with respect to traffic, I'm not sure that the impact is de minimis. You know, we didn't talk too much about, you know, you know, the potential impact this may have. We don't really know how many cars it'll be and whether it, in fact, it'll be 10 or 12 minutes, one additional car at rush hour in the morning or in the evening. And I remember, I don't remember 100 people were up talking about traffic in that neighborhood. And so I am gonna support the change. My hope is that, you know, it'll, it won't have...I guess I hope it is de minimis. I'm not sure traffic studies, you know, it's kinda like throwing a dart at a wall. You're not really sure. We can talk about, I think it's the A, B, C, D, you know, grading of, of traffic flow. I just hope that, you know, what happens in this area, that this change doesn't have a, you know, a negative impact for the people that live in that neighborhood. And my final point is one that Ms. Cantor made is that it may not be "affordable housing" but it is more affordable. And I actually didn't realize until Ms. Cantor started asking the questions about the one-bedroom units that they were even different. I thought that the, you know, one-bedroom was one-bedroom so to be at a lower price point will certainly help some people that wanna live in our community be able to do it and spend, I guess roughly \$4,000 less on an annual basis. And I think that's a positive thing. So I'll support the application.

President Slifka: Thank you, Mr. Barnes. Anyone else? Mr. Davidoff.

Councilor Davidoff: Thank you, Mr. Mayor. I will not be supporting this application this evening. Basically, you're gonna pay \$1450 for 600 square feet of living and I don't think that equals the one-bedrooms, which are 900 square feet. I don't think we're talking apples to apples. We're talking what could fit in when we make this modification. And there was a lotta discussion and I remember that 200 units was too much for this site. And there was a little, a question as to guidance as to what would be the right amount of units on this space. We're going from one building that was a nunnery that was vacant to six buildings plus a clubhouse on the site. So we're gonna have more of the property used for buildings and, and less green space. And there was a financial concern of, of St. Mary Home who owns the property because they needed to find some proposal that, that really worked. And this worked. And there were a lot of

different pieces to this puzzle, Stratford Road, traffic in front of the School for Young Children, making the intersection at Asylum and Steele more passable for pedestrians. And not only did we hear from people who lived on Steele Road and Stratford but we also started to hear from people who lived on North Quaker and some of those other streets that go off Asylum and we heard from people on Governors Row and Buckingham and then some people on Asylum and it even went down into Ledyard Road, so that there were, there were quite a vast area of, of residents concerned about this. So I don't know if my comfort level on that night if it was just a 20 percent reduction would've, I would've been just as excited. I think 25 sounded like a, like a better number for me. And I think that was more in harmony with the, with the district, that we were trying to strike some type of balance there. And, and it may just seem like it's 10 units. It may seem like they're gonna get, I don't know, instead of getting 28.8 per unit they're gonna get 17.4, which is a dearth of 11.4 per unit. So I'm not in this industry but I think there's, there's something to be said about what we think is the proper density of units and it's really not, as I pointed out during the public hearing, about the number of bedrooms. We don't really count things by bedrooms when we look at density figures. If we didn't approve this, would the applicant still go forward with this project as, as previously submitted? Of course. He's gonna build it because it's almost in the stage to being nearly completed. And the sooner that it gets completed, the better it is for the applicant. Will there be traffic implications here? Every car that we add adds more traffic. And we've already seen that, what's happened because Stratford Road, there's no way out other than coming down Steele. That has increased the traffic. And we haven't even seen the project and people are already expressing concerns about, about traffic. Do I think it's gonna be the worst thing where it's gonna bottlenecked? No, I don't think so. But is there something that I can do to make it just a little bit better? And I think by not supporting the application this evening, I think I can accomplish that. And I think my record's pretty clear that I usually like to vote in favor of applications that're, I think are well thought-out. And I think that this application is well thought-out and it has been presented with, you know, neighborhood outreach and with facts to back up their assertions. I just come to a different conclusion this evening. It's nothing negative. I enthusiastically supported the project when it was at 150. I will enthusiastically support the project should I be the lone dissenter this evening. I think it's good for our community but I think if you just step back a little and you say is there some impact that I can make, you know, some difference that I can make here? I think that this is, this is it. And I think we also hafta, we, we're not mind readers and we're not fortunetellers. And we have no idea if this current trend of millennials not wishing to seek homeownership and rather being in the rental market, how long that will play out and whether or not all these apartments that we're constructing in the greater Hartford area and throughout the nation, whether or not they're gonna want to be converted to condominium living. And at some point, that discussion may happen. But I don't know. I'm just not a fortuneteller. But I think that, that's, that's clear and I think we, we need to adjust to the times as they're presented and right now, obviously, apartments are, are the thing. So for those reasons, I'm sorry, I can't support this, what I consider to be a minor change this evening and for the reasons given. Thank you.

President Slifka: Okay. Thanks, Mr. Davidoff. Anyone else? Mrs. Kerrigan.

Councilor Kerrigan: I will support this minute change. I do feel for the residents who spoke who feel that they are directly being impacted by that. I, I feel any change that you feel is gonna adversely affect you never is good. And so, unfortunately, when you live in a town sometimes

that compromise seems like it impacts you more than others. And so but I do think for the good, the financial success of the development, you don't have a crystal ball. We don't know when you first come out what you're gonna need, so I think we need to do whatever is necessary to make it successful. And I really appreciate the changes that you made for the, for the school, you know, for parking. The changes that you've made, I think, were good. So I will support it.

President Slifka: Thank you, Mrs. Kerrigan. Mr. Wenograd?

Councilor Wenograd: Thank you, Mr. Mayor. I'll also be supporting this amendment. Having not been here for the first round of hearings on the topic, I don't have real emotional, sort of reaction to the, the second bite. And I'm not questioning at all sort of the, what this Council did previously. I'm going on the assumption that it was a good decision. That was certainly my impression at the time. But instead I think it is fair to focus on just the change as opposed to the whole project. And that being said, I do think that the change is favorable both because the developer thinks it is and knows the market better than any of us can and it will help make it a, a better project for the long term. And I appreciate the comment that, sure, they could rent it out now but they're looking for the future and it is important for us to make sure that it is, it is a successful project. And that, that means a lot to me that they believe that. I also agree that, to the extent that we have some units that're less expensive than the originals, is also a net good for the community. And whether, whether profitizes the workforce or the "affordable," I do like to see some less expensive opportunities. And I, so I do think that's also a benefit. As for, and I, and just let me say I also think it's, it's good for our neighborhoods to have the diversity of, of options. So the fact that it has been a single-family area, the fact that we're adding apartments in that, that you added last time that we're changing that a bit now, is not a bad thing. I actually think that that's valuable to have a range of, of options in, in the various neighborhoods of town and not just have all apartments being in one area. I think that it's beneficial to our community to have that diversity. And finally, I am, the traffic issues and the concerns on Steele Road particularly do bother me. I don't think that this project or this amendment changes that particularly. I...but I do think, you know, as we continue to look at the...our street plan, we, we do wanna look at this, you know, and all plans and make sure that we're not having that poor impact on these neighbors. And I absolutely understand the, the people who spoke about being on that corner. I am concerned about that and I understand the people on Stratford. I have friends on that street. Love the new configuration. I'm not exactly sure I would've supported it back then but that's a done deal and I really don't think that it's fair to now revisit it and then worry about the additional impact of a few more cars. So I do think, I don't know the developer but I've, from hearing about you, I, it sounds like it should be a great project and I'm looking forward to having your tenants as new neighbors for our community.

President Slifka: Thank you, Mr. Wenograd. Mrs. Casperson.

Councilor Casperson: Thank you, Mr. Mayor. First of all, I would like to again thank the applicant for being so thorough and presenting all of the facts in the way that you do and with thoughtfulness. I think that being on the, around the corner from Steele Road as well, I've had a lot of neighbors who were originally very deeply concerned about this project and any addition to them is still upsetting. When you look at the project and you see that we're balancing that out with maybe some more affordable options. I think that that is a benefit and that's something

that, you know, even many more people than in a general neighborhood have been really pushing for some more affordable options, which is something that I was strongly in support of when we went around this the first time. I think that a lot of, you know, there've been a lotta changes on the street in a very short period of time. And when I think about the traffic impact of eight or 20 more people, you know, on any given day, a construction project could send many more people down any one of our streets and we'd be impacted for however long that might be. I think that the plantings that you've done, all of the things that you've done to continue to work with the neighborhood are greatly appreciated. And I just see that we're gonna look at this in a positive way because I, I'm trusting that with the thought, forethought that you've put into this and careful designing of this project that it's gonna be something that will be greatly enhanced for our neighborhood and hope that it will bring, attract all the people that we want to this neighborhood to keep it vital and revitalized any part of West Hartford in that way. So and especially the addition of the stop sign and the, you know, traffic calming and safety measures at the corner of Asylum and Steele Road are greatly appreciated. So with that in mind, you know, not really looking forward to having more people but understanding the rationale behind it, I will be supporting this this evening. Thank you.

President Slifka: Thank you, Mrs. Casperson. And Mr. Williams.

Councilor Williams: Thank you, Mr. Mayor. I am somewhat concerned about the precedent that's being set in the sense that this was a controversial application in the first instance and then, as Councilman Davidoff referenced, later on the process we were able to sort of, the applicant was able to sort of get a little bit more once the opposition was somewhat probably deflated from losing, for lack of a better word, on the first go-round. That being said, I don't think there's any malicious intent by the applicant in this particular instance but I just think that's something to keep an eye out for in the future with other applicants. With respect to the, the project itself, I didn't see a material change to the scope of the project or traffic that would in any way justify opposing it. So I will vote to support it and I look forward to having you in town.

President Slifka: Thank you, Mr. Williams. If there's nothing further, then we need a roll call vote, please, Ms. Labrot.

Councilors Barnes, Cantor, Casperson, Hall, Kerrigan, Slifka, Wenograd and Williams voted YES. Councilor Davidoff voted NO.

Ms. Labrot: It's approved.

President Slifka: Okay. Thank you, Ms. Labrot. Number nine, Mrs. Cantor.

ITEM #9 – APPLICATION ON BEHALF OF THE OWNER, DHR NORTH MAIN STREET, LLC (“DHR”), TO AMEND SPECIAL DEVELOPMENT DISTRICT PLAN #143 AT 747 AND 777 NORTH MAIN STREET. THE AMENDMENT PROPOSES MODIFICATIONS TO THE RETAINING WALLS, LANDSCAPE PLAN, RECONFIGURATION OF THE PARKING AREA, AND RELOCATION OF THE DUMPSTER AND TRANSFORMER PAD.

APPROVED, VOTE 9-0

Councilor Cantor: Application on behalf of the owner, DHR North Main Street, LLC, to amend Special Development District plan 143 at 747 and 777 North Main Street. The amendment proposes modifications to the retaining walls, landscape plan, reconfiguration of the parking area, and a relocation of the dumpster and transformer pad. I move that we adopt.

Councilor Davidoff: Second.

