

August 15, 2017

**APPROVED MINUTES**  
**VERNON TOWN COUNCIL REGULAR MEETING**  
**TOWN HALL - 14 PARK PLACE - 3<sup>rd</sup> Floor**  
**VERNON, CONNECTICUT**

RECEIVED  
VERNON TOWN CLERK  
17 SEP 26 PM 12: 58

August 15, 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 Pauline Schaefer, Thomas DiDio, Brian Motola, Julie Clay, Kim Appleyard, Steve Wakefield, Laura Bush, Bill Campbell, Jim Tedford, Ann Letendre, and Virginia Gingras

**Absent:** Council Member Steve Peterson

**Entered During Meeting:**

**Also Present:** Assistant Town Administrator Dawn Maselek, Recording Secretary Karen Daigle

**C.) CITIZEN'S FORUM**

No one spoke at Citizen's Forum.

**F.) PRESENTATIONS**

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

- Carnival 2017 was a huge success. Deputy Mayor Steve Wakefield will report final numbers and donations next meeting.
- Upcoming ribbon cuttings include Pholy Vietnamese Restaurant on August 17<sup>th</sup> at 10:30 AM, Legacy Kitchen and Bath on August 19<sup>th</sup> at 9:00 AM, and Prestige Auto on August 19<sup>th</sup> at 11:00 AM. We welcome these businesses to town.
- A meeting is to be held in the Council Chambers on August 25<sup>th</sup> between 2-3 PM, presenting the new Senior Center plans.
- The 5<sup>th</sup> Annual RHS Hall of Fame is scheduled for September 17, 2017. Tickets may be obtained through the high school office.
- The Mayor's Concert Series continued on Thursday at Henry Park, with the Senior Center selling refreshments as a fundraiser.
- The next town council meeting is September 19, 2017, with two meetings per month starting in October.
- The Parks and Recreation camps had another successful season, with all of the day camps full all summer at 330 campers per week; four sessions of dance camps were full; the Gators Swim Club had 55 swimmers competing for the Town of Vernon; and 182 children participated in swim lessons. Channel 3 came to the year end party, which included a talent show, fun activities and award ceremony. Congratulations to the Parks and Recreation staff on a job well done.
- The cemetery commission is selling bricks for the Veterans Memorial Walkway. Contact the cemetery office for details.

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- Department of Public Works obtained the paving box, which will be used for sidewalk installation around town.
- The interior of the Salvation Army building is almost complete.
- Department of Public Works completed the extension of the paved area at Lake Street School, adding 30 parking spaces.

**E.) PUBLIC HEARING (7:35 PM)**

***PUBLIC HEARING TO RECEIVE COMMENTS AND QUESTIONS RELATIVE TO THE SALE OF THE PARCEL IDENTIFIED AS "STATE SURPLUS PROPERTY AT HARTFORD TURNPIKE, (300 SF LAND LOCKED PARCEL)".***

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

7:35 PM Council Member Ann Letender stepped away from the table.

- *MAYOR CHAMPAGNE AND TOWN COUNCIL RECEIVED COMMENTS*
  - Karl Hasel, 201 Shallowbrook Lane, Manchester, current manager of Meetinghouse Hill LLC, the current owner of the parcel surrounding this 300 sf piece, spoke in favor of this motion. Acquisition of said parcel is necessary to complete the Connecticut Farmland Trust agreement and classify the entire property as non-profit status and working farmland.
- *MAYOR CHAMPAGNE DECLARED THE PUBLIC HEARING ADJOURNED*
- *RETURNED TO THE REGULAR TOWN COUNCIL MEETING AGENDA*

**(NOTE: Action on this item will take place during New Business #1)**

7:40 PM Council Member Ann Letender returned to the table.

**D.) EXECUTIVE SESSION**

7:41 PM Council Member Wakefield, seconded by Council Member Bush, made the following motion to go into Executive Session #1:

**THE TOWN COUNCIL, PURSUANT TO THE AUTHORITY GIVEN IN CONNECTICUT GENERAL STATUTES SECTION 1-200(2) HEREBY MOVES TO GO INTO EXECUTIVE SESSION TO DISCUSS STRATEGY AND NEGOTIATIONS WITH RESPECT TO THE COLLECTIVE BARGAINING AGREEMENT BETWEEN THE TOWN OF VERNON AND VERNON POLICE ASSOCIATION (VPA) AND INVITES THE FOLLOWING INDIVIDUALS TO ATTEND: DAWN MASELEK, ASSISTANT TOWN ADMINISTRATOR.**

Motion carried unanimously.

