



AGENDA
TOWN COUNCIL
Monday, November 18, 2024
7:00 PM
Town Council Chambers, 505 Silas Deane Highway

- A. Pledge of Allegiance**
- B. Recording of Attendance by Town Clerk**

Presentations

Police Recognition Awards and Pinning of Promotion to Sergeant and New Officer
Police Department Activity Report

- C. Hearings**
- D. Public Comment**
- E. Council Reports**
- F. Council Comments**
- G. Town Manager's Report**
- H. Town Clerk Communications**

- 1. EDIC Monthly Report
For information only. No action required.
[Memo to TC - Nov2024.pdf](#)
[Properties List Update for 11142024.pdf](#)

I. Bids

J. Consent Agenda

- 1. Resignations from Boards & Commissions
Motion to approve the resignation of Robert Turgeon from the Capital Improvement Advisory Committee.
[2024-11-18 RESIGNATIONS.doc](#)
- 2. Appointments to Boards & Commissions
Motion to approve the appointment of Brent Owen, 42 Wells Farm Drive, to the Fence Viewers for the term 11-18-2024 to 6-30-2026.
[2024-11-18 Appointments.docx](#)

3. CRCOG Rock Salt Bid Results
Recommended Motion: Motion to authorize the Town Manager to award contracts to Cargil and Morton Salt for the purchase of salt used during winter operations
[2025_salt_bids.pdf](#)
4. Greenfield Playground Resurfacing
Recommended Motion: Motion to to authorize the Town Manager to award a contract to Creative Recreation, Newington, CT, to replace the ADA poured-in-place safety surfacing at Greenfield Playground in the amount of \$89,952.
[Greenfield Playground Surfacing Quote 092724 \(1\).pdf](#)
5. Old Academy Cupola Restoration and Reattachment Contract Award
Recommended Motion: Motion to authorize the Town Manager to authorize the contract for the Old Academy cupola restoration and reattachment project to Kronenberger & Sons Restoration.
[1. Kronenberger_Revised Proposal - Old Academy Cupola Restoration.pdf](#)
[2. GL Capasso Proposal for Old Academy Cupola_11.04.24.pdf](#)
[Old Academy Roofing Improvements Proposal 08172023.pdf](#)
6. Retiree Over 65 Health Insurance - Medicare Supplement Plan
Recommended Motion: Motion to approve the Medicare Supplement Health Insurance Plan with The Hartford.
[Infographic on Change to The Hartford.docx](#)
7. Minutes for Approval
Motion to approve Town Council Regular Meeting Minutes dated October 21, 2024.
[2024-10-21 Minutes \(unapproved\).pdf](#)

K. Approval of Ordinances and Resolutions

L. Unfinished Business

M. New Business

1. Referendum Regarding the Multi-use Synthetic Turf Field at Mill Woods Park
Recommended Motion: Motion to schedule the referendum of the qualified electors of the Town of Wethersfield for December 10, 2024 between the hours of 6:00 am - 8:00 pm at the Pitkin Community Center at 30 Greenfield Street on the question of whether the October 18, 2024 decision of the Town Council to approve the motion "to authorize the town manager to proceed with soliciting proposals for the design and construction of the Multi-use synthetic Turf Field at the proposed location in Mill Woods Park" should be reversed.
[Petition Form for 2024-11-18 Agenda.pdf](#)

N. Ordinances and Resolutions for Introduction

1. R24-010 Resolution to Authorize the Town to submit an application to the Materials Management Infrastructure Grant Program for the Purchase of Land to Support Organics Recycling Efforts
For introduction only. No action required at this time.
[final_notice_of_application.pdf](#)

O. Public Comment

P. Executive Session

Q. Adjourn

Meeting Viewing Options

[Town Council Livestream](#)

COX channel 16 or Frontier channel 1601

[WGTV YouTube Channel](#)



TOWN COUNCIL AGENDA ITEM
Police Recognition Awards and Pinning of Promotion
to Sergeant and New Officer

DATE: November 18, 2024

DEPARTMENT: Police Department

REQUESTED BY: Rafael Medina, III, Chief of Police

ITEM: Police Recognition Awards and Pinning of Promotion to Sergeant and New Officer

ITEM DESCRIPTION:

Pinning of Promotion to Sergeant - Anthony Mendes

Pinning of new Wethersfield Police Officer - Ashley Tourtelotte

Lifesaving Citation Award - Lauren Cavanna, Joel DiLoreto, Jaysen Nunez, David Ochoa, Peter Salvatore and Mark Wildman.