President Slifka: The motion's made and seconded and I guess speaking of precedents that we don't love, this one kinda dealt with another one of those scenarios, which we, we went over, quite at some length during the public hearing this evening. On its face, it's an extremely minor change from my perspective and also something that improves the original application as, as approved. The only objection that you have conceivably or I had conceivably and I think my colleagues shared in it was the fact that we were in a, you have, asking for forgiveness rather than permission situation, which was the result of a decision in the field by a perhaps misinformed contractor or a misguided contractor. I have appreciated, as I said in the record before, the candor of the, the applicant and applicant's team about how, how this ended up here and the fact that it, from our Town Staff's point of view, that this is the kind of thing that probably could've been dealt with as an administrative amendment and never come before us. But given the fact that it had been part of a Special Development District that, for transparency purposes, it was, it was much more appropriate for the applicant to come here and ask us for, for approval. Some might say, well, what're we, I mean, what're the options before us today? It's either to say yes or force the applicant to tear out a wall at \$100,000 or more expense and go back to what might be an inferior plan. And yeah, that, that might be the option in front of us but I do think when you get past all that, it appears to have been a, quite an innocent mistake. The applicant has, I don't wanna say begged for forgiveness but has been very candid about how, how they got here and, and trying to make the thing better. And, I think at the end of the day, I will approve this and do think I'm approving something that is, is an improvement over what I enthusiastically voted for some time ago and so how could I not this time around? Anyone else? Okay. Thank you.

Councilor Cantor: I think you got it.

President Slifka: Oh, good. Thanks, guys. All right. Well, okay. All those, can I have a roll call, please, Mrs. Labrot.

Councilors Barnes, Cantor, Casperson, Davidoff, Hall, Kerrigan, Slifka, Wenograd, and Williams voted YES.

Ms. Labrot: It's unanimous.

President Slifka: Thank you. Congrats. Okay, number 10, Mrs. Cantor.

ITEM #10 – ORDINANCE DECLARING A SIX (6) MONTH MORATORIUM ON THE APPROVAL OF GROUND-MOUNTED AND POLE-MOUNTED SOLAR ENERGY SYSTEMS IN RESIDENTIAL ZONES.

ADOPTED

Councilor Cantor: Ordinance declaring a six month moratorium on the approval of ground-mounted and pole-mounted solar energy systems in residential zones. I move that we adopt.

Councilor Davidoff: Second.

President Slifka: The motion is made and seconded. Mr. Van Winkle, I trust that most of our residents watch all of these proceedings from the public hearings start to the end. But in case they missed the hearing on this earlier, could you perhaps just give a summary for the administration's reason for putting this before us.

Mr. Van Winkle: Sure. This is a zoning moratorium, which would put an end to allowing ground-mounted or pole-mounted solar energy systems in our residential districts for a period of six months while we reevaluate our zoning ordinance. During the six month period, Staff will work up a, a new ordinance that better supports the neighborhoods where these are built. We had adopted this under good intent. We are supportive of this type of installation. But we found that we had an instance where a property owner did the maximum he could on a piece of property that was very small and it really did affect the neighborhood and the neighboring properties that they had this large structure to look at. That was not our intent. And so we're asking you to institute a moratorium for these installations. And again, we're not talking about solar that's going up on roofs all over town. Those can still, you can still come in and do those with a building permit. This is a ground-mounted or solar-mounted solar panel. And so during the six months, we will rework this ordinance to be able to give you a new ordinance that ensures that we can have this type of installation but also make sure that we protect the adjacent neighbors from its installation.

President Slifka: Thank you, Mr. Van Winkle. Anybody else? Mr. Williams. Oh, I'm sorry. Okay. I guess we'd say well said, Mr. Van Winkle. We need a roll call because this is an Ordinance, Ms. Labrot.

Councilors Barnes, Cantor, Casperson, Davidoff, Hall, Kerrigan, Slifka, Wenograd and Williams voted YES

President Slifka: Thank you, Ms. Labrot. Number 11, Mrs. Cantor.

ITEM #11 – RESOLUTION ADOPTING REVISED STANDING RULES OF THE WEST HARTFORD TOWN COUNCIL FOR THE 2015-2017 TERM

ADOPTED

Councilor Cantor: Resolution adopting revised standing rules of the West Hartford Town Council for the 2015-2017 term. I move that we adopt.

Councilor Davidoff: Second.

President Slifka: The motion is made and seconded. I just wanna confirm, given the kinda the procedural nuances of this one. Mr. O'Brien, tonight is the night we're allowed to vote on this.

Mr. O'Brien: Yes it is because it was introduced at the last Council Meeting and then tabled 'til this meeting. So yes, tonight's the night to vote.

President Slifka: All right. Very good. These are the very exciting rules that, that govern how we, we operate these meetings and the Council in general. I wanna thank Mrs. Cantor and Mrs. Hall for their help on this and particularly Mr. Alair for drafting them. Most of the, almost if not all, of the changes in here are sort of a technical variety where Mr. Alair periodically does go through things and cleans 'em up to bring them up to date and that's really what we're doing here. I know this is one of those passionate items people wanna comment on...so if not then, all those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries. Okay, we're under New Business. Number 12.

NEW BUSINESS:

ITEM #12 – RESOLUTION TO REAPPOINT JOSEPH O'BRIEN AS CORPORATION COUNSEL FOR THE TERM 2015 – 2017

ADOPTED

WHEREAS, pursuant to Chapter IV, Section 1 of the West Hartford Town Charter, the Town Council shall appoint a Corporation Counsel;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of West Hartford that Joseph O'Brien is reappointed as Corporation Counsel to serve for a two-year term commencing upon the conclusion of his prior term, subject to the following terms and conditions:

1. Compensation shall remain unchanged from his prior term at \$42,500 per year; and
2. Provision shall be made by the Town of West Hartford, at its expense, for malpractice insurance coverage.

Councilor Cantor: Number 12, Resolution to reappoint Joseph O'Brien as Corporation Counsel for the Term 2015 – 2017. I move that we adopt.

Councilor Davidoff: Second.

President Slifka: The motion's made and seconded. I guess I'll, I'll take this. So the, one of the two appointments that the Council makes directly is the Office of Corporation Counsel, the other being the Town Manager. And the only person who has been at this table the entire time I have been here is, is actually Mr. O'Brien. Hard to believe but Mr. O'Brien joined us in, in 2001 around the time that I, I was elected to this body. He has been with us ever since, has been a loyal servant to the Council, and as time has gone on and he's had this very long duration in the office and I think we checked that it might be a record. Mr. O'Brien, is it, is it not?

Mr. O'Brien: I think it is a record, yes.

President Slifka: Okay.

Mr. O'Brien: I think the previous record was 12 years.

President Slifka: Okay. So I think that you broke it before and we, we may not have recognized it so I, I apologize for that. But it's, you know, it's, now that you've had this long second act, many have forgotten that actually part of the reason that we, we appoint you in the first place and have reappointed you since then was that you actually sat at this table as the Deputy Mayor some time ago and so you're able to bring a perspective not just a lawyer but somebody who hasta make the decisions like we do. So I wanna thank you again for, for your service and, and congratulate you on another term.

Mr. O'Brien: Thank you very much, Mr. Mayor. I appreciate it.

President Slifka: Okay. Anything further? Then we will...all those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries. Number 13, Mrs. Cantor.

ITEM #13 – RESOLUTION AMENDING SALARY RANGE OF NON-UNION DIRECTOR POSITIONS

ADOPTED

WHEREAS, West Hartford Charter, Ch. IV, §3 provides that the Director of Library Services is to be paid a salary set by the Library Board within a range to be established by the Town Council; and

WHEREAS, West Hartford Charter, Ch. IV, §6 provides that the Director of Assessment is to be paid a salary set by the Board of Assessment within a range to be established by the Town Council; and

WHEREAS, Chapter 30, Article I, Section 30-2 (B) and (C) of the Code of Ordinances specifies that the Town Council shall, by resolution, establish an annual salary range for classified and unclassified positions not covered by any state certified collective bargaining agreements; and

WHEREAS, Chapter 30 Article I, Section 30-5 of the Code of Ordinances specifies that the Town Manager shall determine the terms and conditions of employment of all non-elected, non-union employees; and

WHEREAS, the salary range for directors was last adjusted effective February 1, 2014;

NOW THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF WEST HARTFORD that effective February 1, 2015, the minimum of the salary range for the Director of Library Services, the Director of Assessment, Deputy Corporation Counsel, Assistant Corporation Counsel and the Directors of the various Town departments shall be \$85,000 and the maximum salary for each of the aforementioned positions shall be \$150,000.

	<u>Minimum</u>	<u>Maximum</u>
Director of Financial Services	\$85,000	\$150,000
Fire Chief		
Police Chief		
Director of Public Works		
Deputy Corporation Counsel		
Director of Assessment		
Director of Community Services		
Director of Employee Services		
Director of Human and Leisure Services		
Director of Information Technology		
Director of Library Services		
Director of Plant and Facilities Services		
Assistant Corporation Counsel		

Councilor Cantor: Resolution amending the salary range of non-union Director positions. I move that we adopt.

Councilor Davidoff: Second.

President Slifka: The motion's made and seconded. I think we're gonna ask you to speak about this, Mr. Van Winkle.

Mr. Van Winkle: Thank you, Mr. Mayor. This Resolution came before you last in January 2014, two years ago. The Ordinances of the Town of West Hartford set that the Town Manager sets the pay of the non-union directors. The Town Council sets the pay range for those directors. In 2014, the pay range went from \$81,000 to \$144,000. This resolution will change that pay range to \$85,000 to \$150,000. I would expect that in two years again, I would be back requesting that pay range to be adjusted. This would be over the next two years if someone were

at the maximum, a, a 4 percent pay increase over the next two years. I do not now at this time have any director who is at the maximum of their pay range. But I ask you to do this simply because it, it allows those directors to realize that there is opportunity for them to grow and, and allow me to make that determination. We have many great employees in the Town of West Hartford. We heard about a police officer shoveling a sidewalk. We have a remarkable staff in this town. I was hired by the former Town Manager, Barry Feldman, as the Director of Community Services. And he reorganized all the departments in the town and I took over that department. I was, I was working outside of the town at the time. And one of my staff members said, well, you know, I know what the Town Engineer does; he designs roads. And the Town Planner, you know, he's always working with the plans and the building officials. I know what all they do. What do you do? Well, I was the manager. What do managers do? They're really important. They don't have a specific thing that you do. You do all things. You manage all things. This town is really lucky to have a top-notch set of managers in this community. I mean, you know them all. You've worked with'm all. We've had to replace a number of them over the last years as we had retirements. I've got a team that works with me that is remarkable and talented and could easily find jobs in, outside of government or in other governments and we're lucky to have that kind of quality. So pay levels are important and our pay levels, I look at all of the materials we get from other towns. CCM does a, a salary evaluation and, and let us know what other towns are paying for similar positions and we're right in where we should be for the quality of the people that we're hiring and the quality of the town that they work in. So I ask that you approve this to allow me to continue to provide merit increases to those directors who deserve those increases. Thank you.

