

TOLLAND BOARD OF EDUCATION  
Hicks Municipal Center  
Council Chambers  
Tolland, CT 06084

REGULAR MEETING

7:30 – 10:00 P.M.

AGENDA  
November 9, 2016

**VISION STATEMENT**

*To represent education at its best, preparing each student for an ever-changing society, and becoming a full community of learning where excellence is achieved through each individual's success.*

A. CALL TO ORDER, PLEDGE OF ALLEGIANCE

B. APPROVAL OF MINUTES

- Regular Meeting – October 26, 2016

C. PUBLIC PARTICIPATION (2 minute limit)

*The members of the Tolland Board of Education welcome members of the public to share their thoughts and ideas at this time. When appropriate to do so, members of the Board and the administration may respond to comments during "Points of Information". However, in consideration of those in attendance and in an effort to proceed in a timely manner, follow-up discussion may need to take place outside of the meeting setting.*

D. POINTS OF INFORMATION

E. STUDENT REPRESENTATIVES' REPORT - Charles Perosino and Andrew Harger

F. SUPERINTENDENT'S FINAL REPORT

- F.1 Monthly Financial Report (new draft method) - November 9, 2016 (no enclosure)
- F.2 1% Fund Request
- F.3 Constable update

G. COMMITTEE & LIAISON REPORTS

H. CHAIRPERSON'S REPORT

I. BOARD ACTION

J. PUBLIC PARTICIPATION (2 minute limit)

*Comments must be limited to items on this agenda.*

K. POINTS OF INFORMATION

L. CORRESPONDENCE

- Town Council meeting - October 25, 2016

M. FUTURE AGENDA ITEMS

N. NEW BUSINESS

O. ADJOURNMENT

TOLLAND BOARD OF EDUCATION  
Hicks Municipal Center  
Council Chambers  
Tolland, CT 06084

REGULAR MEETING – October 26, 2016

Members Present: Mr. Sam Adlerstein, Chair; Mr. Patrick Doyle, Vice Chair; Ms. Cathy Gorsky, Secretary; Ms. Karen Moran, Ms. Colleen Yudichak, Mr. Bob Pagoni, Ms. Michelle Harrold, and Ms. Susan Seaver.

Administrators Present: Dr. Walter Willett, Superintendent of Schools

A. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Mr. Adlerstein called the meeting to order at 7:30 P.M. The Pledge of Allegiance was recited.

B. APPROVAL OF MINUTES

Regular Meeting – October 13, 2016

Mr. Pagoni motioned to accept the minutes of the October 13, 2016 regular meeting. Ms. Yudichak seconded the motion. Changes: none. All were in favor. Motion carried.

C. PUBLIC PARTICIPATION

Brenda Falusi, 4 Laurel Ridge Road, thanked Dr. Willett for the interim principal at TMS. She added that her daughter is stressed about the middle school grading policy but thanked Dr. Willett for sending the e-mail with the thorough description.

D. POINTS OF INFORMATION

Ms. Gorsky noted that in regard to correspondence, two letters were received. The first was in regard to the Open Choice program. The writer noted that it is important that the students from Hartford not feel pressured to educate other students about diversity. The responsibility falls on the district. The second letter was from Dr. Willett. He noted that the Town of Ellington has a car available for purchase that would be good for the constables.

Mr. Pagoni attended the Town Council meeting last night and he noted that the contracts were approved. He added that the public should know that the numbers in the contract are lower than those in other districts. It was a good negotiation and the district saved legal fees by settling and not going to arbitration. He explained that an arbitrator would have reviewed how much the government says the district could afford and the Board would have lost at arbitration. Mr. Pagoni also noted that Dr. Willett mentioned that once again, some teachers were trained in our district but have decided to go elsewhere where the compensation is greater. It comes down to one having to support themselves and their families. Money is being thrown away when one does not pay enough to encourage people to stay.

Mr. Adlerstein commented that he understands the contract was a fair settlement and the attorney for the Board believes in the end they would have ended up at the same place. He hopes there will be goodwill going forward between the teachers and the schools. He is glad this is behind them so the entire focus can be on educating the students. He thanked the negotiation team and all who were involved. Their work is greatly appreciated.

Mr. Adlerstein noted that the election and referendum will be held on November 8<sup>th</sup>. He asked people to remind others that the referendum on the school bond issue is \$9.6M and it is expected that the district will receive approximately \$3.5M back in state funding. He clarified that 65% of the bond is for roof repairs.