Citizen's Meritorious Service Award: Israel Cedeno, Justin Piper, and Julio Ruiz.

TOWN BID/RFP#: STATE CONTRACT #:

BID/RFP DATE: TERM:

RENEWALS: TERMS OF RENEWAL:

COST: BUDGET SOURCE/AMOUNT:

JUSTIFICATION:

IMPACT IF NOT APPROVED:

DEPARTMENT HEAD COMMENTS:

TOWN MANAGER COMMENTS:

ACTION REQUIRED:



TOWN COUNCIL AGENDA ITEM
Police Department Activity Report

DATE: November 18, 2024
DEPARTMENT: Police Department
REQUESTED BY: Rafael Medina, III, Chief of Police
ITEM: Police Department Activity Report

ITEM DESCRIPTION:
Bi-monthly police activity update.

TOWN BID/RFP#: STATE CONTRACT #:

BID/RFP DATE: TERM:

RENEWALS: TERMS OF RENEWAL:

COST: BUDGET SOURCE/AMOUNT:

JUSTIFICATION:

IMPACT IF NOT APPROVED:

DEPARTMENT HEAD COMMENTS:

TOWN MANAGER COMMENTS:

ACTION REQUIRED:

Town of Wethersfield

Memorandum

To: Wethersfield Town Council
From: Gioia Zack, Director of Economic Development
Date: November 14, 2024
Re: EDIC Monthly Development Project Report

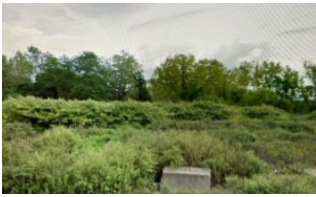




Attached please find the Development Projects Update report that is presented to the Economic Development and Improvement Commission at their monthly meetings. It is used as a tool to track commercial property improvements and business expansions in town and is included monthly with the EDIC minutes. Items of note and some new updates for the attached report include:






- 36 Mill Street – Mill Street Marketplace – Ribbon cutting held on November 1.
- 1267-1309 Silas Deane Highway – Goff Brook Plaza – Groundbreaking Ceremony held on November 7.
- 184 Main Street – Owners came in for a preliminary plan review with town officials. Plan is to convert this property into a restaurant. They do not plan any changes to existing structure.
- 1000 Silas Deane Highway – Owner has submitted application and plans to be reviewed by PZC at 12/3/2024 meeting.
- 207 Church Street – 15,000SF office tenant has been secured for part of this building. They are actively working on securing additional tenants.
- 1067 Silas Deane Highway (Fresh Market) – project delayed due to required Eversource projects that cannot be completed by Eversource until late January.






Please let me know if you have any questions or need any additional information.





Thank you.




Property Photo	Property Address	Town Identifier	Description	November 2024 Update	October 2024 Update	September 2024 Update
	1380-1430 Berlin Turnpike	Berlin Tpke	Jordan Lane Plaza	Crunch Fitness has closed. Green Drop Trailer work started.	No new activity.	No new activity.
	1652 Berlin Tpke	Berlin Tpke	Former Auto Detailing (corner of Nott St.)	Met with potential developer for part of this site. They are in negotiations with owner to lease part of entire parcel for redevelopment.	No new activity.	Spoke with broker, activity has been quiet. One group approached about a potential detailing business.
	1676-1680 Berlin Tpke	Berlin Tpke	City Side		No new activity.	Nothing new to report
	1770 Berlin Tpke	Berlin Tpke	Former Carmen Anthony's	No new activity.	No new activity.	Nothing new to report
	1862-1870 Berlin Tpke	Berlin Tpke	Atlas Commons (Starbucks, Wingstop)	Owner continues to actively market remaining space.	No new activity.	Starbucks and Wingstop have opened. Working with property owner to schedule a joint ribbon cutting for plaza. There are 2 additional spaces available for lease.
	1900 Berlin Tpke	Berlin Tpke	Stone House by Temponi	No new activity.	No new activity.	No new activity.