President Slifka: Okay. Thank you, Mr. Van Winkle. Is there any further discussion? Mr. Williams.

Councilor Williams: Mr. Van Winkle, thank you for that. You, you indicated that we are where we should be. How exactly do the pay scales relate to other municipalities of our size?

Mr. Van Winkle: I can easily answer that. You know, as I said, Connecticut Conference of Municipalities puts together a document that tells us what mayors are paid across communities. You're underpaid, sir. And you know, the easiest ones to do are the police chiefs. All police chiefs are police chiefs and so when you look at where our police chief is paid, he's paid in a range that's close to what it should be. There are some that're higher than him. In smaller communities, many lower. But a community of our size and type, he's paid right in where he should be. Our CFO would be a similar kinda thing. When I look at other communities and the responsibilities of that, that leader that he is paid in the right position. You know, the CFO is also a tough one because there's a purchasing manager in other communities. We don't have one. Our CFO is our purchasing manager. So a lot of these are combined in that. So I look at those kinds of positions and we have some positions that're somewhat unique. Our Director of Community Service is sitting here. He oversees a department that might've been called Development Services in some towns. It might be defined in different ways, might have some other responsibilities. They're a little harder to measure directly but he is also paid within a range that is appropriate based on whether the communities are paid. And also, in the opinion of your Town Manager, all of my directors are paid appropriately to the responsibilities and the quality of the people that we have.

Councilor Williams: Okay. And you mentioned, Mr. Van Winkle, that no one is currently earning the, the top amount?

Mr. Van Winkle: That is correct.

Councilor Williams: How, how far off are we from the top amount?

Mr. Van Winkle: Our highest paid employee is our Chief Financial Officer and his responsibility is vast, as you know. We, our budget is \$250 million, so he is about \$3,000 off the peak.

Councilor Williams: Okay. All right. Now do, now, these are, these are, the employees are obviously non-union.

Mr. Van Winkle: They're all non-union, yes.

Councilor Williams: And, but do they have access to the town pension?

Mr. Van Winkle: Yes.

Councilor Williams: Okay. All right.

Mr. Van Winkle: They receive benefits. They receive, obviously, pay and that's what we're talking tonight but they receive benefits similar to those benefits that're received by our professional management, those unionized employees at their, at the higher levels...

Councilor Williams: Okay.

Mr. Van Winkle: ...so healthcare and pension. The newer employees that were hired are under our hybrid pension plan, which is a defined contribution and defined benefit plan combined. We've been negotiating that with the unions and, and getting the unions to move to that plan. And as we have hired new directors, I have put them into those plans.

Councilor Williams: Okay. I don't have any further questions but I would like to make a statement, so should I do that through the Manager, Mr. Mayor?

President Slifka: You're welcome to do, yeah. It's, the floor is yours, Mr. Williams.

Councilor Williams: So I'd just like to start off by saying that, before I was elected, I knew the reputation of the town staff as being top-notch as Mr. Van Winkle has mentioned. And it's been my experience that they've exceeded their reputation. They're a professional group and there's a wealth of talent here. And the town is very, very fortunate to have them. But it's also, during the campaign that led us all here, it's clear that affordability is an issue and a concern in the town. And it's clear that it's also become a consensus concern of this body moving forward. And Mr. Van Winkle is looking into affordability and we look forward to his conclusions regarding that issue. But to me the issue of affordability is, is simple. And it has to do with how

we as a body ensure that the people who currently live here are able to keep living here. So that's young people, young couples who have kids in school but have student loans of their own; seniors on fixed incomes; mature families with kids in college. They're paying the tuition. Now, with respect to next year's budget, we're already projecting that there's gonna be tax increases on top of those of last year. And we know that the town is gonna hafta make approximately \$2.6 million payment to the pension fund to get back to where we wanna be due to an actuarial issue. And my concern with this resolution is that if we're going to meaningfully address the affordability issue facing this town, that we have to approach the cost of our services, which are wonderful, in a way that doesn't unduly burden residents. Now, according to Towers Watson and the Society for Human Resource Management, pay raises for the average worker nationally is supposed to be 3 percent next year. Now we all know in Connecticut that that number is probably less because compared to our other states, the, our economic progress is, is less. But assuming that our current budgetary projections remain true, the upcoming budget will likely see an increase on taxes of town residents and their wages may not keep up. So if West Hartford is to be affordable for its residents, our government's cost cannot outpace our residents' ability to pay. And I'm concerned because this resolution, although it's only giving the Town Manager the discretion and I do like him and this is not an indication that I don't trust him on any level. The proposed pay range increases the minimum by 4.9 percent and increases the maximum roughly 4 percent. And in my opinion, it, this resolution calls for spending, which outpaces the town residents' ability to pay. As such, I do not support it at this time. Thank you, Mr. Mayor.

President Slifka: Thank you, Mr. Williams. Mr. Van Winkle.

Mr. Van Winkle: Thank you. We're talking about a small number of leaders of this community. We can't balance the budget on the backs of those who lead this community and those who find the ways to, the, the gentleman who negotiates our contracts that has gotten our union contracts well under the 3 percent that you mentioned in wage increases, that got dramatic changes to health benefits and pensions, are one of those leaders that does a great job for us. And balancing the budget by telling him you don't deserve a pay increase is not a good policy for this town. We have 400 employees that work for the Town of West Hartford. We'll be able to get control of our budget when we can continue to get control of wages and benefits and we can find ways to continue to control our cost. But doing it based on the fact that there are nine department directors and some other agency people that fall under this is not going to be, have any impact except to affect morale of those that lead this community and entice those that lead this community, particularly when I have new employees that're under a defined contribution plan, which means you can move on. You know, the defined benefit plan kept employees in place because it was not a good idea to leave. You had already earned your way in but once you're in defined contribution, you can move on, so they will be attracted to leave this community. So although I understand, I understand well about the cost of living in this community. I've lived in this community most of my adult life and, and outside of college and the military, I was born in West Hartford. This is an expensive community to live in. We have the best schools in the nation in this community. And we pay our teachers well in this community. We have one of the safest communities that is next to an urban place that has serious problems. And we are this community because of the quality of leadership at this table and the quality of the leadership that

we hire to manage this department. So I would ask you not to turn down this resolution but to join me in celebrating the quality of this leadership.

President Slifka: Mr. Williams.

Councilor Williams: Thank you, Mr., Mr. Mayor. Mr. Van Winkle, I do not, I'm under no illusion that voting against this resolution will fix the budgetary issues. But I believe that this body has to start controlling the projections of costs moving forward for at least a period of time. I'm very concerned about this one-time \$2.6 million increase beyond what we were anticipating contributing to the pension fund this year. So I'm under no illusions in that regard. And I certainly, your point is well-taken with respect to the quality of the employees at the town, with the town, excuse me.

President Slifka: Thank you, Mr. Williams. Anyone else? Mr. Barnes or Mrs. Hall?

Councilor Barnes: Thank you. I think it's important to, to point out or to put this into context when we talk about public employees versus private employees. And over the last couple decades, you know, real wages have been stagnant or, or gone down. And there isn't in the private sector, you know, a year-end point where you get that 2 percent or that 3 percent increase. You may not get any increase at all. And while I acknowledge what the Town Manager said about wanting to, you know, we're talking about a few directors here and we're not gonna balance the budget on their back and I'm, in fact, gonna support the resolution. It was just, in the context of this conversation, we get into a cycle where we have employees that get regular increases year after year, which puts pressure on the directors who, and then we wanna keep the directors making more money than their employees. And I think in, in a somewhat different respect, we confronted that with Ms. Labrot when we talked about her increase is that one feeds into the other. And as you're increasing for the employees, you have to continue to increase for the director, so it's not just the directors we're talking about. We're talking about the whole kinda public wage system. And I think, like I said, it's important to recognize that there're people in our community, in our state and around the country that don't see raises. That's just not part of their job and they may actually take a, you know, a pay cut at the end of the year. And so leaving aside the, the issue of, of benefits and just focusing on wages, I think it's just important to, to keep it context.

President Slifka: Okay. Mrs. Hall.

Councilor Hall: I, I can be completely sympathetic with, with Mr. Williams. It's, you come in here and you're just, you know, it's, you wanna stop the tax increases and, and you're looking for every potential, you know, why are we increasing this? Why are we increasing that? And, and in a lot of respects, I agree with him. But one of the other things that I think I've been consistent in saying is that, you know, I, I want employees that don't just get automatic raises, that, you know, get raises based upon merit. And I think, you know, this group of managers if they are merit-based, then that is a motivation and this is the group that I want to be motivated to find all of those other ways to save money. And, and so in this regard, I'm willing to say I'd rather invest in this group because I do think they're great and I want them to stay here. And I want them to stay motivated and this structure is consistent with what I would like to see. But I

just, I can completely sympathize with Mr. Williams and, and, you know, keeping in mind our, our duty to try to stop the increases. So I will, I will support this but I really understand where you're coming from.

President Slifka: Okay. Thank you. Anyone else? Okay. With that, all those in favor?

Councilors Barnes, Cantor, Casperson, Davidoff, Hall, Kerrigan, Slifka, and Wenograd: Aye

President Slifka: Those opposed?

Councilor Williams: No.

President Slifka: And I note Mr. Williams' no and I'm gonna say the ayes have it. So moving to number 14, Mrs. Cantor.

ITEM #14 – RESOLUTION AMENDING THE FEES FOR VARIOUS RECREATION FACILITIES

ADOPTED

(See Attachment A)

Councilor Cantor: Number 14, amending the fees for various recreational, recreation facilities. I move that we adopt.

Councilor Davidoff: Second.

President Slifka: The motion's made and seconded. I see Ms. Rubino-Turco is making her way to the podium. Good evening.