**E. STUDENT REPRESENTATIVES REPORT**

- The Homecoming Dance with a theme of New York City was held on Saturday. Leading up to Homecoming was Spirit Week and the Pep Rally. All were successful and well attended.
- The Student Council is hosting an upcoming Food Drive.
- Red, White, & Blue Day was held yesterday and included a mock election.

**F. SUPERINTENDENT'S REPORT**

**F.1. Constable Report**

Dr. Willett reviewed attachment F1. An MOU has been signed by the Board and the Town and another MOU is still outstanding. The latter is between the SRO and the Board and it is expected to be received by month's end for the Board's attorney to review.

Previously, the Board instructed the Superintendent to hire the 2 candidates as security officers if the Constable Agreement was not in place by October 1<sup>st</sup>. Dr. Willett noted that the candidates are in the process of completing the paperwork for the security officer positions and that he expects them to move into constable roles sometime around mid-November or December at the latest.

Dr. Willett reviewed the responsibility and liability aspects of the constable MOU. He explained that the constables, as law enforcement officers first, may be called into action in the case of a severe emergency in town or a situation where lives could be saved. Liability in such a situation was discussed. In order to have people with arresting powers and the ability to carry a weapon, they have to be officers and in turn, in an emergency situation, need to respond for the greater good.

Mr. Doyle requested that Dr. Willett report back to the Board if a constable plays a law enforcement role in an emergency in service to people outside of the schools. Dr. Willett agreed to do so.

Mr. Pagoni expressed concern. If a constable is injured doing something for the Town, Dr. Willett's belief that the Town would work with the Board is not sufficient in regard to liability. One has to assume that none of the Board members, Town Council members, Town Manager, or the Superintendent will be in their positions in such an event and an agreement needs to be in hand. He recommended leaving the MOU as is and having a side letter rather than relying on the goodwill of the Town. Business should not be done in this manner. Mr. Pagoni also inquired if the constables could expense their own cars rather than purchasing one for them.

Mr. Adlerstein suggested having the Finance and Facilities Committee monitor the outside-of-school activity and report back 3-6 months from now. Mr. Pagoni

commented that he wants a letter to be in hand before the constables are in place. Either the Town will agree or it will not. Mr. Adlerstein recommended doing both – having the Finance and Facilities Committee monitor the situation and have Dr. Willett write a letter to the Town Manager regarding the liability. Ms. Harrold agreed with Mr. Pagoni.

Dr. Willett explained that the constables will not be working off-grounds for the Town. This is the nature of law enforcement officers – they can be called into service if something horrible happens. Mr. Pagoni noted that he does not question this – he wants to have a letter of understanding that if in such an instance that it is not on the Board's dime.

Dr. Willett explained that the Board will have insurance to cover liability. Bringing this to fruition has been an amazingly long road and required a good deal of work from many people at multiple levels, including the state. He understands Mr. Pagoni's concern and will research this matter and if there is a collective arrangement, but would like to continue with the hiring and the MOU with the state. Mr. Pagoni explained that if a mistake is made by a constable while doing service for the Town, the Board's insurance will be addressed and he does not see any reason why that insurance should have to pay for someone who was not working for the school system. Dr. Willett responded that he understood Mr. Pagoni's concern and will execute what the Board wishes; however, he does not want to see the agreement fall apart over something that may never happen.

Mr. Adlerstein noted that research will need to be done to determine what typically happens. Ms. Moran commented that everything that is done by the Board must be sustainable. She does not want to do anything that will kill the agreement but it is concerning.

Dr. Willett asked if the Town will not take on liability coverage for this possible anomaly, if the Board is willing to drop the constable program and all of its benefits. Mr. Adlerstein commented that the sentiment of the Board is that it wants something in writing. He referred this to the Finance and Facilities Committee and asked that it return with a recommended plan of action.

Dr. Willett was asked to research the Board's concern and reach out to the Town Manager. Additionally, he will write a letter addressing the event that a constable is used outside of the schools. He added that there are many unique aspects to the constable arrangement.

In regard to the automobile, the Town of Ellington has a Crown Victoria police vehicle with 50K miles available for sale for \$6K (in line with the Kelly Blue Book value). Dr. Willett spoke with the Troop C commander who believes it is important that the constables have a vehicle in case someone needs to be transported or if there is an issue at the school and a constable needed to pursue that person.

Mr. Doyle summarized that Dr. Willett will research information to answer the questions that have been raised and will bring it to the Finance and Facilities Committee for discussion. The Committee will report back to the Board and make recommendations.