Property Photo	Property Address	Town Identifier	Description	November 2024 Update	October 2024 Update	September 2024 Update
	2090 Berlin Tpke	Berlin Tpke	Vacant Land	Buyer is still working on plans and cost of project.	Met at property with potential buyer, broker & owners. Buyer putting together plans to discuss with town.	Spoke with listing broker. Shared this property with a potential distillery looking for a location in the area. Meeting scheduled with broker.
	2176 & 2180 Berlin Turnpike (Newington/Wethersfield)	Berlin Tpke	Future Self Storage	Revised plans received by building department on 11/7/2024. Under review.	8/1/2024 Application pending as applicant continues to work with building department.	Plan still under review. Building department is working with the applicant.
	36 Mill Street	Mill Street	Retail Vendor Mall	Ribbon Cutting held on 11/1.	Tenant fit out continues.	Met with owner. Space is in process of being updated and looking to open within next 2 months. Owner is planning updates to façade and landscaping as well.
	164-166 Main St	OW	Future Spa, Tea Room + other tenants	Work continues on this project.	Work continues on this project.	Work continues on this project.
	181-189 Main St.	OW	Old Town	Owner working with potential tenant.	Nothing new to report on this vacant space.	Nothing new to report on the former Luna Pizza space.

Property Photo	Property Address	Town Identifier	Description	November 2024 Update	October 2024 Update	September 2024 Update
	184 Main Street	OW	Chester Buckley B&B	Owner had preliminary review meeting with town officials on 11/12 to review plans for restaurant use.	Owner continues to discuss project with town.	Town has been contacted by new owner to discuss reuse of this property for a restaurant.
	245 Main St	OW	Vacant	Work continues on this site. Actively marketing property for tenant(s).	Work continues on this site. Actively marketing property for tenant(s).	Met with owners and they are actively working to update building, beginning with roof. They are actively marketing the property for tenants.
	533 Main St. (Cove)	OW	Cove Park Parking Lot upgrades	Nothing new to report.	Nothing new to report.	Nothing new to report.
	1000 Silas Deane Hwy	Silas Deane	Asian Market	Application & plans submitted. Will be reviewed at 12/3 PZC meeting.	Owner came to town to discuss restarting application process with PZC.	Nothing new to report.
	1067 Silas Deane (991-1129 SDH)	Silas Deane	Wethersfield Shopping Center	Delay on project due to Eversource upgrades required. Looking to early spring opening.	Work continues.	Interior work progressing on Fresh Market. Adjacent retail space being cleared out as well.

Property Photo	Property Address	Town Identifier	Description	November 2024 Update	October 2024 Update	September 2024 Update
	1130-1142 Silas Deane Hwy	Silas Deane	Vacant Retail spaces in Marshall's Plaza (former Bev Max & Pasta Vita)	Tenant fit-out for new restaurant has started. Work continues on commissary bakery.	Tenant fit-out for restaurant application under review by building department.	Please is currently under review in the building department for restaurant space.
 <i>(photo is proposed rendering) Currently vacant land</i>	1210 Silas Deane Hwy (to be built)	Silas Deane	Vacant PAD Site	Nothing new to report	Nothing new to report	Nothing new to report
	1267-1309 Silas Deane Highway	Silas Deane	Goff Brook Plaza - PAD Site	Groundbreaking ceremony held 11/7. Foundation in place and work continues.	Groundbreaking scheduled for November 7. Prep work underway.	Dutch Point plan still under review.
	1298 Silas Deane Hwy	Silas Deane	Former Denny's	Building has been demolished and starting to work on footings.	New construction application approved.	Raising Cane's on PZC Sept. 17 agenda to for special permit for signage exception.
	1321 Silas Deane Hwy	Silas Deane	Future Tomo Mart	No new activity.	Nothing new to report.	Nothing new to report.