Ms. Rubino-Turco: Good evening. I am here, I am tasked with providing high-quality, affordable recreation programs for our residents. And we do this through numerous facilities and, and programs. You govern the fees for many of our leisure services facilities and from time to time Leisure Services comes to you to review our fees and to entertain suggestions from us about changes. And so you have before you some, a resolution amending fees at four locations. Some of these are in the General Fund and some of these are in the Enterprise Fund, also called the Leisure Services Fund. The, the first two, one is at Rockledge and one is at Buena Vista Golf Course. And I'll just go through them quickly in case you have any questions. I have received some questions and have answered them along the way to various Town Council members. At Rockledge, the only change we're really recommending is in 9-hole greens fees. We did an analysis of all of the regional golf courses, municipally, municipal golf courses in the region. We, we're constantly analyzing where we are so that we can make sure that we're positioned well. And we found that all of our other rates at Rockledge were within the area of where we wanted to be competitively in, in the market. And again, this is apples-to-apples. But we were a little bit low in this one particular area and we wanted to bring it up so that it, we were not giving, giving away the, the pie. So that's the only change that we recommended there. The

other change at Rockledge is increasing some of the discount passes that we have. And the reason why here is because every time you play golf at Rockledge, a portion of your greens fee goes into a Capital Improvement Fund for Rockledge and this is a way for the regulars at Rockledge to see that they are helping contribute to the overall reinvestment and upkeep of the golf course. And these passes, these discount passes were the only group of greens fees that weren't contributing to that and we wanted to rectify that. And so there's really no change to the, the cost of playing except that we're adding in the \$5 increase, \$5 contribution to the CIP for Rockledge every time you buy one of these discount passes. So that was the only change at Rockledge. Any questions there? When we go to Buena Vista, we are delighted to tell you that more than 2,000 additional rounds were played this past summer at BV than have been played there before. We have been strategically marketing Buena Vista better in the last couple of years. It is a wonderful executive course. It's also a great place for younger golfers to learn how to play. And the golf course superintendant has been working very hard to create different tees so that you could start in one place and play nine holes and then play the same nine holes starting from a different tee and play a completely different game. A mother and son could start at the same hole but from different tees and continue through the course together. Or a group of friends could go and play a quick nine holes in an hour and a half. And so this has been marketed in a different way and also, because we've kept the fees very low, we are attracting a new group of rabid aficionados of BV, which is wonderful. It's also very important to keep this facility operating well because, if we didn't have it, Rockledge would get very bogged down and it would not be the successful municipal course that we, we know it to be. But we also noticed that the Buena Vista Golf Course, the prices there were not really competitive in the market and that we could go up a little bit, very modest price changes, but that that would help the overall bottom line at Buena Vista without really impacting what we now consider to be a groundswell of support for that facility. So that's really the changes at BV. Again, they're, this is not unusual to go up a dollar. We, we typically do this from time to time. These prices haven't changed since 2013, so we felt that it was time to, to institute a little change there. The third location and again, this is in the Leisure Services Fund, is at Veterans Memorial Skating Rink. And as you know, a couple of years ago we investigated the possibility of privatizing the skating rink. And as a result of all the research that we did, we definitely noticed that we were on the less expensive side for a municipal indoor skating rink. And so some of the changes that you see there are to simplify. For example, instead of being \$5.25, it's gonna be \$5. Things like that, just to remove the, the change, right, to simplify the, to round numbers. And in some cases, it's to bring it up to market rates. We felt that we were underpriced in the market and wanted to stay competitive to help the Leisure Services Fund and the, and this rink in particular. The third change that you'll see is a slight adjustment in the dates of what the off season is and what the regular season is. This is just really a change that reflects the true busy season at the skating rink. We're very confident that these rates will be, rate changes will be tolerated by the community. We did speak to different users at the rink. The fourth change involves the, a reduction in the discount that we offer to one of our most important community partners at the rink, which is the West Hartford Youth Hockey. We've had extensive conversations with youth hockey over the last couple of years and they've really stepped forward to become a rather active partner and there's a lot of mutual cooperation going on between us, especially with the looming closing of a sheet of ice at Kingswood Oxford School. So this is a change that they accept and are willing to pay more for ice but we're also working with them to increase their usage of ice during the off season, during their spring season, during summer camp. And of course, nibbling

around the edges during the very busy season, which is December, January, and February. So we're doing our very best to work with them. And again so these changes, as I said, are to simplify, to streamline our prices to be in line with area rinks, and again, to adjust the season, the dates of the season to reflect the true busy season. And I just wanted to underscore again the positive relationship that, that we've been building with, with youth hockey and their willingness to help reinvest in this facility. The fourth change is at our outdoor pools. And this is in the General Fund. The, the main focus here is that we really wanted to offer to all residents in West Hartford the opportunity to get the very best price to come to the pool. If you're a very frequent user, we, we offer, in the past we've offered season tickets or season passes. And we're suggesting that we eliminate the season passes and replace it with a, a 50-swim punch card. Right now, you can buy a 10-punch card and go to the pool for \$2.50. You can buy a 20-punch card and go for 2.25 but that's the cheapest that you can go unless you buy a family pass. We have, large families were getting a huge discount for many years while smaller families or individuals didn't really have the same opportunity to swim for this very low fee. And so with the, \$1.50 a swim, which is pretty much what we think is the, the least expensive way that residents could swim at the pool, and it'd be available to all. We felt that this was the fairest. Before we entertained these, this idea, though, we also did a lot of research. So we don't enter into any changes lightly. We researched not just the regional pools but what's going on at the national level. The Manager in Leisure Services, Marc Blanchard, is actually the President of the Connecticut Recs and Park Association, so he has access to a lot of resources to advise us in some of our operations. And it, he attended the national conference, not on our dime but on the Parks and Rec Association dime, and came back with a lot of information and recommendations about how municipal, the trends in municipal pools and this was his big recommendation was that this was the best entrance rate at \$1.50 was the fairest. We could still help support the operations at the pool but it would give the opportunity for all residents to get the same level of discount. There's a couple of other benefits to that and that is it also eliminates some potential confrontations. It gives our residents a little bit more flexibility. For example, if your cousins come in from out of town, they hafta pay, you know, they would pay a full, full fare going into the pool. Right now, it's \$3.25 for a youth, so it's really not too expensive. But then again, you know, it adds up if you're bringing in five or six cousins. But you could buy a 50-punch card knowing that you were gonna have some out-of-town guests coming. If your, if the grandparent is bringing the children to the pool instead of the parent, they're not in your family so they would hafta pay extra. This way, it, a parent can send, I could send my children to the pool with their babysitter and a punch card and everyone could get paid, pay to get in. A grandparent or friends, neighbors, that kind of thing so we really felt that this was an opportunity to be better managed entrances. And of course, there are with the family passes, there are some people who may fib about the ages of their children. They may show up at the pool with someone who really isn't their child but they say is their children and our 16-, 17-year-olds who are the cashiers at the pool really aren't, we don't want confrontations about, well, I'm not really sure if that kid is in your family. I know everyone in your family and that's kids not, no. So this kind of eliminates all of that and gives'm a chance. So those are our changes. If anyone has any questions?

President Slifka: Thanks, Helen. I, I had a colleague who, I think I'm the only one here who served with this colleague who was very fond of the phrase, "You always go the taxpayer last." And although he and I did not always agree on the outcome of items, I thought it was a good philosophy and I, I appreciate the, not only the, the level of analysis that you've brought to this

kind of, this kind of decision since you, you've taken this position but the fact that, you know, when you do come to us with a fee increase, you view that in the same kinda way. The fee may not be a tax but, you know, our residents are paying something more, some of them might feel that way and that you've looked to go to them absolutely last. You've exhausted all the other options. And when you do come up with them, they're, they're very creative ways of going about it. It's just not a reflex increase of some sort. So thank you for that. Are there any questions? Mr. Davidoff.

Councilor Davidoff: Thank you, Mr. Mayor. Since we allowed alcohol to be served on the course at Rockledge, how many rounds have increased? What's been the percentage of increase in rounds because...

Ms. Rubino-Turco: Of alcohol?

Councilor Davidoff: I'm sorry?

Ms. Rubino-Turco: Rounds of alcohol?

Councilor Davidoff: No, golf.

Ms. Rubino-Turco: We did introduce beer sales at Rockledge this past summer. It was a very soft rollout. It started midway through the season, so I think it started in, the end of June. So we didn't really see it for the whole entire season. Rockledge is, ticks slightly upwards this, this year in its round of golfs. We're upwards of 45,000 rounds, holding steady. It's a modest increase in play from the previous summer. I don't think it's due to the fact that we have, do offer beer on the golf course because we really didn't push it. As I said, it was sort of a soft opening. I think that the increase in rounds this year was probably due to the fact that it was, people were wearing shorts in December, so they were still playing when we usually aren't.

Councilor Davidoff: So, so are you saying we're, we have marketing plans now to offer that to tournaments now the? Is, is that the game plan to...

Ms. Rubino-Turco: Yes. Sorry, yes. We are attracting tournaments that would not have ordinarily come. We will retain ones that were thinking of leaving but they were kind enough to wait through our processes. We deliberated about whether we should or shouldn't go in this direction. So we are anticipating an uptick next year for the full season. We, we didn't get a chance to take advantage of the full season this past summer.

Councilor Davidoff: Thank you. Now with respect to the outdoor pools. So a family of five wants to go to the pool. They buy, let's just say a 50-swim punch card. They can go 10 times for \$75.00 under the new proposed rate, correct? Assuming all five people come. They go 10 times, which is, could be basically two weeks. Under our current system before this Ordinance gets adopted, that same family can go all summer for \$125, correct? What's our capacity or our, what's been our turnout at the pool? Is there, are we at, are we at capacity where we hafta tell people there's too many people in the pool? We, we can't accept any more people to walk in?

Ms. Rubino-Turco: No. We're, well, of course there are times when we are at capacity. Those are typically holiday weekends when it's extremely hot and the shoreline parks have closed because they're at capacity. So we do sometimes get to that point. We, we don't have the ability to track, I mean, obviously we know how many people come, you know, on our, on our busy days but we don't have the ability to track how many punch, how many family passes are everybody in the family's coming or if just three people are coming or...we, we don't have the, we don't have bar codes so that we don't really have good data about the families that own the passes, how often they're coming and how many people are coming each time they come. We know how many times a family pass is used to ring up but we don't know if that's a family of six or if it's a family of two.

Councilor Davidoff: But we know what the maximum occupancy of each of our...

Ms. Rubino-Turco: Oh, sure.

Councilor Davidoff: ...pools are, correct?

Ms. Rubino-Turco: Yes.

Councilor Davidoff: Would, it's safe to say that we usually don't hit maximum occupancy for most of the days during the season?

Ms. Rubino-Turco: I would say the, it would vary on the weather but that we do from time to time reach close to maximum or maximum. But not, not all the time, no.

Councilor Davidoff: Yeah. And I, I think it's fair also to say that the price of the town pool is considerably less than any of the private pools that're in the area. And I, I know from experience that this is a lot less expensive than the JCC pool and maybe less expensive than some of the, the country club memberships.

Ms. Rubino-Turco: Sure.

Councilor Davidoff: And obviously, the people that're using these pools aren't, aren't those that have backyard pools in their, who don't have backyard, pools in their backyard nor are these...so this is looked at as a major summer recreational activity for a lot of families in West Hartford. So...I just need to get a better understanding of the, why we're eliminating this, this season ticket idea because if you're a family and a household and I personally don't really care, okay, if you come with your neighbor's kid, you come with your aunt or whatever. If you're going to show up as, as part of your family and this is gonna be your family activity today and we have the capacity to do this, to, to provide this recreational activity if we're not at full capacity 'cause we're enriching somebody's summer swimming experience, I think that's a, that's a good thing to, to promote. And it, it could also divide on, on income basis as to whether or not, you know, somebody can, can afford other opportunities and this may be the opportunity that they have. And if they've gotta buy 100 swims, now they're gonna pay more than what they were paying under the, the family and the household. I don't know, I don't have the answers but I'm just really curious as to the rationale of eliminating the season pass.