8:05 PM Executive Session #1 ended.

Council Member Wakefield, seconded by Council Member Bush, made the following motion:

**THE TOWN COUNCIL HEREBY AUTHORIZES MAYOR DANIEL A. CHAMPAGNE TO ENTER INTO THE NEGOTIATED COLLECTIVE BARGAINING AGREEMENT**

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BETWEEN THE TOWN OF VERNON AND THE VERNON POLICE ASSOCIATION EFFECTIVE JULY 1, 2017 THROUGH JUNE 30, 2022 ON THE TERMS AND CONDITIONS PRESENTED.

Motion carried unanimously.

8:05 PM Council Member Wakefield, seconded by Council Member Bush, made the following motion to go into Executive Session #2:

THE TOWN COUNCIL, PURSUANT TO THE AUTHORITY GIVEN IN CONNECTICUT GENERAL STATUTES §1-200, (2), HEREBY GOES INTO EXECUTIVE SESSION TO DISCUSS A PERSONNEL MATTER AND INVITES DAWN MASELEK, ASSISTANT TOWN ADMINISTRATOR TO ATTEND.

Motion carried unanimously.

8:24 PM Executive Session #2 ended.

No action taken.

**G.) ACTION ON CONSENT AGENDA**

Council Member Wakefield, seconded by Council Member Bush, made a motion to move the Consent Agenda. Motion carried unanimously.

- C 1. Request the Town Council approve tax refunds for prior years.** (See copy of a memorandum from Terry Hjarne, Collector of Revenue to Mayor Daniel A. Champagne dated August 3, 2017 included for Council review.)

**PROPOSED MOTION**

THE TOWN COUNCIL HEREBY APPROVES ELEVEN (11) PRIOR YEAR TAX REFUNDS TOTALLING \$2037.09 AS OUTLINED IN THE MEMORANDUM FROM TERRY HJARNE, COLLECTOR OF REVENUE TO DANIEL A. CHAMPAGNE, MAYOR DATED AUGUST 3, 2017.

- C 2. Request the Town Council approve budget amendments # 56, #57, and #58 for fiscal year 2016-2017 as provided by Finance Officer and Treasurer James M. Luddecke on the budget amendment forms attached.** (See the budget amendment forms with explanation attached to this agenda.)

**PROPOSED MOTION**

RESOLVED, THE TOWN COUNCIL HEREBY APPROVES BUDGET AMENDMENT REQUESTS # 56, #57 AND #58 FOR FISCAL YEAR 2016-2017 AS OUTLINED IN THE BUDGET AMENDMENT FORMS PROVIDED BY FINANCE OFFICER AND TREASURER, JAMES M. LUDDECKE.

- C 3. Request the Town Council approve Mayor Daniel A. Champagne's appointment of Robert Mullan, (R), 51 Blue Ridge Drive, Vernon, Connecticut as an alternate member of the Zoning Board of Appeals, said appointment to commence on August 16, 2017 and expires on June 30, 2020.** (A copy of Mr. Mullan's resume is included for Council review. It should be noted that Mr. Mullan is completing the unexpired term of William Francis.)

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**PROPOSED MOTION**

PURSUANT TO CHARTER CHAPTER VIII, SEC. 2, THE TOWN COUNCIL HEREBY APPROVES MAYOR DANIEL A. CHAMPAGNE'S APPOINTMENT OF ROBERT MULLAN, (R), 51 BLUE RIDGE DRIVE, VERNON, CONNECTICUT, AS AN ALTERNATE MEMBER OF THE ZONING BOARD OF APPEALS, FOR A TERM BEGINNING ON AUGUST 16, 2017 AND ENDING JUNE 30, 2020.

H.) **DISCUSSION OF PULLED CONSENT ITEMS**  
None

I.) **PENDING BUSINESS**  
None

J.) **NEW BUSINESS**

1. **Discussion and action relative to the Public Hearing held earlier in the meeting. Said Public Hearing to dispose of a parcel known as "State Surplus Property at Hartford Turnpike, (300 sf land locked parcel)", located on Hartford Turnpike, Vernon, Connecticut.** (See memorandum from Mayor Daniel A. Champagne relative to said property dated August 11, 2017 to the Vernon Town Council.)