Property Photo	Property Address	Town Identifier	Description	November 2024 Update	October 2024 Update	September 2024 Update
	207 Church St	Silas Deane	Former Auction House	Approx. 15,000SF office tenant secured; in process of finalizing second lease for approx. 4,000SF; seeking restaurant tenant for remaining space.	Interior work continues on building. Owner working on 2 tenant leases.	Spoke with broker and they are in discussions with 2 potential tenants and we discussed options for remainder of space. They are actively marketing the property and working on plans to accommodate future tenants.
	512-516 Silas Deane Hwy	Silas Deane	Micropigmentation Academy	Actively seeking new tenant for lower level space.	Work on lower level rest room commenced for new tenant.	Lower level space is in process of being rented to car lift installation company. Upon execution, building will be fully leased.
	657 Silas Deane Hwy	Silas Deane	Former Rite Aid	Still in negotiations with potential tenant and working on fit-out costs.		Potential tenant continues to work with owner on details and reviewing plans for buildout.
	718 Silas Deane Hwy	Silas Deane	4 Story Mixed-use Building w/1 Retail/office and 18 residential units	Nothing new to report.	Nothing new to report.	Nothing new to report.

Property Photo	Property Address	Town Identifier	Description	November 2024 Update	October 2024 Update	September 2024 Update
	898-904 Silas Deane Hwy	Silas Deane	Event Space and Salon Suites	Work continues on this project.	Interior work continues on building.	Project continues to move forward.
	24 Maple St		Vacant Parcel at corner of Maple & Rt. 3	New tenant leasing office space.	Nothing new to report.	Nothing new to report.
	341 Jordan Ln		Former Mediplex	Ongoing lawsuit. Nothing new to report.	Ongoing lawsuit. Nothing new to report.	Ongoing lawsuit. Nothing new to report.



TOWN COUNCIL AGENDA ITEM
Resignations from Boards & Commissions

DATE: November 18, 2024
DEPARTMENT: Town Clerk
REQUESTED BY: Susan I Schroeder, Town Clerk
ITEM: Resignations from Boards & Commissions

ITEM DESCRIPTION:
Resignations from Boards & Commissions

TOWN BID/RFP#: STATE CONTRACT #:

BID/RFP DATE: TERM:

RENEWALS: TERMS OF RENEWAL:

COST: BUDGET SOURCE/AMOUNT:

JUSTIFICATION:

IMPACT IF NOT APPROVED:

DEPARTMENT HEAD COMMENTS:

TOWN MANAGER COMMENTS:

ACTION REQUIRED:

Motion to approve the resignation of Robert Turgeon from the Capital Improvement Advisory Committee.

ATTACHMENTS:

[2024-11-18 RESIGNATIONS.doc](#)

RESIGNATIONS FROM BOARDS AND COMMISSIONS

Capital Improvements Advisory Committee

Member

Robert Turgeon R 962 Cloverdale Circle 7-01-23 to 6-30-25

Proposed by – Deputy Mayor Forrest

Date of Action – November 18, 2024

PENDING: BY VOTE OF COUNCIL, CONSENT AGENDA (-0-0)
November 18, 2024



TOWN COUNCIL AGENDA ITEM
Appointments to Boards & Commissions

DATE: November 18, 2024
DEPARTMENT: Town Clerk
REQUESTED BY: Susan I Schroeder, Town Clerk
ITEM: Appointments to Boards & Commissions
ITEM DESCRIPTION:
Appointments to Boards and Commissions
TOWN BID/RFP#: STATE CONTRACT #:
BID/RFP DATE: TERM:
RENEWALS: TERMS OF RENEWAL:
COST: BUDGET SOURCE/AMOUNT:

JUSTIFICATION:

IMPACT IF NOT APPROVED:

DEPARTMENT HEAD COMMENTS:

TOWN MANAGER COMMENTS:

ACTION REQUIRED:

Motion to approve the appointment of Brent Owen, 42 Wells Farm Drive, to the Fence Viewers for the term 11-18-2024 to 6-30-2026.