Ms. Rubino-Turco: So there were a couple of factors that, that came into this. We were trying to simplify how our residents come to the pool. We were trying to eliminate the confrontation that we have when people sign up; what's a family, who's in your family, the grandparents, the...it...and also people will put their babysitter on as being a member of their family. It, you know, there's people, as I said, not necessarily recording the ages of their children right because if it's, if they're under 20 then they can use it and if they're not, if they're over 21, then, you know, they should be getting their pass kinda thing. So we did notice some level of fraud, if you will, in the process. In addition, we looked at the 80 families that were paying full fare to buy season passes. About 60 of them are families of four or five. Very few were larger than that and, and some, you know, the rest were, were less than that. And we kind of did an analysis of, of so, you know, if I'm a family and I've, I've got two parents and two kids and usually it's, so that's a family of four. That's 35 families in last summer were families of four. Thirty-one were families of five. So we kinda did an analysis of, you know, how much am I paying now and how much would I pay if, if I was going a couple of days a week. Or if the kids were going with the babysitter, I'd hafta pay extra for the babysitter 'cause they weren't part of my family. You know, so we kinda tried to run scenarios as best we could and it, there is no doubt that these families will pay a bit more to use our, our outdoor pools. But we also knew that if you were a family of three or a family of two who sometimes buy our family, our, these, these memberships, that their discount was not the same as a family of, you know, the much larger families. And we did want to try and eliminate some of the extra paperwork, the amount of time that it takes to...it takes at least five minutes to register a new family for, for these family passes. We also have assistance through Human Services for any family that can't afford the cost. So through the Town That Cares, we've been able to help subsidize families in need. We feel that swimming is a life skill, and therefore, we, through the Town That Cares, we support swim lessons for children that can't afford them. But we also think that allowing a family to go together and swim at the pool reinforces the life skill. So there is assistance for families if they find that the price of the punch card is out of their reach.

Councilor Davidoff: Well, I, I really appreciate that explanation. I think it makes it a lot more clear as to why you're eliminating it. And the, the last point I wanna make and I think it would be more appropriate to have a further discussion is during the budget. But we have a lotta talk about that Leisure Service Fund and how we want people to pay for services and everything else but when one contrasts using the swimming pool or using possibly the ice skating rink, I'm a little hard-pressed to find the difference between that and visiting the library and using the computer or checking out a book and enriching my life that way or if I'm a senior going to the senior center and socializing with people, with my peers or using the equipment there. And believe it or not, I think this the only department that we look at, the services that're being offered to our residents in this monetary format and we don't look at it when we talk about our library. We don't talk about it when we talk about our senior center. We don't talk about it when we're plowing our roads. So this is the only one we break down by the specific activity. And I don't really know...I understand what the intent of it was when it was implemented that it was, you're swimming, you pay for your event. I'm not swimming, I don't pay for the event. But is it any different than the library? I'm really having a hard time making that distinction. Is it any different than the senior center? I'm having a hard time making that distinction because, really, that swimming pool exists, okay, full of water with that lifeguard still there, whether or not one person comes to swim or 50 people come to swim. That library is open those hours

whether one patron comes to use that computer or 50 people come to use that computer. So like I said, before I started my remarks on this, I would like to have that discussion during the budget. But I, I think I'd like my colleagues to start thinking about that and with the way that we, we charge some of these fees because we're talking about delivery of services and things that impact our budget and I think this is one area that I think needs to, to be looked at quite carefully. So thank you.

President Slifka: Thank you.

Mr. Van Winkle: Can I very quickly?

President Slifka: Mr. Van Winkle.

Mr. Van Winkle: I've been here a long time. We, we set up the Leisure Services Fund many decades ago actually now. And its intent was to run it more like a business because it's, it's more, the private sector offers these kind of services all over the place and we were trying' to be competitive. But there was another piece to it at that time, which was we wanted to be able to protect these services by making them pay for themselves and try to deal with an issue that Councilman Williams suggested earlier, which was that, you know, this is an expensive town to live in. And when we go to start cutting stuff, do we cut police? Do we cut snowplowing? Well, we could close pools. We could cut, you know, the kinds of leisure expenditures that we have in the communities. And so Barry Feldman set this fund up as a way to try to protect it against cuts. Early 1990s, the economy was clobbered. We lost tons of money coming from the state. We chopped all sorts of things. This was set up at that time to, to try to set up an enterprise, so that it wasn't in the General Fund and wasn't paid directly by taxpayers. So it's gotta a whole bunch of things but it's an issue we should certainly look at when we talk about the budget.

President Slifka: Mrs. Cantor.

Councilor Cantor: I just was gonna reiterate the same thing. We've talked about it before and we are gonna do a more in-depth analysis of how the leisure 'cause is not functioning as it was intended so we will, we will do that. We have my commitment to do that. And I just wanna say as a, I was an avid user of the pool and the flexibility is, is sincerely appreciated. In my own, it's not the case anymore, but in those, in the days that I had children with babysitters and half the family would go and all that, it does, it does allow for a very modern look at the way pools are used and I think it'll be, I think it will be accepted very well.

President Slifka: Mrs. Hall.

Councilor Hall: I just wanted to point out that being on the Human and Leisure Services Fund, I appreciate all the time and effort that, that you and Marc put into the analysis on, you know, I think it is very awkward and not productive to have, you know, a 16-year-old trying to make decisions about whether he should try to force someone to pay more or not and this seems like a very straightforward way and I'm happy that, to support this and wish you luck in finding more ways to be more efficient in all of your projects. So thank you.

President Slifka: Thank you, Mrs. Hall. Anyone else? Mrs. Casperson.

Councilor Casperson: I just wanted to echo Denise's comments. It's greatly appreciated and all the effort and energy that you bring and the new ideas to save us money and to create better services and just more efficiency, so I thank you for that.

President Slifka: Thank you. Okay. If there's nothing further then all those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries. Thank you, Helen. Number 15, Mrs. Cantor.

ITEM #15 – RESOLUTION TO APPROPRIATE A WALMART COMMUNITY GRANT IN THE AMOUNT OF \$1,500 FOR THE PURCHASE OF TRAFFIC CONTROL EQUIPMENT FOR THE POLICE DEPARTMENT

ADOPTED

WHEREAS, the Police Department of the Town of West Hartford applied for and was awarded a Walmart Community Grant in the amount of \$1,500, and

WHEREAS, the goals of the Walmart Community Grant Program are to strengthen communities and support local needs by providing grants to non-profit organizations, schools and government entities, and

WHEREAS, the grant was awarded for speed enforcement, including the purchase of a laser and other related traffic control and safety equipment,

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF WEST HARTFORD THAT the Walmart Community Grant is hereby accepted, the purchase of Traffic Control equipment is authorized, and the fiscal year 2015-2016 General Fund budget is amended as follows:

Increase Estimated Revenue

01-220402-20101-9074

Miscellaneous Grants \$1,500

Increase Appropriations

01-220402-20101-2103

Minor Equipment \$1,500

Councilor Cantor: Number 15, Resolution to appropriate a Walmart Community Grant in the amount of \$1500 for the purpose, for the purchase of traffic control equipment for the Police Department. I move that we adopt.

Councilor Davidoff: Second.

President Slifka: The motion's made and seconded. Mr. Van Winkle, I, this \$1500 item. I might not, I might've suggested putting that on, on consent but for the fact that Walmart announced it was closing and I just wanted to clear up whether anybody thought there was a connection between that event and this.

Mr. Van Winkle: No. Walmart's an enormous corporation, so I'm sure that, that the side of the corporation that do, does these community grants didn't have any input on the side of the corporation.

President Slifka: No but they have been making contributions to communities where they're making these closings so...

Mr. Van Winkle: Yeah.

President Slifka: ...that's the basis for my question.

Mr. Van Winkle: This isn't, is not related to this. We had applied for this grant some time ago and we're surprised when we got it that we have the check in hand and the announcement of the closing was after. And certainly \$1500 isn't so that's, it was just a, a...so we appreciate their contribution.

President Slifka: Okay. Thank you. Any further discussion? Okay. All those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries. Is it number 16, Mrs. Cantor?

ITEM #16 – RESOLUTION TO AMEND THE FISCAL YEAR 2015-2016 BUDGET OF THE DRUG ENFORCEMENT FUND FOR THE PURCHASE OF A POLICE VEHICLE

ADOPTED

WHEREAS, the Special Investigations Division of the Police Department conducts sensitive investigations related to vice and narcotics in West Hartford, and

WHEREAS, the Town of West Hartford has a Drug Enforcement Fund to account for the drug enforcement activities of the West Hartford Police Department, and

WHEREAS, the fund receives proceeds from the State and Federal governments for drug asset forfeitures, earns interest income on the fund's available cash, and earns revenue from the sale of property seized in drug investigations, and

WHEREAS, the Police Department is in need of a vehicle to replace the aging surveillance vehicles currently used by the Special Investigations Division, and

WHEREAS, this purchase qualifies as an eligible expenditure under the guidelines established by the Drug Enforcement Administration of the United States Department of Justice, and

WHEREAS, the estimated cost of the vehicle is \$12,995 and there are sufficient monies available in the Drug Enforcement Fund for such purchase,

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF WEST HARTFORD that the purchase of a surveillance vehicle is hereby authorized and the Fiscal Year 2015-2016 Drug Enforcement Fund budget is hereby amended as follows:

Estimated Revenues

20-220305-20406-9387	Sale of Assets	\$5,100
20-220305-20406-9399	Fund Balance	\$7,895

Appropriations

20-220305-20406-3232	Police Vehicle	\$12,995
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Councilor Cantor: Resolution to amend the Fiscal Year 2015-2016 Budget of the Drug Enforcement Fund for the purchase of a police vehicle. I move that we adopt.

Councilor Davidoff: Second.

President Slifka: The motion's made and seconded. Mr. Van Winkle, back to you.

Mr. Van Winkle: This funding, \$12,995, comes from our Drug Enforcement Fund. If we arrest someone for dealing in drugs, they forfeit their, potentially the vehicle, their assets, the monies that they may have. Those funds are shared with the State of Connecticut but the Town of West Hartford receives a portion of that money. The purpose of that money then can only be expended for activities, which are not budgeted for in some other way. It can't pay for a police officer. I could pay for an overtime operation for drug enforcement and we've done that in the past. And in this case, we are purchasing a surveillance vehicle, an average sedan that a drug enforcement person might use to conduct surveillance and not be observed. And so it is not coming out of the, the taxpayers of the Town of West Hartford but out of the funds that we have that we have received from this forfeiture account.

President Slifka: Thank you. Is there further discussion? Mr. Wenograd.

Councilor Wenograd: Just a followup question. The funds are restricted to, I understand they're not general budget, they hafta be extra. Are they limited to public safety? Does it hafta be within the Police Department?

Mr. Van Winkle: Yes. They hafta be within the Police Department and hafta be some activity related to the police's safety enforcement. We've done some educational things. We've bought some weaponry and technology in addition to what we normally buy, those sorts of things. But they are restricted to the Police Department.

Councilor Wenograd: Okay, thank you.

