

February 21, 2017

APPROVED MINUTES
VERNON TOWN COUNCIL REGULAR MEETING
TOWN HALL – 14 PARK PLACE - 3RD FLOOR
VERNON, CONNECTICUT

RECEIVED
VERNON TOWN CLERK
17 MAR -9 PM 5:08

February 21, 2017 - 7:30 PM

Mayor Daniel Champagne called the meeting to order at 7:30 PM

A) PLEDGE OF ALLEGIANCE:

B) ROLL CALL:

Present: Council Members Thomas DiDio, Brian Motola, Julie Clay, Kim Appleyard, Steve Wakefield, Laura Bush, Bill Campbell, Jim Tedford, Steve Peterson, Ann Letendre and Virginia Gingras

Absent: Council Member Pauline Schaefer

Entered During Meeting:

Also Present: Town Administrator John Ward, Recording Secretary Karen Daigle

C.) CITIZEN'S FORUM

No one spoke

D.) EXECUTIVE SESSION

None

G.) ACTION ON CONSENT AGENDA

Council Member Wakefield, seconded by Council Member Bush, made a motion to approve the consent agenda items as presented # C1 – C4. Council Member Letendre pulled C-2. Motion to approve consent items #C-1, C-3 and C-4 carried unanimously.

- C 1. Request for the Town Council to approve Tax Refunds for Prior and Current Year .** (A copy of a memorandum from Terry Hjarne, Collector of Revenue, to John D. Ward, Town Administrator dated February 6, 2017 is included in the Council packet.)

PROPOSED MOTION:

THE TOWN COUNCIL HEREBY APPROVES FIFTEEN (15) FOR CURRENT YEAR TAX REFUNDS FOR A TOTAL OF \$14,940.93, AS OUTLINED IN THE MEMORANDUM FROM TERRY HJARNE, COLLECTOR OF REVENUE TO JOHN D. WARD, TOWN ADMINISTRATOR DATED FEBRUARY 6, 2017.

- C 3. Request the Town Council approve the appointment of Ray Walker, Interim Fire Marshal, 55 W. Main Street, Vernon, Connecticut as a regular member of the Vernon Traffic Authority. Said appointment to commence on February 22, 2017 and expires May 7, 2019. (Mr. Walker will fill the unexpired term of Mr. Libros until a permanent Fire Marshal is hired.)**

PROPOSED MOTION

PURSUANT TO THE VERNON TOWN CODE, ARTICLE II, SECTIONS 13-16 AND 13-17; THE TOWN COUNCIL HEREBY APPROVES MAYOR DANIEL A. CHAMPAGNE'S APPOINTMENT OF RAY WALKER, INTERIM FIRE MARSHAL, 55 W. MAIN STREET, VERNON, CONNECTICUT, AS A REGULAR MEMBER

February 21, 2017

OF THE VERNON TRAFFIC AUTHORITY. SAID TERM TO COMMENCE ON FEBRUARY 22, 2017 AND EXPIRES ON MAY 7, 2019.

- C 4. Request the Town Council approve the appointment of Jason D. Seecat, (D), 118 Wildwood Road, Vernon, Connecticut as a regular member of the Conservation Commission, said term to commence on February 22, 2017 and expires December 31, 2019.** (A copy of Mr. Seecat's resume is included for Town Council review.)

PROPOSED MOTION

PURSUANT TO TOWN OF VERNON ORDINANCE # 189 – TOWN CODE SECTION 10-91 & 10-92, THE TOWN COUNCIL HEREBY APPROVES MAYOR DANIEL A. CHAMPAGNE'S APPOINTMENT OF JASON D. SEACAT, (D), 118 WILDWOOD ROAD, VERNON, CONNECTICUT AS A REGULAR MEMBER OF THE CONSERVATION COMMISSION, SAID TERM TO BEGIN FEBRUARY 22, 2017 AND EXPIRES ON DECEMBER 31, 2019.

7:32 PM RECESS; 7:34 PM RECONVENED

F.) PRESENTATIONS

Presentation to the Town Council by Mayor Daniel A. Champagne on various topics.

The Annual Fire Department Awards Ceremony will be held on February 27, 2017 at Rockville High School. The ceremony begins at 7:30 PM.