**F.2. Open Choice Report**

Dr. Willett reviewed attachment F.2 and the two recommendations noted in the document. In regard to transportation, he noted that Hartford would reimburse Tolland for the expense. In regard to the numbers, increasing the available openings from 4 to 5 will result in the district receiving a reading specialist through CREC and he recommends bringing students to Tolland in the earliest levels (kindergarten now and possibly pre-k later) so the children are able to grow up together.

The Board was in agreement and provided affirmation on both of these recommendations.

**G. COMMITTEE AND LIAISON REPORTS**

- Policy – next meeting November 9<sup>th</sup>
- Communication – next meeting November 2<sup>nd</sup>

**H. CHAIRPERSON'S REPORT**

Mr. Adlerstein reviewed the 3 Cs: curriculum and instruction; culture and climate; comprehensive assessment

**I. BOARD ACTION**

**I.1 2017 – Board of Education Meeting Dates**

Ms. Seaver motioned to accept the proposed Board of Education meeting dates for 2017. Ms. Harrold seconded the motion. All were in favor. Motion carried.

**I.2. Capital Budget**

Dr. Willett reviewed attachment I2.

Mr. Pagoni motioned to accept the Tolland Public Schools Capital Budget Request and authorize the Superintendent to officially submit this request to the Town manager. Mr. Pagoni seconded the motion. All were in favor. Motion carried.

**J. PUBLIC PARTICIPATION - none**

**K. POINTS OF INFORMATION**

Dr. Willett noted that Nov 3<sup>rd</sup> is the first THS parent/teacher conference. A letter was sent to homes, a link is available on the THS website, and information can also be found in the Superintendent's Bulletin. He encouraged parents to show support for this conference by signing up.

**L. CORRESPONDENCE**

- Town Council Meeting – October 11, 2016

**M. FUTURE AGENDA ITEMS**

- November 16<sup>th</sup>, Budget Workshop
- Constables Update
- Mastery Based Learning Workshop
- Enrollment numbers
- Financial Report

N. ADJOURNMENT

Ms. Gorsky motioned to adjourn the meeting at 8:58PM. Ms. Moran seconded the motion. All were in favor. Motion carried.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Lisa Pascuzzi". The signature is written in a cursive style with a large, looped initial "L".

Lisa Pascuzzi  
Clerk

**SUPERINTENDENT'S AGENDA ITEM BACKGROUND**

**ITEM:** Use of 1% Fund – Remedy for THS Low Temperature Limit Cut Out Controls & Expansion Tanks in the Boiler Room

**ITEM SUBMITTED BY:** Walter Willett, Ph.D., Superintendent

**For BOE meeting:** 11-9-2016

**ITEM SUMMARY:**

Information shared by Mr. Peter Sztaba, Director of Facilities:

(2) Roof-top chillers cannot be winterized correctly as (4) butterfly valves have failed allowing water from the supply and return loops coming off the boilers to sneak by the valve, consequently diluting the glycol that is inside the chillers. The newer chiller has slowly been diluting each day, losing about 3-4 degrees of freeze protection each day. The valves are so bad on the older chiller that after one day the glycol had fully diluted to about 30 degrees which means that it was essentially water. Enough water was forced by the valve into the chiller that is filled a 50 gallon overflow bucket on the roof.

**Liability:**

Without valve replacement a couple issues exist. The (2) chillers cannot adequately be winterized which means their components are at risk for freezing. Much of the chiller internals are comprised of copper lines and other smaller diameter plumbing which makes them very susceptible to freezing and bursting of such lines. The cost to replace each chiller is about \$250,000.

Secondly, with so much loss of make-up water from the boilers due to loop pressure pushing water past the failed valves we are continuously having to introduce new make-up water through the auto fill valves which also introduces more oxygen into the system. This increase in oxygen will lead to accelerated rusting of the boilers and its other component parts.

**Recommendation:**

To adequately protect the chiller and boilers our mechanical contractor has recommended the use of ball valves to replace the (4) failed butterfly valves. Ball-valves are more expensive than butterfly valves but they are typically a heavier duty valve that does not cease or become plugged up internally like butterfly valves. The butterfly valves have lasted about 11 years, but one would expect the ball valves to last significantly longer, hopefully in the 20 year range.