President Slifka: Okay. Anything further? Okay. All those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries. I'd like to entertain a motion to suspend the rules for a purpose of raising a resolution.

Councilor Cantor: So moved.

Councilor Davidoff: Second.

President Slifka: The motion's made and seconded. All those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries.

SUSPENSE ITEM - RESOLUTION TO APPROVE TOWN CLERK'S APPLICATION TO THE STATE ELECTIONS ENFORCEMENT COMMISSION'S MUNICIPAL FILING PILOT PROGRAM.

ADOPTED

WHEREAS on June 30, 2015, the Governor signed into law Special Act No. 2015-14, *An Act Establishing A Pilot Program for Municipal Campaign Finance Filings*;

WHEREAS the Special Act establishes a pilot program for the State Elections Enforcement Commission to provide assistance to the town clerks of up to twenty municipalities with the completion of some or all of their filing repository duties for the 2017 election cycle;

WHEREAS the application to participate in the pilot program requires the approval of the municipality's legislative body;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of West Hartford that the Town Clerk of the Town of West Hartford may apply to participate in the State Elections Enforcement Commission's Municipal Filing Pilot Program for the 2017 election cycle.

BE IT FURTHER RESOLVED that a copy of this signed resolution be forwarded to the State Elections Enforcement Commission as part of the Town of West Hartford's application.

President Slifka: I'd like to entertain a motion to adopt a Resolution to approve Town Clerk's application to the State Elections Enforcement Commission's Municipal Filing Pilot Program.

Councilor Cantor: So moved.

Councilor Davidoff: Second.

President Slifka: Okay. Motion's made and seconded. And just, since it's under Suspense and it's short, I'll read the entire thing. "WHEREAS on June 30, 2015, the Governor signed into law Special Act No. 2015-14, AN ACT ESTABLISHING A PILOT PROGRAM FOR MUNICIPAL CAMPAIGN FINANCE FILINGS; and WHEREAS the Special Act establishes a pilot program for the State Elections Enforcement Commission to provide assistance to the Town Clerks of up to 20 municipalities with the completion of some or all of their filing repository duties for the 2017 election cycle; WHEREAS the application to participate in the pilot program requires the approval of the municipality's legislative body, NOW THEREFORE be it resolved by the Town Council of the Town of West Hartford that the Town Clerk of the Town of West Hartford may apply to participate in the State Elections Enforcement Commission's Municipal Filing Pilot Program for the 2017 election cycle. BE IT FURTHER RESOLVED by a copy of this signed Resolution be forwarded to the State Elections Enforcement Commission as part of the Town of West Hartford's application. And Ms. Labrot, perhaps you could explain what all that means.

Ms. Labrot: Sure. Elections Enforcement is allowing 20 municipalities to participate in this pilot, which would mean that it would be easier for you as elected officials to get treasurers for your campaigns. Instead of bringing the campaign finance reports to my office, they would be electronically submitted directly into the state's database. And it would be a fillable form. It would have prompts and it would also do calculations for you, so it would be very simple. If this is successful, Elections Enforcement is hoping that all 169 municipalities will be doing this down the road. But 2017 would be the first time that we would try this if we're selected.

President Slifka: Thank you. Any further discussion for this or questions for the Clerk? Okay. All those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries.

ITEM #17 – ANNOUNCEMENTS

President Slifka: We're up to Announcements and, well, hopefully someone's still watching that doesn't work for us or write about us for a living. The Autorino Center for the Arts at the University of St. Joseph and Black Eyed Sally's present Legends Live On, featuring a blend of blues, rock, and pop performed by the children of some of America's greatest music legends. It's on Saturday, January 30th, at 8:00 p.m. Tickets for the show are \$40 and are available online at tickets.usj.edu. Local Elmwood food and beverage businesses will gather under one roof to offer delicious samplings all in the name of fun, food, and fundraising for the Elmwood Business Association and St. Brigid School. This event is the Third Annual Taste of Elmwood and it takes place at St. Brigid School, 100 Mayflower Street, on Thursday, February 4th from 5:30 to 8:00 p.m. Tickets are \$25 in advance; \$30 at the door if there are any left. Admission includes food sampling, cash bar, and raffle prizes and the event is held rain, snow, or shine. Free

parking. And last but not least, Show and Tell Share Your Family's Memories, Saturday, February 6th, from 1:00 to 3:00 p.m. Everyone young, old, and in between is invited to bring an item with a history and tell a story about it on Saturday, February 6th, 1:00 to 3:00 p.m. at the Show and Tell event at the Noah Webster House. Old photos, family mementos, and local history artifacts are just some of the things people can bring to show and tell. Personal historical David Chmielewski will host the Show and Tell and ask about, talk about how to preserve your family history at the Noah Webster House. The event is free. That concludes my list. Anyone else have anything? Mrs. Cantor.

Councilor Cantor: Yes. The Annual Mayor's State of the Town Address...

President Slifka: Oh, jeez.

Councilor Cantor: ...luncheon will be held at Wampanoag Country Club, 60 Wampanoag Drive, on Thursday, January 28th, 11:30 to 1:30. Scott Slifka will discuss the past year and plans for West Hartford in the future. The presentation is both engaging and informative for anyone who lives or does business in West Hartford.

President Slifka: Or your money back.

Councilor Cantor: Stop. Questions are answered at the end of the presentation. Admission charge, Chamber members \$25, nonmembers \$30. Register at www.whchamber.com. I just also quickly wanted to mention and there's more on this. On last, this past Thursday, Community in conjunction with Food Share, our Human and Leisure Services Department started a Commodity Supplemental Food Program. It is a federal program that we are administering through St. James Church. Reverend Hooper was very kind enough to recruit volunteers to do this. There are income, income requirements and you can fill out forms from the – not that any seniors are listening but you can fill out forms from the, at the Town Hall Human Leisure Services, Room 306, Mondays 10:00 to 11:30 and Wednesdays 2:00 to 3:30 only. But it's a new program. It's 21 pounds of food delivered for, and being coordinated by volunteers. It's very, very impressive. And also just a rotary event coming up. Mark your calendars. March 5th, Vines of March, 7:00 to 10:30 at the JCC. It's a really fun event. Annual winetasting and you could purchase wines at a discount. And the rotary does significant, makes significant contributions to our Town That Cares Fund and many other community activities throughout West Hartford and the state and the world.

President Slifka: Okay. Thank you, Mrs. Cantor. Anyone else? Okay. So we're up to Report from the Corporation Counsel. Mr. O'Brien.

ITEM # 18 – REPORTS OF CORPORATION COUNSEL

Mr. O'Brien: Yes. Last Friday I forwarded to all of you a written litigation report summarizing the various cases pending against the town, which are either in court or the CHRO. And I certainly encourage any or all of you who wish to talk about these. We can meet with you in our office, talk on the telephone, but would be glad to give you more details on any or all of the cases. Of course, there's other cases that do come into our office that we manage to settle before

they actually get into court so, and we try to keep, keep as many cases from ending up as, in court as possible but obviously, we can't always come to a settlement agreement. Other than that, I'll be happy to answer any questions that you might have.

President Slifka: Thank you, Mr. O'Brien. Are there questions for Mr. O'Brien? Mr. Barnes.

Councilor Barnes: Yeah. Thank you, Mr. O'Brien. I received the pending litigation report and I was hoping, not tonight 'cause of the late hour but maybe after our next meeting, agreeing to Executive Session where we can ask questions as a group of Mr. O'Brien. Put that out there for everyone's consideration.

President Slifka: I don't object in general but I, given that we've tended to go into these at a late hour and I know we always wanna have a robust discussion, I guess I'd encourage if there are specific ones, maybe ask Mr. O'Brien beforehand and we could distill it to the ones that might be more appropriate for a group discussion? Fair enough but that's just my opinion so. Okay. Thank you. Anyone else? All right. Thank you, Mr. O'Brien. Appointments. We'll start with Mrs. Cantor and go to Mrs. Hall.

ITEM #19 – APPOINTMENTS

Councilor Cantor: Yes. I would like to move that we appoint, reappoint Don Neville to the Zoning Board of Appeals for a term ending 12/31/2020; reappoint Todd Doyle as alternate to the Zoning Board of Appeals for a term ending 12/31/2020; reappoint Richard Messenger as a Town of West Hartford Representative to the Greater Hartford Transit District for a term ending 12/31/2019.

Councilor Hall: And also reappoint Kelley Fournier to the Advisory Commission for Persons with Disabilities for a term ending 12/31/2018.

President Slifka: Do I have a second? Thank you, Mr. Davidoff. All those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries. Thank you. No need for Executive Session. So 34, Consent Calendar, Mrs. Cantor.

ITEM # 34 – CONSENT CALENDAR

ADOPTED

ITEM #21 – FROM TOWN AND ZONING RE: 243 STEELE ROAD – RECOMMENDING APPROVAL

ITEM #22 – FROM TOWN PLAN AND ZONING RE: 747 AND 777 NORTH MAIN STREET – RECOMMENDING APPROVAL

ITEM #23 – FROM TOWN PLAN AND ZONING RE: ORDINANCE DECLARING A SIX (6) MONTH MORATORIUM ON THE APPROVAL OF GROUND-MOUNTED AND POLE-MOUNTED SOLAR ENERGY SYSTEMS IN RESIDENTIAL ZONES

ITEM #24 – FROM DESIGN REVIEW ADVISORY COMMITTEE RE: 243 STEELE ROAD – RECOMMENDING APPROVAL

ITEM #25 – FROM TOWN PLAN AND ZONING RECENT PLANNING ACTION – 1678 ASYLUM AVENUE, 289 SOUTH MAIN STREET, 91 PARK ROAD

ITEM #26 – FROM INLAND WETLAND AND WATERCOURSES AGENCY RECENT PLANNING ACTION – 433 SOUTH MAIN STREET, 27 PARK ROAD AND 14 RINGGOLD STREET

ITEM #27 – MINUTES FROM WEST HARTFORD CENTER SPECIAL SERVICES DISTRICT – 11-10-2015; 1-5-2015

ITEM #28 – MINUTES FROM ADMINISTRATION AND TECHNOLOGY COMMITTEE – 1-11-2015

ITEM #29 – MINUTES FROM HUMAN SERVICES COMMITTEE – 1-14-2016

ITEM #30 – MINUTES FROM PUBLIC SAFETY COMMITTEE – 1-7-2016

ITEM #31 – FROM ADVISORY COMMISSION FOR PERSONS WITH DISABILITIES – 2015 REPORT

ITEM #32 – FROM SENIOR CITIZENS ADVISORY COMMISSION – 2015 REPORT

ITEM #33 – FROM TOWN PLAN AND ZONING COMMISSION – 2015 REPORT

Councilor Cantor: I move that we adopt.

President Slifka: All those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries. I would just say one quick thing regarding what we just adopted, that there were several annual reports produced by our Boards and Commissions within that giant group of communications we just adopted. And I wanna thank them for their hard work, in particular those of us that went to a meeting last week I think it was, with the Senior Citizen Advisory Commission. They wrote a fantastic report and I really do encourage everybody to, to take a look at it and see they're doing some terrific work and let's put it, put it there so.