**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 TRANSFER OWNERSHIP OF THE PARCEL KNOWN AS "**STATE SURPLUS PROPERTY AT HARTFORD TURNPIKE, (300 SF OF LAND LOCKED PARCEL)**", TO **MEETINGHOUSE HILL LLC.**, WITH THE UNDERSTANDING THAT SAID PARCEL IS TO BE KEPT AS OPEN SPACE IN PERPETUITY.

Council Member Wakefield, seconded by Council Member Schaefer made a motion to transfer ownership of the 300 sf land locked parcel on Hartford Turnpike to Meetinghouse Hill LLC. Mayor answered questions. Discussion took place. Council Member Campbell, seconded by Council Member Wakefield made a motion to postpone the vote. Discussion took place and Meetinghouse Hill LLC member, Karl Hasel, answered questions.

8:33 PM Council Member Letendre stepped away from the table.

Motion to postpone failed, with 4 in favor, Council Members Campbell, Tedford, Wakefield and Appleyard, 6 against, Council Members Schaefer, DiDio, Motola, Clay, Bush and Gingras, Council Member Letendre was away from the table at the time of the vote.

Discussion continued with Karl Hasel answering questions. Original motion carried with 8 in favor, 2 opposed, Council Members Campbell and Appleyard, Council Member Letendre was away from the table at the time of the vote.

2. **Request the Town Council approve the disposal of fixed assets at the Vernon Police Department described in the attached documents as a Crown Victoria Interceptor.** (See memorandum from James M. Luddecke, Finance Officer and Treasurer to Mayor Daniel A. Champagne dated August 7, 2017 relative to same.)

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**PROPOSED MOTION**

THE TOWN COUNCIL HEREBY APPROVES THE POLICE DEPARTMENT TO DISPOSE OF A 2010 CROWN VICTORIA INTERCEPTOR AS DISCLOSED ON THE FIXED ASSET DISPOSAL REQUEST FORM.

Council Member Wakefield, seconded by Council Member Bush made a motion to dispose of a 2010 Crown Victoria Interceptor as disclosed on the fixed asset disposal request form. No discussion took place. Motion carried unanimously.

3. **Request a bid waiver for the design relative to improvements at the Water Pollution Control Facility in the amount of \$4,636,022.00 and enter into Amendment No. 3 of the Agreement of Engineering Services.** (See documents from Director Robert Grasis of the Vernon Water Pollution Control dated August 9, 2017 relative to same.)

**PROPOSED MOTION**

RESOLVED, THE TOWN COUNCIL, CONSISTENT WITH CHAPTER TWELVE (XII), SECTION NINE (9), OF THE VERNON TOWN CHARTER, HEREBY WAIVES THE SEALED BID PROCEDURE FOR THE DESIGN OF IMPROVEMENTS TO THE WATER POLLUTION CONTROL FACILITY, AS PROVIDED IN AMENDMENT NO. 3 TO THE ENGINEERING SERVICES AGREEMENT WITH TIGHE & BOND, 53 SOUTHAMPTON ROAD, WESTFIELD, MASSACHUSETTS, IN THE AMOUNT OF \$4,636,022.00; AND FURTHER AUTHORIZES MAYOR DANIEL A. CHAMPAGNE TO EXECUTE ON BEHALF OF THE TOWN OF VERNON ANY AND ALL INSTRUMENT (S) TO THAT EFFECT.

Council Member Wakefield, seconded by Council Member Campbell proposed a resolution to waive the sealed bid procedure for the design of improvements to the Water Pollution Control Facility, in the amount of \$4,636,022.00, and authorizes Mayor Daniel Champagne to execute any and all instruments to that effect. Water Pollution Control Director, Robert Grasis, and Finance Director, James Luddecke, answered questions. Discussion took place. Motion carried with 10 in favor and 1 against, Council Member Schaefer.

4. **Request the Town Council authorize disbursements in the amount of \$4,636,022.00 pertaining to the Water Pollution Control Facility design contract.** (See memorandum from James M. Luddecke, Finance Officer and Treasurer dated August 9, 2017 relative to same.)