**FINANCIAL SUMMARY:**

- Isolate and drain chiller piping
- Strip insulation around old valves
- Remove old butterfly type valves
- Take apart 6" piping to fit in new ball valve type
- Groove new piping to make up differences for valves
- Use new Victaulic clamps and seals
- Open isolation valves and check for leaks
- If no leaks are present, reinsulate

**\$18,396.00\***

**\*may be impacted by commodities: copper, steel, wiring, etc.**

**BOARD ATTORNEY REVIEW:** [N/A or put in a summary]

**BOE ACTION DESIRED:**

**First Reading: Proposed motion: We hereby authorize the Superintendent of Schools to utilize the funds in the 1% Fund to completed the work documented in Proposal number Q40186465320.**



**SUPPORTING MATERIALS ATTACHED:**

**EMCOR Services Quote**



New England Mechanical Services, Inc.  
166 Tunnel Road  
Vernon, CT 06066-5505  
Phone: 860.871.1111  
Fax: 866.481.3250  
www.nemsi.com

October 28, 2016

Mr. Peter Sztaba  
Tolland Board of Education  
51 Tolland Green  
Tolland, CT 06084

Reference: Proposal Number: Q40186465320  
Tolland High School, Replace Four (4) 6" Chiller Isolation Valves

Dear Peter:

Thank you for giving EMCOR Services New England Mechanical (NEMSI) the opportunity to provide a quotation for the above referenced project.

*The scope of our work will include materials and labor for the following:*

- Isolate and drain chiller piping
- Strip insulation around old valves
- Remove old butterfly type valves and dispose of
- Take apart 6" piping to fit in new ball valve type
- Groove new piping to make up differences for valves
- Use new Victaulic clamps and seals
- Open isolation valves and check for leaks
- If no leaks are present, an insulator will reinsulate

NEMSI's price on this project is **\$18,396.00, not including applicable taxes**. Our price is valid for thirty (30) days from the date of this quote. However, due to the volatility of the commodities market, such as copper, steel, wiring, etc., some material items will be subject to re-pricing on the day of acceptance.

Payment Terms: 30% down with Purchase Order: Balance invoiced on an "in progress" basis and payable within thirty (30) days of the invoice date. Please see reverse side for terms and conditions.

Peter, thank you for the opportunity to work with you on this project. Please feel free to call me with any questions.

Sincerely,

John Biedrzycki  
Project Manager  
[biedrzycki@nemsi.com](mailto:biedrzycki@nemsi.com)  
860-870-2233

Approved: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_  
Purchase Order #: \_\_\_\_\_

JB:tl

**Terms and Conditions**  
**Service Projects & Installations**

1. Services provided under this agreement will be performed during normal working hours.
2. The guarantees and services provided under the scope of this agreement are conditioned upon customer properly operating and maintaining systems / equipment. Customer will do so according to industry-accepted practices and in consideration of EMCOR Services New England Mechanical (NEMSI) recommendations.
3. Customer will provide and permit reasonable means of access to all equipment. NEMSI will be allowed to start and stop equipment as necessary to perform its services.
4. Customer agrees to pay invoices within thirty (30) days of receipt. Any fees, payments, reimbursements or credits owing to either party pursuant to this Agreement not paid when due shall accrue simple interest at the rate of one and one-half percent (1-1/2%) per month, but in no event to exceed the highest lawful rate of interest, calculated from the date such amount was due until the date payment is received by the party to whom debts are owed. NEMSI reserves the right to terminate and/or suspend work under this agreement without prior notice should payment become more than ten (10) days past due.
5. At its prevailing rates or at negotiated lump sum prices, NEMSI will perform work not covered by this agreement. This shall include responding to abnormal conditions for systems and equipment not covered by this agreement, change in scope of work and/or undeclared or hidden conditions. Repairs or replacements necessitated by reason of customer negligence or misuse are not included.
6. In the unlikely event of failure to perform its obligations, NEMSI's liability is limited to repair or replacement at its option and such shall be customer's sole remedy. Under no circumstances will NEMSI be responsible for loss of use, loss of profits, increased operating or maintenance expense, claims of customer's tenants or clients, or any special, indirect or consequential damages.
7. The Agreement does not include responsibility for system design deficiencies, such as, but not limited to, poor air distribution, water flow imbalances, etc. It does not include responsibility for system, equipment and component obsolescence, electrical failures, and equipment beyond its serviceable life.
8. NEMSI will not be liable for delays or failure to obligate due to fire, flood, strike lockout, freezing, unavailability of material, riot, acts of God, or any cause beyond reasonable control.
9. Work necessitated by present or future requirements by government or insurance laws and or requests is not included.
10. Only NEMSI's personnel or agent are authorized to perform the work included in the scope of this Agreement. NEMSI may, at its option, cancel this Agreement should non-authorized individuals perform such work.
11. In the event EMCOR Services New England Mechanical must commence a legal action in order to enforce any rights under this contract, EMCOR Services New England Mechanical shall be entitled to reasonable collection fees or all court costs and reasonable attorney's fees.
12. In addition to the prices quoted, customer shall be responsible for all taxes applicable to the services and / or material provided here under.
13. All labor prices quoted in this agreement shall remain firm for a period of thirty (30) days from the proposal date shown on page one.