Councilor Cantor: Thank you for saying that. I was gonna say that.

President Slifka: Oh, I'm sorry.

Councilor Cantor: No, that's ok...

President Slifka: Okay. And then, so we're up to 35, Mrs. Cantor.

COMMUNICATIONS:

ITEM #35 – FROM MARY COLLINS (1-8-16) RESIGNING FROM THE BICYCLE ADVISORY COMMITTEE

Councilor Cantor: From Mary Collins resigning from the Bicycle Advisory Committee. I move that we receive and thank her for her service.

Councilor Davidoff: Second.

President Slifka: Motion's made and seconded. I'd say ditto. Anyone else? Okay. All those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries. Thirty-six.

ITEM #36 – NOTICE OF TOWN PLANNER'S INTENTION TO APPROVE PURSUANT TO SECTION 177-44C (9)(d) AND (f) A REQUEST ON BEHALF OF KIC 342 NORTH MAIN, LLC, & K CENTENNIAL 342, LLC, SEEKING APPROVAL FOR A REVISION TO SPECIAL DEVELOPMENT DISTRICT PLAN #89 LOCATED AT 342 NORTH MAIN STREET. THE REQUEST IS FOR MINOR MODIFICATIONS TO SITE SIGNAGE

RECEIVED

(See Attachment B)

Councilor Cantor: Notice of Town Planner's intention to approve pursuant to Section 177-44C (9)(d) and (f) a request on behalf of KIC 342 North Main Street, North Main, LLC, & K Centennial 342, LLC, seeking approval for a revision to Special Development District plan 89 located at 342 North Main Street. The request is for minor modifications to site signage. I move that we receive.

Councilor Davidoff: Second.

President Slifka: Any discussion on this one? All those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries. No Petitions, so I'd like to entertain a motion to adjourn.

ITEM #38 – ADJOURNMENT

Councilor Cantor: So moved.

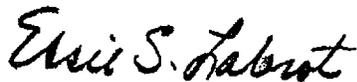
Councilor Davidoff: Second.

President Slifka: All those in favor?

All: Aye.

President Slifka: Those opposed? Motion carries. Good night.

Meeting adjourned at 11:00 p.m.



Essie S. Labrot
Town Clerk/Council Clerk

ESL/dd

APPROVED AT FEBRUARY 9, 2016, TOWN COUNCIL MEETING

RESOLUTION AMENDING THE FEES FOR VARIOUS RECREATION FACILITIES

BE IT RESOLVED by the Town Council of West Hartford that the following schedule of Fees and Charges at the Rockledge Golf Course, Buena Vista Golf Course, Veterans Memorial Skating Rink, and Outdoor Pools are hereby amended, such schedule to supersede all existing and prior resolutions relating to such fees and charges; and

BE IT FURTHER RESOLVED that all fee changes are effective March 1, 2016.

ROCKLEDGE GOLF COURSE**CURRENT FEES EFFECTIVE MARCH 1, 2015**

<u>GREENS FEES</u>	CURRENT	PROPOSED
	Opening Day through	Opening Day Through
Resident	<u>Closing</u>	<u>Closing</u>
18 holes - Weekdays	33.00	NC
18 holes - Weekends & Holidays	36.00	NC
18 holes - Weekdays Age 65 & over	28.00	NC
<u>or ages 14 to 18, no Holidays</u>		
9 holes - Weekdays	18.00	19.00
9 holes - Weekends & Holidays	20.00	21.00
9 holes - Weekdays Age 65 & over	15.50	NC
<u>or ages 14 to 18, no Holidays</u>		
Twilight – Resident (to be determined monthly, dependent on sunset)	11.00	NC
Locker - Daily	5.00	NC
Locker - Annual	60.00	NC
Non-Resident		
18 holes - Weekdays	41.00	NC
18 holes - Weekends & Holidays	46.00	NC
18 holes - Weekdays Age 65 & over, no Holidays	36.00	NC
<u>or ages 14 to 18, no Holidays</u>		
9 holes - Weekdays	21.00	NC
9 holes - Weekends & Holidays	24.00	NC
9 holes - Weekdays Age 65 & over, no Holidays	18.00	NC
<u>or ages 14 to 18, no Holidays</u>		
Twilight - Non-Resident (to be determined monthly, dependent on sunset)	16.00	NC

Included within Rockledge daily greens fees is a capital projects fee of \$1.50 for 18 holes and \$.75 for 9 holes.

GOLF PASS - RESIDENT ONLY

	<u>CURRENT</u>	<u>PROPOSED</u>
Full Privileges - Individual pass	1,235	NC
(Includes \$55 Capital Projects Fee)		
Full Privileges - Age 65 & over or ages 14 to 18	835	NC
(Includes \$55 Capital Projects Fee)		
Partial Privileges - Age 65 & over or ages 14 to 18	600	NC
(Includes \$45 Capital Projects Fee)		
(Monday thru Friday all times - Weekends & Holidays after 3:00 p.m. only. Players must pay greens fees on Weekends & Holidays prior to 3:00 p.m.)		

GOLF PASS - NON-RESIDENT

Full Privileges - Individual pass	1,700	NC
(Includes \$55 Capital Projects Fee)		
Full Privileges - Age 65 & over or ages 14 to 18	1,155	NC
(Includes \$45 Capital Projects Fee)		

JUNIOR DISCOUNT PASS - RESIDENT ONLY - 10 Rounds

Weekdays only ages 14 to 18 & full time college students (pay for 7 rounds receive 10)	189	NC
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ROCKLEDGE GOLF COURSE CONTINUED:

RESIDENT DISCOUNT PASS - RESIDENT ONLY - 10 Rounds

CURRENT PROPOSED

Weekdays only	264	269
Weekdays, Weekends & Holidays	288	293
(Add: discounted rate includes \$5 contribution to Rockledge capital project fund)		

CORPORATE & NON RESIDENT DISCOUNT PASS - 10 Rounds

Weekdays only	328	333
Weekdays, Weekends & Holidays	368	373
(Add: discounted rate includes \$5 contribution to Rockledge capital project fund)		

WINTER RATES (CHANGE TO OFF SEASON RATES)

Beginning December 1

Resident

18 holes - Weekdays & Weekends	20.00	NC
9 holes - Weekdays & Weekends	13.00	NC

Non-Resident

18 holes - Weekdays & Weekends	24.00	NC
9 holes - Weekdays & Weekends	16.00	NC

BUENA VISTA GOLF COURSE

CURRENT FEES EFFECTIVE MARCH 1, 2013

GREENS FEES

CURRENT PROPOSED

Resident:

9 holes - Weekdays	10.00	11.00
9 holes - Weekends & Holidays	12.00	13.00
9 holes - Replay Round	5.00	6.00

Resident - Age 65 & over or ages 12 to 18:

9 holes - Weekdays	9.00	10.00
9 holes - Weekends & Holidays	11.00	12.00
9 holes - Replay Round	5.00	6.00

Non-Resident:

9 holes - Weekdays	12.00	13.00
9 holes - Weekends & Holidays	14.00	15.00
9 holes - Replay Round	5.00	6.00

Non-Resident - Age 65 & over or ages 12 to 18:

9 holes - Weekdays	11.00	12.00
9 holes - Weekends & Holidays	13.00	14.00
9 holes - Replay Round	5.00	6.00

GOLF PASS (RESIDENTS ONLY)

Full Privileges - Individual Pass	345.00	365.00
Full Privileges - Age 65 & over or ages 12 to 18	295.00	310.00
Partial Privileges - Age 65 & over or ages 12 to 18	190.00	205.00

JUNIOR DISCOUNT PASS - RESIDENT ONLY - 10 Nine Hole Rounds

Weekdays only ages 12 to 18 & full time college students	63.00	70.00
(pay for 7 rounds receive 10)		

RESIDENT DISCOUNT PASS - RESIDENT ONLY - 10 Nine Hole Rounds

Weekdays only	80.00	88.00
Weekdays, Weekends & Holidays	96.00	104.00
(pay for 8 rounds receive 10)		

CORPORATE & NON RESIDENT DISCOUNT PASS - 10 Nine Hole Rounds

Weekdays only	96.00	104.00
Weekdays, Weekends & Holidays	112.00	120.00
(pay for 8 rounds receive 10)		

WINTER RATES (CHANGE TO OFF SEASON RATES beginning October 1)

Resident

Weekday & Weekend	8.00	10.00
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Non-Resident

Weekday & Weekend	10.00	10.00
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VETERANS MEMORIAL SKATING RINK

CURRENT FEES EFFECTIVE MARCH 1, 2014

<u>ADMISSION PER SESSION – ADD Off-Season 4/1 – 10/31</u>	<u>CURRENT</u>	<u>PROPOSED</u>
Resident Child (12 and under)	5.25	5.00
Resident Senior (65 and over)	5.25	5.00
Resident Adult	5.75	6.00
Non-Resident Child (12 and under)	6.75	7.00
Non-Resident Adult	6.75	7.00
<u>ADMISSION PER SESSION - Winter Season - 11/25 – 2/28</u>		
CHANGE TO – 11/1 – 3/31		
Resident Child (12 and under)	5.75	6.00
Resident Senior (65 and over)	5.75	6.00
Resident Adult	6.25	7.00
Non-Resident Child (12 and under)	7.25	7.00
Non-Resident Adult	7.25	8.00
<u>AFTERNOON ADVANCED - Special figure session</u>		
Club Member	9.25	9.50
Resident	10.25	12.00
Non-Resident	11.75	16.00
<u>DISCOUNT ADMISSION PASSES</u>		
Resident (10 passes \$42.00) change to \$45	4.20	4.50
Resident (20 passes (\$79.00) change to \$85	3.95	4.25
Non Resident (10 passes (\$52.00) change to \$55	5.20	5.50
Non-Resident (20 passes \$99.00) change to \$105	4.95	5.25
<u>SKATE RENTAL</u>		
Skate Rental	4.00	NC
Skate Rental Disc. Pass (10 for \$30.00)	3.00	NC
<u>RENTAL RATES</u>		
Winter (11/1 - 3/15 may vary) (CHANGE TO 3/31)Prime	350.00	NC
Winter (11/1 - 3/15 may vary) (CHANGE TO 3/31)Non Prime	315.00	NC
Off Season	250.00	NC

SKATING RINK YOUTH PROGRAM DISCOUNTS

Programs conducted exclusively for youths under 18 years of age and based on resident percentage of participation of 100%; 35%(CHANGE TO 25%) reduction from applicable rental rate.