The Annual FIDELCO Bowling Tournament will take place on March 4, 2017 from 9:00 AM to 4:00 PM at Spare Time.

E.) PUBLIC HEARING #1 (7:35 PM)

PUBLIC HEARING TO RECEIVE COMMENTS AND ANSWER QUESTIONS RELATIVE TO THE PROPOSED SALE OF TOWN OWNED PROPERTIES KNOWN AS:

- o PARCEL #22-0043-00020
Parcel located between 17 and 19 Dailey Circle
- o PARCEL #39-0621-00093
Bancroft Place adjacent to 214 South Street
- o PARCEL #01-158A-00013
97 Main Street, Talcottville (Talcottville School)

MAYOR DANIEL A. CHAMPAGNE CALLED THE PUBLIC HEARING TO ORDER TO RECEIVE COMMENTS AND QUESTIONS

CLERK READ THE LEGAL NOTICE INTO THE RECORD

MAYOR CHAMPAGNE AND TOWN COUNCIL RECEIVED COMMENTS

As to the Dailey Circle property:

February 21, 2017

David Lee, 10 Dailey Circle, would like to see the property made into a park for neighborhood children.

Maryann Levesque, 183 Bolton Road, would like to see the parcel cut in half and given to the neighbors who have been maintaining the property.

As to the Bancroft Place property:

Sonja Starkel, 15 Bancroft Road, would like the property divided up between the entire neighborhood, as they are the ones maintaining the property.

Clark Holt, 13 Bancroft Road, would like to divide up sections of the property or just leave as it is.

As to the 97 Main Street property:

Steven Bender, 90 Main Street, would like to see the Town find a buyer for the property, although he would like it to be someone who would maintain the sense of the neighborhood, a quiet street with young children.

Council Member Letendre spoke on the Talcottville property.

MAYOR CHAMPAGNE DECLARED THE PUBLIC HEARING ADJOURNED
(7:44 PM)

RETURNED TO THE REGULAR TOWN COUNCIL MEETING AGENDA

NOTE: Final action to be considered during *Section I. Pending Business #1*)

H.) **DISCUSSION OF PULLED CONSENT ITEMS**

- C 2. Request the Town Council approve budget amendments #12, #13, #14, #15, #16 and #17, for fiscal year 2016-2017 as provided by Finance Officer and Treasurer James M. Luddecke on the budget amendment forms attached.** (See budget forms with explanation attached to this agenda item.)

PROPOSED MOTION

RESOLVED, THE TOWN COUNCIL HEREBY APPROVES BUDGET AMENDMENT REQUESTS #12, #13, #14, #15, #16 AND #17 FOR FISCAL YEAR 2016-2017 AS PROVIDED BY JAMES M. LUDDECKE, FINANCE OFFICER AND TREASURER, ON THE ATTACHED BUDGET AMENDMENT FORMS.

Council Member Wakefield, seconded by Council Member Tedford, made a motion to approve budget amendments #12-#17 for fiscal year 2016-2017. Finance Director, James Luddecke along with Mayor Champagne, answered questions. Discussion took place. Motion carried unanimously.

O.) **ADOPTION OF MINUTES**

THE TOWN COUNCIL WAIVES THE READING OF THE MINUTES OF THE REGULAR TOWN COUNCIL MEETING OF FEBRUARY 7, 2017 AND THAT MINUTES OF SAID MEETING BE APPROVED.

February 21, 2017

Council Member Wakefield, seconded by Council Member Campbell, made a motion to waive the reading of and approve the minutes of the February 7, 2017 regular Town Council meeting. Motion carried with 10 in favor and 1 abstention, Council Member Wakefield.

I.) PENDING BUSINESS

(ACTION – PUBLIC HEARING #1 HELD IN SECTION “E”)

1. **Request the Town Council consider the disposal of the following town owned properties by negotiated sale. The parcels under consideration are as follows: Parcel #22-0043-00020 Parcel located between 17 and 19 Dailey Circle; and Parcel #39-0621-00093 Bancroft Place adjacent to 214 South Street.** (See memorandum dated February 16, 2017 from John D. Ward, Town Administrator to Mayor Daniel A. Champagne and the Vernon Town Council relative to same.)