Agenda Item #F3

**SUPERINTENDENT'S AGENDA ITEM BACKGROUND**

**ITEM:** **Constable Update**

**ITEM SUBMITTED BY:** Walter Willett, Ph.D., Superintendent

**For BOE meeting:** 11-9-2016

**ITEM SUMMARY:**

Connecticut Interlocal Risk Management Agency (CIRMA)

Section G. Law Enforcement Liability deductible \$1000.00 for "each wrongful act."

Section J. covers "excess liability" for Law Enforcement.

Review of information from FFC meeting 11-7-2016.

**FINANCIAL SUMMARY:**

Please see attached CIRMA documentation

**BOARD ATTORNEY REVIEW:**

Consulted.

**BOE ACTION DESIRED:**

Review of Information

**SUPPORTING MATERIALS ATTACHED:**

CIRMA coverage documentation

Connecticut Interlocal Risk Management Agency

Named Insured: Town of Tolland and Tolland Board of Education  
Policy Number: LAP2016010741

SECTION D. AUTOMOBILE LIABILITY

Limits of Coverage: \$1,000,000 Each Occurrence  
Deductible: \$0

SECTION E. UNINSURED/UNDERINSURED MOTORIST COVERAGE

Limits of Coverage: \$1,000,000 Each Occurrence  
Deductible: \$0  
Coverage Type: Standard

SECTION F. EMPLOYEE BENEFITS LIABILITY (CLAIMS MADE)

Limits of Coverage: \$1,000,000 Each Claim  
\$1,000,000 Aggregate  
Deductible: \$1,000  
Retroactive Date: 07/01/1986

SECTION G. LAW ENFORCEMENT LIABILITY

Limits of Coverage: \$1,000,000 Each Wrongful Act  
\$1,000,000 Aggregate  
Deductible: \$1,000 Each Wrongful Act

SECTION H. PUBLIC OFFICIALS LIABILITY (CLAIMS MADE)

Limits of Coverage: \$1,000,000 Each Wrongful Act  
\$1,000,000 Aggregate  
Deductible: \$5,000 Each Wrongful Act  
Retroactive Date: 07/01/1986

SECTION I. SCHOOL LEADERS LIABILITY (CLAIMS MADE)

Limits of Coverage: \$1,000,000 Each Wrongful Act  
\$1,000,000 Aggregate  
Deductible: \$2,500 Each Wrongful Act  
Retroactive Date: 07/01/1986

Connecticut Interlocal Risk Management Agency

Named Insured: Town of Tolland and Tolland Board of Education  
Policy Number: LAP2016010741

SECTION J. FOLLOWING FORM EXCESS LIABILITY

Coverage:	Limits of Coverage:	
General Liability, including Personal Injury and Advertising Injury	\$5,000,000	Each Occurrence or Offense and Annual Aggregate (where applicable)
Automobile Liability	\$5,000,000	Each Occurrence
Employee Benefits Liability (claims made)	\$5,000,000	Each Claim and Annual Aggregate
Law Enforcement Liability	\$5,000,000	Each Wrongful Act and Annual Aggregate
Public Officials Liability (claims made)	\$5,000,000	Each Wrongful Act and Annual Aggregate
School Leaders Liability (claims made)	\$5,000,000	Each Wrongful Act and Annual Aggregate

Schedule of Underlying Coverage and limits:

General Liability (Coverage Section A.)	\$1,000,000	Each Occurrence; Combined Aggregate with Coverage Sections B & C
Personal Injury and Advertising Injury (Coverage Section B.)	\$1,000,000	Each Offense; Combined Aggregate with Coverage Sections A & C
Auto Liability (Coverage Section D.)	\$1,000,000	Each Occurrence
Employee Benefits Liability (Coverage Section F.)	\$1,000,000	Each Claim and Annual Aggregate
Law Enforcement Liability (Coverage Section G.)	\$1,000,000	Each Wrongful Act and Annual Aggregate
Public Officials Liability (Coverage Section H.)	\$1,000,000	Each Wrongful Act and Annual Aggregate
School Leaders Liability (Coverage Section I.)	\$1,000,000	Each Wrongful Act and Annual Aggregate