ATTACHMENTS:

[2024-11-18 Appointments.docx](#)

APPOINTMENTS TO BOARDS AND COMMISSIONS
October 21, 2024

FENCE VIEWERS

Brent Owen

D

42 Wells Farm Drive

11-18-24 to 6-30-26

Proposed by – Deputy Mayor Forrest

Date of Action – November 18, 2024

PENDING: BY VOTE OF COUNCIL, CONSENT AGENDA (-0-0)
November 18, 2024

	VENDOR #1	VENDOR #2	VENDOR #3	VENDOR #4	VENDOR #5
ROCK SALT October 15, 2024 2PM BID #2025-06	Cargill, Inc. 24950 Country Club Boulevard, Ste 450 North Olmsted, OH 44070	Morton Salt, Inc. 444 West Lake Street, Suite 2900 Chicago, IL 60606	Mid-American Salt 4528 Hillegas Road Fort Wayne, IN 46818	Eastern Salt Company 134 Middle St. Ste 210 Lowell, MA 01852	Cariatl Developers 507 Brownstone Ridge Meriden, CT 06451
PRICE PER TON*	\$72.09	\$76.96	\$79.79	\$84.20	\$99.95
LOCATION OF STOCKPILE	Westfield	New Haven, CT	Providence, RI	Providence, RI	Wallingford
TERMS:	Net 30 days	Net 30 days	Net 30 days	Net 30 days	Net 30 days
Bid Bond	N/A	N/A	N/A	N/A	N/A
Equal Opportunity	✓	✓	✓	✓	✓
Non-Collusive Affidavit	✓	✓	✓	✓	✓
Local Bidder	N/A	N/A	N/A	✓	N/A
Insurance Certificate	✓	✓		✓	

* Based on approximately 3,000 tons of rock salt.

I recommend that award be made to bidder (s) # 142 as the lowest responsible bidder (s) _____ Purchasing

I certify that funds have been appropriated and are available in the amount of \$ _____.

_____. Award was approved by Council _____ Town Manager

Director of Finance



**TOWN COUNCIL AGENDA ITEM
Greenfield Playground Resurfacing**

DATE: November 18, 2024
DEPARTMENT: Parks & Recreation
REQUESTED BY: Kathy Bagley, Director of Parks and Recreation
ITEM: Greenfield Playground Resurfacing

ITEM DESCRIPTION:

This project will replace the existing ADA poured in place safety surfacing as well as additional new ADA poured in place safety surfacing at Greenfield Playground. Total square footage is 3,500 SF. The contractor, Creative Recreation out of Newington, CT, will furnish and install all materials. The cost for this project is \$89,952. The contractor is on the state bid list.

TOWN BID/RFP#: STATE CONTRACT #: 23PSX0149
BID/RFP DATE: TERM:
RENEWALS: TERMS OF RENEWAL:
COST: \$89,952 **BUDGET SOURCE/AMOUNT:** ARPA Funds (\$48,711.99)
and Capital Improvement
Funds (\$41,240.01)

JUSTIFICATION:

The Greenfield Playground surfacing is in very poor condition and needs to be replaced. This playground is designed for children with special needs and is used by participants in the Therapeutic Recreation Program at the Community Center. The playground is also used by youth participating in our summer camps at the Community Center as well as local youth.

IMPACT IF NOT APPROVED:

The Greenfield Playground may need to be closed in the future due to safety concerns.

DEPARTMENT HEAD COMMENTS:

The playground surfacing was initially installed in August 2003 and is 21 years old and has exceeded its life expectancy. Creation Recreation, located in Newington, CT is on the state bid list and did the initial installation in August 2003. Their work has held up very well on a heavily used playground and we are recommending contracting with them again to replace the existing ADA poured in place safety surfacing. This playground is used extensively by children in town including youth in our therapeutic recreation program. Funds have been authorized in the ARPA and Town CIP programs.

TOWN MANAGER COMMENTS:

I recommend approval of the contract with Creative Recreation to resurface the Greenfield Playground.

ACTION REQUIRED:

Recommended Motion: Motion to to authorize the Town Manager to award a contract to Creative Recreation, Newington, CT, to replace the ADA poured-in-place safety surfacing at Greenfield Playground in the amount of \$89,952.