PROPOSED MOTION

PURSUANT TO VERNON CODE OF ORDINANCES, CHAPTER 2, ARTICLE II SECTIONS 2-26 AND 2-27, THE VERNON TOWN COUNCIL HEREBY AUTHORIZES MAYOR DANIEL A. CHAMPAGNE, OR HIS DESIGNEE TO DISPOSE OF THE ***PARCEL LOCATED BETWEEN 17 AND 19 DAILEY CIRCLE/PARCEL #22-0043-00020 AND THE PARCEL LOCATED AT BANCROFT PLACE ADJACENT TO 214 SOUTH STREET/PARCEL #39-0621-00093, BY NEGOTIATED SALE.***

Council Member Wakefield, seconded by Council Member Bush, made a motion to dispose of the parcel located between 17 and 19 Dailey Circle and the parcel located at Bancroft Place adjacent to 214 South Street. Motion carried unanimously.

2. **Request the Town Council consider the disposal of the following town owned property by negotiated sale . The parcel under consideration is: Parcel #01-158A-00013 the parcel known as 97 Main Street, Talcottville.** (See memorandum dated February 16, 2017 from John D. Ward, Town Administrator to Mayor Daniel A. Champagne and the Vernon Town Council relative to same.)

PROPOSED MOTION

PURSUANT TO VERNON CODE OF ORDINANCES, CHAPTER 2, ARTICLE II, SECTIONS 2-26 AND 2-27, THE VERNON TOWN COUNCIL HEREBY AUTHORIZES MAYOR DANIEL A. CHAMPAGNE, OR HIS DESIGNEE TO SELL PARCEL #01-158A-00013 THE PARCEL KNOWN AS 97 MAIN STREET, TALCOTTVILLE THROUGH NEGOTIATED SALE.

Council Member Wakefield, seconded by Council Member Bush, made a motion to sell the parcel known as 97 Main Street, Talcottville, through negotiated sale. Motion carried unanimously.

7:52 PM RECESS; 8:00 PM RECONVENED

E.) PUBLIC HEARING #2 (8:00 PM)

PUBLIC HEARING TO RECEIVE COMMENTS AND QUESTIONS RELATIVE TO ORDINANCE #B-17-01, ENTITLED “AN ORDINANCE APPROPRIATING \$3,245,000

February 21, 2017

FOR THE ACQUISITION OF THE PROPERTY KNOWN AS 135 BOLTON ROAD, VERNON, CONNECTICUT; AND THE DESIGN, RECONSTRUCTION AND IMPROVEMENTS TO SUCH PROPERTY FOR USE AS A SENIOR CENTER, AND AUTHORIZING THE ISSUE OF \$3,245,000 BONDS AND NOTES TO FINANCE THE APPROPRIATION."

- MAYOR DANIEL A. CHAMPAGNE CALLED THE PUBLIC HEARING TO ORDER TO RECEIVE COMMENTS AND QUESTIONS
- CLERK READ THE LEGAL NOTICE INTO THE RECORD
- PRESENTATION BY TOWN OFFICIALS

Mayor Champagne spoke on the process of purchasing 135 Bolton Road. Town employees inspected the building. He compared the cost of constructing a new building on Tunnel Road to renovating the existing building on Bolton Road.

Town Council Members spoke on the project: Council Member Wakefield wanted to be sure that seniors would have input on the inside renovation; Council Member Peterson is in favor of the project; Council Member Bush is in favor of the project; Council Member Campbell, as council liaison to the seniors, said that Vernon is behind compared to surrounding towns and wanted to remind the public that the council was not voting on the purchase at this meeting, but voting to send it to referendum; Council Member DiDio had several ideas, such as hiring an appraiser and engineer, seek funding, cost of busing and not exempting itself regarding permits, Mayor did an excellent job in finding this property; Council Member Gingras would like to walk the property and is in favor of the project; Council Member Letendre concerned about Rockville residents getting bussed to site; Council Member Tedford toured the building and was impressed with the construction and its one level.

- MAYOR CHAMPAGNE AND TOWN COUNCIL RECEIVED PUBLIC COMMENTS

Paul Margelony, Vernon Depot, spoke on the atrium door and the sprinkler system.

George Redfield, 51 High Ridge Drive, spoke about the ease of getting to the property, the size of the building, and the available parking.

Michael Tuck, 10 Valerie Drive, questioned what the plan was for the Tunnel Road property.