## MEETING MINUTES

### TOLLAND TOWN COUNCIL HICKS MEMORIAL MUNICIPAL CENTER 6<sup>th</sup> FLOOR COUNCIL ROOM OCTOBER 25, 2016 – 7:30 P.M.

**MEMBERS PRESENT:** Rick Field, Chair; William Eccles, Vice-Chair; Paul Krasusky; Kristen Morgan and David Skoczulek

**MEMBERS ABSENT:** Robert Green and Joseph Sce

**OTHERS PRESENT:** Steven Werbner, Town Manager; Mike Wilkinson, Director of Administrative Services; Heidi Samokar, Director of Planning and Development; Walter Willett, Superintendent; Patricia Woods, Executive Director, Tolland Housing Authority; Bruce Watt, Recreation Director

1. **CALL TO ORDER:** Rick Field called the meeting to order at 7:30 p.m.
2. **PLEDGE OF ALLEGIANCE:** Recited.
3. **MOMENT OF SILENCE:** Observed.
4. **PROCLAMATIONS:** None.
5. **PUBLIC PETITIONS, COMMUNICATIONS, AND PUBLIC PARTICIPATION** (*on any subject within the jurisdiction of the Town Council*) (2 minute limit): None.

**Bill Eccles motioned to add agenda item 15.1 Go into a non-meeting to discuss the collective bargaining items, and to move agenda items 8.3 and 8.4 to 15.2 and 15.3. Seconded by Kristen Morgan. All in favor. None opposed.**

6. **PUBLIC HEARING ITEMS:** None.

7a. **REPORTS OF BOARDS AND COMMITTEES RESPONSIBLE TO THE COUNCIL:** None.

7b. **REPORTS OF TOWN COUNCIL LIAISONS:** **David Skoczulek, PZC:** Most of the agenda dealt with temporary signs; continuation of reviewing the annual map submission for Burgundy Quarry occurred. **Paul Krasusky, BOE:** There was a capital budget presentation; Dr. Willett had a comprehensive report for review. **Bill Eccles, WPCA:** Problems are getting sorted out with help of the new Operator. Scott Lappen is doing a superb job too.

8. **NEW BUSINESS (ACTION/DISCUSSION ITEMS):**

8.1 Consideration of a resolution for payment in lieu of taxes for the Old Post Village Elderly Complex.

Mr. Werbner said this has been reoccurring since 2007. At that time, Reverend Donald Miller, Chairman of the Tolland Housing Authority, and Patricia Woods, Executive Director, had requested an adjustment from 10% to 3% of the total amount of the shelter rent paid by tenants for 2008. The Town Council granted that request and again approved continuing the 3% rate for 2009 through 2016. Since this approval needs annual review the Housing Authority is again requesting their payment be 3% of the shelter rent. There is a 3% increase to the 2016/2017 budget for salaries of the Executive Director, Maintenance Man and Resident Services Coordinator. The difference between 10% and 3% goes into a capital fund for the Housing Authority.

Bill Eccles motioned to accept the following resolution:

**BE IT RESOLVED** by the Tolland Town Council that it agrees to allow the Housing Authority to address current and future capital improvement needs:

1. Effective with the 2016 calendar year the Local Authority shall pay the Town in lieu of real property taxes as well as special benefit assessments and sewerage user charges should either of those apply to the site, the sum of three (3) percent of the shelter rent paid by tenants for each occupied dwelling unit.
2. The Housing Authority shall establish and place in its capital repair account the difference between the three (3) percent of the shelter rent paid by tenants and ten (10) percent of such rents on a calendar year basis.
3. The amount of the payment in lieu of taxes shall be reviewed by the Town Council and the Housing Authority on an annual basis in the month of September and in addition the Housing Authority shall submit at the same time a list of capital improvement projects proposed for each of the next five years.

Seconded by Paul Krasusky. All in favor. None opposed.

8.2 Consideration of a resolution to increase rental fees at the Lodge at Crandall II.

Mr. Werbner said the Tolland Recreation Department would like to increase the fees a small amount in order to provide sufficient maintenance to the Lodge. Surveys have been done of some surrounding towns and it is still an extremely competitive rate, even with the increase.