ATTACHMENTS:

[Greenfield Playground Surfacing Quote 092724 \(1\).pdf](#)



QUOTATION #092724

To: Wethersfield Parks and Recreation 505 Silas Deane Highway Wethersfield, CT 06109 Attn: Rachael Mattioli	Date 9/27/2024 Project Greenfield Playground Phone 860-721-2891 Email rachael.mattioli@wethersfieldct.gov
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We propose to furnish and install the following described materials:

Qty	Item #	DESCRIPTION	Price Total
1	Surface	Existing Rubber Replacement 1,500 SF	37,500.00
1	Surface	Existing 2 Bay FS Swing 36' x 32' New Rubber	29,952.00
1	Surface	Additional Area @ Existing Swing Included in Playscape Area 900 SF	22,500.00
1	Surface	ADD Wood Fiber to FS Spring Rider & Balance Beam Area – No Charge While On Site Doing Other Work – Use Existing Wood Fiber & Reshape Area	0.00
1	Total	Project Total	\$89,952.00

PAYMENT TERMS: PURCHASE AND INSTALLATION OF EQUIPMENT*

Government Agencies:

- Net 30 from original invoice with approved credit

All others: (three installments)

- All payments will be made to Creative Recreation LLC.
- Payment of 1/3 down on total invoice enters the order (irrevocable letter of credit required for new customer, established customer must be in good standing).
- Payment of 1/3 original invoice due at time of receipt of goods
- **Balance due upon completion of installation with company check**
- Tax exempt certificate required with order, if applicable; otherwise taxes are the customer's responsibility.
- Creative Recreation reserves the right to require 50% down on custom orders
- Cancellations are ONLY accepted with the approval of Creative Recreation. All cancellations will carry a minimum of 25% restocking charge.

***UNLESS OTHERWISE NOTED**, quote **does not** include installation, supervision, prevailing wages, freight, freight surcharges, permits, state or local approvals, performance bond, engineering seals, testing, site preparation, removal of excess dirt, dumpster fee, borders, safety surfacing, *unloading, storage*, security, fencing, plumbing and landscaping. Payment due Creative Recreation for any additional items is customer's responsibility and must be included with final payment.

IF QUOTING INSTALLATION, PRICE ASSUMES:

- Normal soil conditions (must meet or exceed 2000PSF). Abnormal conditions include, but are not limited to stump dumps, ledge and underground springs.
- Easy ACCESS to site with trucks (Any re-seeding or repair required if trucks cross landscaping, sidewalks or grass areas are the responsibility of the customer unless otherwise noted.) Access to power and water.
- NO allowance for moving or repairing any underground utility lines such as electrical, telephone, gas, water or sprinkler lines that may be encountered during installation operations
- NO rock excavation. Any additional cost incurred as a result of hard rock conditions requiring extra equipment, or for utility removal or repair resulting in delay is the responsibility of the customer, unless these conditions are detailed on as built site drawings and initialed by all parties or are marked on the ground prior to quotation, fabrication and installation.



TOWN COUNCIL AGENDA ITEM
Old Academy Cupola Restoration and Reattachment
Contract Award

DATE: November 18, 2024
DEPARTMENT: Physical Services
REQUESTED BY: Vlada Ragonese, Director of Capital & Strategic Initiatives
ITEM: Old Academy Cupola Restoration and Reattachment Contract Award

ITEM DESCRIPTION:

The Old Academy cupola project was removed, due to its poor condition, on April 1, 2024 as part of the roof replacement project. ARPA funding was reallocated for the purposes of this project in October 2024. Three bids have been received from qualified firms for this project. We are requesting that the request for proposals requirement be waived for this project due to the number of qualified bidders in close proximity to the project (due to transportation concerns and costs) and the time constraints under which contracting must be completed for ARPA funds. Staff believes that we have received competitive pricing that satisfies Town requirements by a highly qualified firm.

TOWN BID/RFP#: STATE CONTRACT #:

BID/RFP DATE: TERM:

RENEWALS: TERMS OF RENEWAL:

COST: \$84,900 **BUDGET SOURCE/AMOUNT:** ARPA

JUSTIFICATION:

It is important to restore and reattach the cupola to Old Academy building to keep the structure from further deterioration and to keep with the integrity of historic preservation for the building itself.

IMPACT IF NOT APPROVED:

The contract will not be awarded to Kronenberger & Sons and the Town may have to pursue a higher bidder.

DEPARTMENT HEAD COMMENTS:

I recommend approval to award the Old Academy cupola restoration and reattachment project to Kronenberger & Sons Restoration.

TOWN MANAGER COMMENTS:

I support the recommendation for the approval to award the Old Academy cupola restoration and reattachment project to Kronenberger & Sons Restoration.