Carol Slattery, 35 Wilson Lane, had several comments: seniors have outgrown the current building; purchasing an existing building would save money; it's all one level; has ample parking; has room for outside activities; now is the time to give back to the seniors.

Peter Gavarrino, 15 Farmbrook Lane, visited the site and had several points: possible financial assistance from Federal government if used as emergency shelter right off the highway; adjoining towns use center for a fee; questioned air conditioning system.

Sarah Iacobello, 6 Tunnel Road, questioned how much money was expended on the Tunnel Road property; concerned with the \$3 million price tag.

Keith Hodson, 200 Lake Street, thanked the council members for their time, questioned if the Tunnel Road property would be sold. He suggested the 11,000 sf building could be used by seniors and as a community center. He is opposed to the project being solely for seniors.

February 21, 2017

Danette Aldi, 39 Montauk Drive, was excited about the potential of this site. Questioned how quickly could the seniors be in the new center if approved at referendum. Mayor indicated he hoped it would be by the end of the year.

Bill Dauphin, 11 Olive Lane, supports a new senior center and use of an existing building; has concerns with the quick turnaround time and would like to see a detailed plan of the building and putting all information out to the public before voting on a \$3.4 million project.

Carol Burke, 507 Bolton Road, stated that most people drive their cars to the senior center now so doesn't see that buses are going to be needed.

Marcia Nicol, 1 Grandview Terrace, as a member of the exploratory committee, says this existing building and property would allow for her dream of a senior center that could offer outdoor activities, a community garden, screened-in gazebo, courtyard with picnic tables, woodworking shop, craft room, and fitness room to use with existing showers.

Maryann Levesque, 183 Bolton Road, would like to see this property used for a community center, rather than a senior center.

Rick Lindahl, 58 Winding Brook Trail, believes this is the right property at the right price. It would give the seniors a center they deserve.

Paul Margelony, Vernon Depot, believes this property should be used only as a senior center, not a multi-use center. Seniors have raised their children and now want a quiet place to gather. If there are picnic tables set up on the grounds, seniors could utilize the property even when the building is closed.

Cheryl McMullen, 564 Bolton Road, supports the acquisition. Residents spoke up against concerts with Ticket Network, so she is excited that the property would be used as a senior center or community center.

James Krupienski, 104 Crestfield Drive, questioned the process of attempting to acquire this property, i.e., email being sent, formation of subcommittee/commission and minutes of meetings, spending more and taking two properties off the tax rolls.

Susan Reudgen, 61 East Street, supports this project as a senior center. Seniors paid taxes for her and now it's their time.

- MAYOR CHAMPAGNE DECLARED THE PUBLIC HEARING
ADJOURNED (9:25 PM)
- MAYOR CHAMPAGNE RECONVENED THE TOWN COUNCIL
MEETING

(NOTE: Final action to be considered during *Section L – Action on Ordinances
Previously Presented*)

J.) **NEW BUSINESS**
None

K.) **INTRODUCTION OF ORDINANCES**
None

February 21, 2017

L.) ACTION ON ORDINANCES PREVIOUSLY PRESENTED

(ACTION – PUBLIC HEARING #2 HELD IN SECTION “E”)

PROPOSED MOTION #1:

THE TOWN COUNCIL HEREBY ADOPTS THE PROVISIONS OF BOND ORDINANCE B-17-01, “AN ORDINANCE APPROPRIATING \$3,245,000 FOR THE ACQUISITION OF THE PROPERTY KNOWN AS 135 BOLTON ROAD, VERNON, CONNECTICUT; AND THE DESIGN, RECONSTRUCTION AND IMPROVEMENTS TO SUCH PROPERTY FOR USE AS A SENIOR CENTER, AND AUTHORIZING THE ISSUE OF \$3,245,000 BONDS AND NOTES TO FINANCE THE APPROPRIATION.”

Council Member Campbell, seconded by Council Member Bush, made a motion to adopt the provisions of Bond Ordinance B-17-01 “An Ordinance Appropriating \$3,245,000 for the Acquisition of the Property Known as 135 Bolton Road, Vernon, Connecticut; and the Design, Reconstruction and Improvements to Such Property for Use as a Senior Center, and Authorizing the Issue of \$3,245,000 Bonds and Notes to Finance the Appropriation”. Motion carried unanimously.