Bill Eccles motioned to accept the following resolution:

**BE IT RESOLVED** by the Tolland Town Council that it hereby approves a resolution to approve the increase in fees for the rental of the Lodge at Crandall II

Seconded by David Skoczulek. All in favor. None opposed.

**Items 8.3 and 8.4 were moved to 15.2 and 15.3.**

8.5 Consideration of a resolution to appoint Donato DiGenova as a member to the Land Acquisition Advisory Committee.

Mr. Werbner said the Conservation Commission is requesting the appointment of Donato DiGenova as a member on the Land Acquisition Advisory Committee as the Conservation Commission representative. This is to replace a vacancy.

Bill Eccles motioned to accept the following resolution:

**BE IT RESOLVED** by the Tolland Town Council that it hereby appoints Donato DiGenova to the Land Acquisition Advisory Committee as the Conservation Commission representative, joining current Committee members Steve Werbner, Town Manager, Heidi Samokar, Town Planner, Councilor Robert Green and Councilor Dave Skoczulek.

Seconded by Paul Krasusky. All in favor. None opposed.



- 8.6 Consideration of a resolution to appropriate \$87,000 from the Capital Non-Recurring Fund (CNRE) to pay for the market scan, financial feasibility modeling and fiscal impact analysis related to the development proposal in the TVA (Tolland Village Area) to be conducted by HR&A Advisors and the setting of a Public Hearing thereon for November 8, 2016.

Mr. Werbner said this was discussed previously. The town is desirous of considering entering into a contract with HR&A Advisors to undertake a market scan, financial feasibility model, and fiscal impact analysis related to the development proposal for the TVA. The goal of the study is to ensure that should the development proposal proceed or any other development that the Town sees net fiscal benefits and if any incentives are provided that they are consistent with the Town's financial thresholds. HR&A is the same firm that worked closely with the Town Of Mansfield on the Storrs Center Project and received positive comments from that Town in their involvement. The firm has nearly 40 years of advising public sector clients on major real estate decisions through analysis tailored to the client's values and goals. The cost of the study is \$85,000, with an additional amount not to exceed \$2,000 for expenses. It is recommended that the funds for this study be taken from the town's CNRE fund. Should it be decided to sell the town owned land as part of the TVA, the proceeds from the sale will be returned to the CNRE fund to offset the cost of this study. Discussion did occur with the developer and consultant regarding this study. In order for the study to be as valuable as possible to the town, there is certain information that could be received from the developer. The Developer has indicated full cooperation.

Bill Eccles motioned that the following resolution be introduced and set down for a Public Hearing on November 8, 2016 at 7:30 p.m. in Tolland Town Council Chambers:

**BE IT RESOLVED** by the Tolland Town Council that it hereby appropriates from the Capital Non-Recurring Reserve Fund (CNRE) the amount of \$87,000 for a market scan, financial feasibility modeling and fiscal impact analysis related to the development proposal in the Tolland Village Area (TVA) within an account to be established in the Capital Projects fund.

Seconded by Kristen Morgan. All in favor. None opposed.

- 8.7 Appointments to vacancies on various municipal boards/commissions.

8.7.b. Re-Appointments to Permanent Celebration Committee.

David Skoczulek moved to re-appoint Sharon Hiller, new term 11/9/16 – 11/6/19, to the Permanent Celebration Committee, and

8.7.c. Re-Appointments to Veteran's Recognition Commission.

to re-appoint Robert Lincoln, new term 10/31/16 – 10/31/19, and Perne Maynard, new term 10/31/16 – 10/31/19, to the Veteran's Recognition Commission.

Seconded by Paul Krasusky. All in favor. None opposed.

9. **OLD BUSINESS (ACTION/DISCUSSION ITEMS):** None.

10. **REPORT OF THE TOWN MANAGER (A WRITTEN REPORT SHALL BE PROVIDED THE 1<sup>ST</sup> MEETING OF THE MONTH ONLY):** None.

11. **ADOPTION OF MINUTES**

- 11.1 October 11, 2016 Regular Meeting Minutes: Bill Eccles moved to adopt the minutes; Seconded by Paul Krasusky. All in favor. None opposed. Joseph Sce abstained.

**12. CORRESPONDENCE TO COUNCIL**

- 12.1 Letter from Deb Goetz re: thanking the Council for the work they've done regarding the Blight Ordinance, and agreeing to the fiscal analysis for the TVA proposal;
- 12.2 Letter from FEMA re: meetings regarding flood control;
- 12.3 Letter from David Pepin re: the crumbling foundations problem;
- 12.4 Invitation to celebrate Community Service Awards from ACCESS Community Action Agency; and
- 12.5 An update on the efforts to grow the clean energy economy in Connecticut.