**PROPOSED MOTION**

RESOLVED, THE TOWN COUNCIL HEREBY AUTHORIZES THE SPENDING OF \$4,636,022.00 IN THE CAPITAL PROJECTS FUND, FOR THE DESIGN OF IMPROVEMENTS TO THE WATER POLLUTION CONTROL FACILITY, IN ACCORDANCE WITH AMENDMENT NUMBER 3, OF THE ENGINEERING AGREEMENT WITH THE FIRM TIGHE & BOND.

Council Member Wakefield, seconded by Council Member Campbell proposed a resolution to spend \$4,636,022.00 for the design of improvements to the Water Pollution Control Facility in accordance with amendment number 3, of the engineering agreement with the firm Tighe & Bond. Water Pollution Control Director, Robert Grasis, and Finance Director, James Luddecke, answered questions. Discussion took place. Motion carried with 10 in favor and 1 against, Council Member Schaefer.

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5. Request the Town Council consider the request of Whole Life and CIL Community Resources relative to 40 Hale Street, Vernon, CT (formerly under agreement with Tri-County ARC, Inc.) (See proposed motion written by Town Attorney Lou Spadaccini relative to same.)

**PROPOSED RESOLUTION**

Resolved, that the Vernon Town Council hereby authorizes Mayor Daniel Champagne or his designee to modify its agreement with Tri-County ARC, Inc. as follows: The party known as Whole Life, Inc. will be substituted into the agreement as the replacement agency for Tri-County ARC, Inc. and CIL Community Resources Incorporated will be substituted into the agreement as the owner of 40 Hale Street, Vernon, Connecticut subject to the following reversionary interest in favor of the Town of Vernon:

"Subject to a reversionary interest in favor of the Town of Vernon which reversion of title to the Town of Vernon shall occur without any further documentation on February 1, 2060 or sooner if the occupant of the Premises ceases to use the Premises to provide not-for-profit services to intellectually and developmentally disabled individuals, and such cessation continues for 180 days after written notice from the Town of Vernon to CIL Community Resources Incorporated . Said Reversionary Interest shall be subject and subordinate to a first mortgage (the "Mortgage") on the Premises not to exceed \$562,000.00. Provided, however, that the Town of Vernon shall have a right of redemption in the event that CIL Community Resources Incorporated is in default under said Mortgage or the promissory note secured thereby and has failed to cure such default within any applicable grace periods set forth in the promissory note. In the event that the Town of Vernon exercises its right of redemption, then its reversionary interest shall accelerate to the date of such redemption. In the event that the Town of Vernon does not exercise its redemption prior to the mortgagee acquiring title via court order or with the written consent of the Town of Vernon then such reversionary interest shall terminate."

Council Member Wakefield, seconded by Council Member Bush proposed a resolution authorizing Mayor Daniel Champagne to modify its agreement with Tri-County ARC, Inc., substituting Whole Life, Inc. for Tri-County ARC Inc. and CIL Community Resources Incorporated substituted into the agreement as the owner of 40 Hale Street, Vernon, Connecticut. Discussion took place. Motion carried unanimously.

- K.) **INTRODUCTION OF ORDINANCES**  
None
- L.) **ACTION ON ORDINANCES PREVIOUSLY PRESENTED**  
None
- M.) **IDENTIFICATION/ADOPTION OF ADDITIONAL AGENDA ITEMS.**  
None
- N.) **DISCUSSION OF ADDITIONAL ITEMS AND INFORMATIONAL ITEMS**  
None
- O.) **ADOPTION OF MINUTES**

THE TOWN COUNCIL WAIVES THE READING OF THE MINUTES OF THE REGULAR TOWN COUNCIL MEETING OF JULY 18, 2017 AND THAT MINUTES OF SAID MEETING BE APPROVED.

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Council Member Wakefield, seconded by Council Member Bush, made a motion to waive the reading of and approve the minutes of the July 18, 2017 regular Town Council meeting. Motion carried with 9 in favor and 2 abstentions, Council Members Appleyard and Tedford.

Council Member DiDio asked the Mayor for the status in the search for a new town administrator. Mayor Champagne and Assistant Town Administrator, Dawn Maselek, answered that a committee has been formed, consisting of the mayor, council members, and two outside town administrators/managers. Candidates are to be interviewed in September.

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

None

**Adjourn ( 9:43 PM)**

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

Received: August 21, 2017

Approved: September 19, 2017

Respectfully Submitted,



Karen C. Daigle  
Recording Secretary