PROPOSED MOTION #2:

THE TOWN COUNCIL HEREBY RESOLVES THAT A REFERENDUM BE HELD PURSUANT TO THE PROVISIONS OF CHAPTER XII, SECTION 12 OF THE TOWN CHARTER, TO BE HELD ON MARCH 28, 2017, TO APPROVE OR DISAPPROVE THE FOLLOWING ENTITLED ORDINANCE:

“AN ORDINANCE APPROPRIATING \$3,245,000 FOR THE ACQUISITION OF THE PROPERTY KNOWN AS 135 BOLTON ROAD, VERNON, CONNECTICUT; AND THE DESIGN, RECONSTRUCTION AND IMPROVEMENTS TO SUCH PROPERTY FOR USE AS A SENIOR CENTER, AND AUTHORIZING THE ISSUE OF \$3,245,000 BONDS AND NOTES TO FINANCE THE APPROPRIATION.”

THE WORDING OF THE QUESTION SHALL BE AS FOLLOWS:

“SHALL THE TOWN OF VERNON APPROPRIATE \$3,245,000 FOR THE ACQUISITION OF THE PROPERTY KNOWN AS 135 BOLTON ROAD, VERNON, CONNECTICUT; AND THE DESIGN, RECONSTRUCTION, AND IMPROVEMENTS TO SUCH PROPERTY FOR USE AS A SENIOR CENTER, AND AUTHORIZING THE ISSUE OF \$3,245,000 BONDS AND NOTES TO FINANCE THE APPROPRIATION?”

VOTERS APPROVING SAID ORDINANCE SHALL VOTE “YES” AND VOTERS OPPOSING SAID ORDINANCE SHALL VOTE “NO”. VOTING SHALL TAKE PLACE BETWEEN THE HOURS OF 6:00 AM AND 8:00 PM, AT CENTER 375, 375 HARTFORD TURNPIKE (ROUTE 30), VERNON, CONNECTICUT. PROPERTY OWNERS WHO ARE NOT REGISTERED VOTERS, BUT ARE QUALIFIED TO VOTE AT REFERENDA, SHALL ALSO VOTE AT CENTER 375, 375 HARTFORD TURNPIKE (ROUTE 30), VERNON, CONNECTICUT, BETWEEN THE HOURS OF 6:00 AM AND 8:00 PM. ABSENTEE BALLOTS WILL BE AVAILABLE FROM THE TOWN CLERK’S OFFICE. THE TOWN CLERK SHALL CAUSE NOTICE OF SAID REFERENDUM TO BE PUBLISHED AND POSTED.

February 21, 2017

Council Member Campbell, seconded by Council Member Wakefield, proposed a resolution that a referendum be held pursuant to the provisions of Chapter XII, Section 12 of the Town Charter, to be held on March 28, 2017, to approve or disapprove the following entitled Ordinance: "An Ordinance Appropriating \$3,245,000 for the Acquisition of the Property Known as 135 Bolton Road, Vernon, Connecticut; and the Design, Reconstruction and Improvements to Such Property for Use as a Senior Center, and Authorizing the Issue of \$3,245,000 Bonds and Notes to Finance the Appropriation". Motion carried unanimously.

M.) IDENTIFICATION/ADOPTION OF ADDITIONAL AGENDA ITEMS.
None

N.) DISCUSSION OF ADDITIONAL ITEMS AND INFORMATIONAL ITEMS
None

P.) INFORMATIONAL ITEMS, PETITIONS, COMMUNICATIONS, CORRESPONDENCE, REPORTS, ETC. NOT REQUIRING ACTION

- 1) Monthly Report for the Town Clerk's Office for the month of January, 2017 as submitted by Bernice K. Dixon, Town Clerk.
- 2) **REMINDER:** Invitation to the *2016 Awards Ceremony* for the Town of Vernon Fire Department. Please rsvp.
- 3) Monthly Report for the Vernon Police Department for the month of January, 2017 as prepared by John Kelley, Captain of Police.

Adjourn (9:30 PM)

Council Member Wakefield, seconded by Council Member Bush, made a motion to adjourn. Motion carried unanimously.

Received: February 24, 2017

Approved: March 7, 2017

Respectfully Submitted,


Karen C. Daigle
Recording Secretary