13. **CHAIRMAN'S REPORT:** Mr. Field reminded that Halloween is coming. He asked the community to please watch for children as they are trick-or-treating.

14. **COMMUNICATIONS AND PETITIONS FROM COUNCILPERSONS:** None.

15. **PUBLIC LISTED PARTICIPATION** (*on any subject within the jurisdiction of the Town Council*) (*3 minute limit*): None.

**15.1 Go into a non-meeting to discuss the collective bargaining items**

**Bill Eccles motioned to suspend the meeting at 7:48 p.m. to enter into a non-meeting. Seconded by Paul Krasusky. All in favor. None opposed.**

*The meeting resumed at 8:34 p.m.*

**8.4 15.2** Consideration of a resolution not to reject the Collective Bargaining Agreement between the Tolland Board of Education and the Tolland Administrative Society for the period July 1, 2017 through June 30, 2020.

Bill Eccles motioned to accept the following resolution:

**BE IT RESOLVED** by the Tolland Town Council that it hereby approves a resolution not to reject the Collective Bargaining Agreement between the Tolland Board of Education and the Tolland Administrative Society for the period July 1, 2017 through June 30, 2020.

Seconded by David Skoczulek.

Mr. Field commented that he thought this was a good contract coming in at 2%. The negotiations were very professional. He is going to support this.

All in favor. None opposed.

**8.3 15.3** Consideration of a resolution not to reject the Collective Bargaining Agreement between the Tolland Board of Education and the Tolland Education Association for the period July 1, 2017 through June 30, 2020.

Bill Eccles motioned to accept the following resolution:

**BE IT RESOLVED** by the Tolland Town Council that it hereby approves a resolution not to reject the Collective Bargaining Agreement between the Tolland Board of Education and the Tolland Education Association for the period July 1, 2017 through June 30, 2020.

Seconded by Paul Krasusky.

Mr. Eccles said 9.18% is a lot of money. Over the course of the next three years, this is a big figure to look at. However, the message was made very clear by the Superintendent that he is wasting money on training teachers who are leaving for better salaries elsewhere. He trusts that the BOE has gone into this negotiation and approved this agreement knowing that its costs may not be reflected in increases in its budget over the next three years as we face difficult times statewide. They may be forced to suck it up from something else. He believes this was a very important issue to the Superintendent and the BOE. He would like to support this and support our teachers in doing so.

Mr. Krasusky echoed what Mr. Eccles said. They heard the importance and significance, but with the realities of the general town budget and the difficulties in passing referendums, the increases may not be able to be funded by a town budget. It may have to be sucked up from some other place.

Mr. Eccles did mention that there were significant concessions on insurance premiums for health care from the teachers, and they appreciate that.

Mr. Krasusky added that they need to understand that these are contractually obligated, but they may not be realistic in terms of being able to be funded by a particular budget, in a particular year.

Mr. Field said he is not happy with the financial settlement on this, even though the negotiations were done very well and professionally. He personally thanked the BOE Negotiation Committee for allowing him to be there with them, and to watch the process.

Mr. Skoczulek fully appreciates and understands the need for us to pay our teachers appropriately and to honor the work that they do. In this current economic situation, the issues regarding the crumbling foundations, and the State budget, this is a hard number to swallow. This money will need to come from somewhere in the BOE budget in the future. He is support of the teachers, and with getting their pay to where it should be.

Ms. Morgan is in agreement with what her fellow Council members said. Although, it would have been helpful for them to see an attempt at a true financial model, and she thinks they would still like to see that so they can figure out how this is going to work out. She appreciates all the work that was done, and also is in support of the teachers of Tolland.

All in favor. None opposed.

## 16. EXECUTIVE SESSION

Bill Eccles motioned to go into Executive Session at 8:41 p.m. to discuss the sale of town land. This ended the Regular Meeting of the Town Council. Mr. Werbner and Heidi Samokar were invited to attend. Seconded by Paul Krasusky. All in favor. None opposed. Executive Session ended at 9:03 p.m.

### 16.1 Discuss Collective Bargaining and Sale of Town Land.

16. **ADJOURNMENT:** Paul Krasusky moved to adjourn the meeting; Seconded by David Skoczulek at 9:03 p.m. All were in favor.

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Richard J. Field, Council Chair

**Michelle A. Finnegan**  
Town Council Clerk