OUTDOOR POOLS - SUMMER SEASON

BEACHLAND, EISENHOWER, FERNRIDGE AND KENNEDY

CURRENT FEES EFFECTIVE MARCH 1, 2014

	<u>CURRENT</u>	<u>PROPOSED</u>
<u>PER SESSION - Afternoon Swims</u>		
Resident Youth 12 and under	3.25	NC
Resident 13 and over.....	4.00	NC
Resident Senior 65 and over.....	3.25	NC
Non-Resident Youth 12 and under.....	5.50	NC
Non-Resident 13 and over	6.50	NC
Non-Resident Senior 65 and over	6.50	NC
<u>PER SESSION - Evening Swims</u>		
Resident Youth 12 and under	3.00	NC
Resident Adults 13 and over.....	3.50	NC
Resident Senior 65 and over.....	3.00	NC
Non-Resident Youth 12 and under.....	5.00	NC
Non-Resident Adults 13 years and over	6.00	NC
Non-Resident Senior 65 and over.....	6.00	NC
<u>DISCOUNT ADMISSION CARD FEE - Resident Only</u>		
10 Swims.....	25.00	NC
20 Swims.....	45.00	NC
50 Swims.....		75.00
<u>EXCLUSIVE USE OF POOL PER HOUR</u>		
(Add charge per person exceeding 40).....	75.00	NC
Per Lane	Out-of-pocket	NC
	25.00	NC
<u>SEASON TICKET - Resident Only</u>		
Individual Youth 12 and under	80.00	ELIMINATE
Individual 13 and over.....	100.00	ELIMINATE
Individual Senior 65 and over.....	80.00	ELIMINATE
Family and Household	125.00	ELIMINATE
<u>GROUP USE OF POOLS - PERMIT FEE</u>		
*Daily resident youth rate \$3.25 per person times the total number of people less 10%.		NC

DEPARTMENT OF
COMMUNITY SERVICES

January 15, 2015

ITEM NO. 36
FILE NO. _____

RECEIVED

To: Town Council

JAN 15 2016

From: Todd Dumais, Town Planner TOWN CLERK/TOWN COUNCIL OFFICE
West Hartford, CT**SUBJECT: 342 NORTH MAIN STREET
SPECIAL DEVELOPMENT DISTRICT
ADMINISTRATIVE AMENDMENT (SDD #89-R1-15)**

I have received an administrative amendment request from Herbert Glick (President, Yush Sign & Display Co., Inc.) on behalf of KIC 342 North Main, LLC & K Centennial 342, LLC for Special Development District plan (SDD #89), located at 342 North Main Street. The request is for the replacement of the existing freestanding building directory sign with the installation of a new partially internally illuminated building directory sign.

Attached are the narrative and supporting plans which further explain the proposal.

The requested modifications fall within the approval powers contained in **Section 177-44C (9)** of the Code of Ordinances. This section allows the Town Planner to approve **minor** adjustments to limited plan elements of an SDD, in this instance, to **Section 177-44C (9)(f)** the size of signs. It is my opinion that the plan, as modified, is in accordance with the purpose of the original SDD approved by the Town Council.

The purpose of the memo is to **notify** the Town Council of my intention to approve the requested modifications. This notice of approval is given with the understanding that such action will not be effective until the day following the next regular meeting of the Town Council and that such notice of approval is given 10 days prior to such Council meeting. This matter would therefore appear as a regular agenda item on the Regular Town Council Meeting of **Tuesday, January 26, 2016**. It is understood that the Town Council may reject my approval decision and direct that the modifications requested be considered under the provisions of **Section 177-44C (9)** which would require a complete application for amendment and requisite public hearing.

C: Ronald Van Winkle, Town Manager
Joseph O'Brien, Corporation Counsel
Mark McGovern, Director of Community Services
Patrick Alair, Corporation Counsel
Herbert Glick, Applicant
Subject SDD File

SD/TPZ/SDD/NorthMainSt342_SDDAA_#89_R1_16_Jan16



TOWN OF WEST HARTFORD

TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CONNECTICUT 06107-2485
(860) 561-7555 FAX: (860) 561-7504
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42 Thomas Street East, Hartford, CT 06108

Office: 860-289-1819

Fax: 860-289-1739

E-mail: Sales@YushSign.com

December 30, 2015

Town of West Hartford
Planning & Zoning Office, Room 214
50 South Main Street
West Hartford, CT 06107

Attn: Mr. Todd Dumais, Town Planner

Re: KIC 342 North Main, LLC & K Centennial 342, LLC Application for Administrative Amendment

Dear Mr. Dumais,

On behalf of our Client, KIC 342 North Main, LLC & K Centennial 342, LLC, (KIC 342 North Main...) we respectfully submit this letter requesting an Administrative Amendment to the Special Development District SDD # 89 Site Plan regarding the existing Free Standing Building Directory located on the lawn between North Main Street and the west side of the building known as 342 North Main Street.

KIC 342 North Main... would like to Update and Improve the Appearance and Functionality of said Building Directory with a new, cleaner more modern looking Building Directory to better match the overall feel of the Building in design and colors. The Proposed Updated Replacement Building Directory will reside in the same Footprint and Location; it is lower in overall height and the sign panel area has the same amount of sq. ft. as the existing Building Directory. The Header Address Line Panel will be internally illuminated this time to make it easier for Visitors to see the Building Address at night.

Please refer to the Attached 11" x 17" Yush Drawing Titled:

"342 North Main St., Proposed Exterior Replacement Building Directory - HG 12/21/15"

which contains Before and After Renderings, Descriptions and Dimensions.

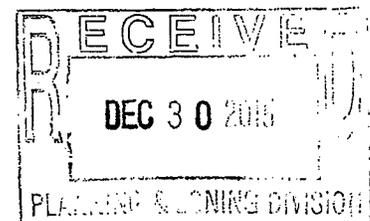
We would appreciate whatever you can do to help expedite and have this Administrative Amendment to the Special Development District SDD # 89 approved.

If you have any questions or require additional documentation please do not hesitate to call.

Respectfully yours,

Yush Sign & Display Co., Inc.

Herbert Glick
President



Attached: Drawing 342 North Main St., Proposed Exterior Replacement Building Directory - HG 12/21/15



Konover
Commercial
Corporation

December 30, 2015

Town of West Hartford
Planning & Zoning Office, Room 214
50 South Main Street
West Hartford, CT 06107
Attn: Mr. Todd Dumais, Town Planner

Re: Letter of Consent
KIC 342 North Main, LLC & K-Centennial 342, LLC
Application for Administrative Amendment

Dear Mr. Dumais,

Please be aware that in our continued efforts to update and improve our Property at 342 North Main Street, we have issued Purchase Order #342-1003892 to Yush Sign & Display Co., Inc. (Yush Sign) to produce and install a new and Improved exterior, free standing, Building Directory to replace our current, existing, outdated Building Directory.

By this letter, we hereby authorized and consent to, Yush Sign, representing us in all matters that pertain to applying for and obtaining all the necessary approvals from the Town of West Hartford to permit the installation of this new and improved Building Directory. This Authorization and Consent includes applying for the usual Building / Zoning Permits, and also, as we understand it, the need for an additional application for an Administrative Amendment to the Special Development District SDD # 89 Site Plan.

We would appreciate whatever you can do to help expedite this project. If we can be of further assistance please do not hesitate to contact us.

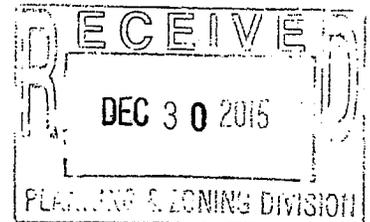
Respectfully yours,

A handwritten signature in black ink, appearing to read "Brian K. Nicknair".

Brian K. Nicknair
Senior Property Manager
Konover Commercial Corporation

As Agent For - KIC 342 North Main, LLC & K Centennial, LLC

cc: Elizabeth G. Judd
File



A division of



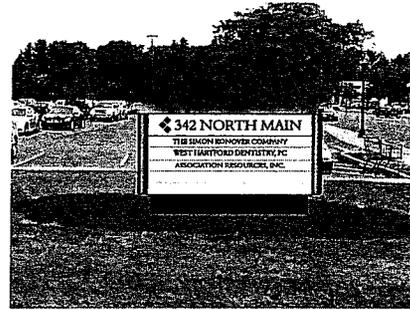
25 Sigourney Street • Hartford, CT 06106 • 860.951.4004 • 860.951.9197 fax • www.simonkonover.com

342 North Main St., Proposed Replacement Building Directory - Before & After Renderings

BEFORE - Existing Directory
 Sign panel 86" w x 40" h = 23.9 sq. ft.
 Top of sign 74" above grade

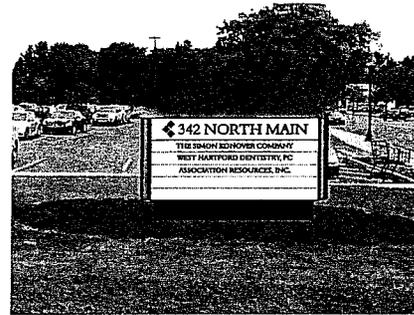


AFTER - Proposed Replacement Directory
 Sign panel 84" w x 41" h = 23.9 sq. ft.
 Top of sign 51.5" above grade

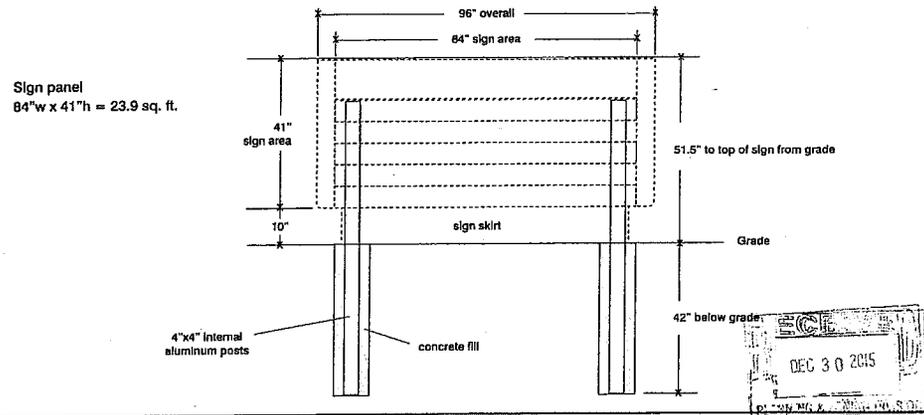


342 North Main St., Proposed Replacement Building Directory - Rendering & Description

41" h x 84" w x 12" deep
 Double sided
 Partially Internally Illuminated (address header only)
 Fabricated Aluminum sign
 with 6" radius sides, painted Muted Black
 Main sign body consisting of
 (1) 11" h x 84" w LED Internally Illuminated address header
 Header routed aluminum with 1/2" thick push through acrylic logo and lettering.
 Logo diamonds = Translucent Blue
 Address copy = Black by day / White by night (Day/Night vinyl) and
 (5) 6" h x 84" w removable divider tenant panels
 White panels with Black vinyl lettering
 4"x4" internal posts, direct burial 42" into ground with concrete fill.
 10" h x 80" w sign skirt painted Muted Black



342 North Main St., Proposed Replacement Building Directory - Dimensions



342 North Main St., Proposed Exterior Replacement Building Directory - HG 12/21/15

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