ACTION REQUIRED:

Recommended Motion: Motion to authorize the Town Manager to authorize the contract for the Old Academy cupola restoration and reattachment project to Kronenberger & Sons Restoration.

ATTACHMENTS:

1. [Kronenberger_Revised Proposal - Old Academy Cupola Restoration.pdf](#)
 2. [GL Capasso Proposal for Old Academy Cupola_11.04.24.pdf](#)
- [Old Academy Roofing Improvements Proposal 08172023.pdf](#)



DATE: November 13th, 2024

KSR #24-123

ATTN: Vlada Ragonese
150 Main Street
Wethersfield, CT 06109

PROJECT: Old Academy Cupola Restoration

PROPOSAL

Herewith is Kronenberger & Sons Restoration, LLC's (KSR) lump sum proposal to restore and reinstall the Old Academy Cupola in Wethersfield, CT based on our site visit, and the clarifications outlined below.

Scope of Work

- ❖ Have Cupola transported to KSR shop.
- ❖ Strip lead paint from the cupola.
- ❖ Make all necessary repairs to the cupola.
- ❖ Install newly fabricated yoke and wheel.
- ❖ Paint the cupola.
- ❖ Move restored cupola to the site.
- ❖ Create roof penetrations to allow the installation of the cupola.
- ❖ Using a crane install the cupola onto the roof.
- ❖ Install proper copper flashing.

Exclusions

- ◆ Sales tax
- ◆ Permits
- ◆ Bonds
- ◆ Traffic Control
- ◆ Any scope not specified above.

Kronenberger & Sons Restoration, LLC. will provide all labor, materials, tools, and equipment required to complete the above scope of work for the sum of:

KRONENBERGER & SONS RESTORATION, LLC

175 INDUSTRIAL PARK ROAD ♦ MIDDLETOWN, CONNECTICUT 06457

PHONE (860) 347-4600 ♦ WWW.KRONENBERGERSONS.COM

Major Contractor #900144 ♦ Home Improvement Contractor #552121

Affirmative Action / Equal Opportunity Employer



Eighty Four Thousand Nine Hundred & 00/100 Dollars

(\$84,900.00)

General Notes and Conditions

- All work will be performed according to The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.
- Temporary use of Owner's electrical power, water, and sanitary facilities will be made available for contractor's use during construction at no charge to the contractor.
- Access to the construction site shall be made available Monday through Friday, between the hours of 7:00 AM and 4:30 PM. If additional hours are required, the owner will be notified in advance for coordination as required. Parking to be provided by owner at no charge to the contractor.
- Safety will be practiced and employed at all times during the project, in accordance with current OSHA rules and regulations, and Kronenberger & Sons Restoration, LLC company policies and regulations.
- KSR's standard limits of insurance apply.

Our quote is firm for Thirty (30) days from the date of this proposal.

Thank you for the opportunity to quote this project. Please feel free to reach out with any questions. We look forward to discussing the work further with you.

Sincerely,

Regan Craig

Estimator

860-894-1172 direct

reganc@kronenbergersons.com

KRONENBERGER & SONS RESTORATION, LLC

175 INDUSTRIAL PARK ROAD ♦ MIDDLETOWN, CONNECTICUT 06457

PHONE (860) 347-4600 ♦ WWW.KRONENBERGERSONS.COM

Major Contractor #900144 ♦ Home Improvement Contractor #552121

Affirmative Action / Equal Opportunity Employer



G.L. Capasso, Inc.

34 Lloyd Street, New Haven, CT 06513 • (203) 469-2810 • Fax: (203) 234-9424

November 4, 2024

Vlada S. Ragonese
Director of Capital & Strategic Initiatives
Town of Wethersfield
Office: 860-721-2836
Cell/Text: 959-599-8012
505 Silas Deane Highway
Wethersfield, CT 06109

Old Academy Building Cupola 150 Main St, Wethersfield, CT 06109

Proposal for the Restoration of the Old Academy Building Cupola with Not-to-Exceed Pricing

Dear Ms. Ragonese,

Thank you for the opportunity to submit a proposal for the restoration of the cupola from the Old Academy Building at 150 Main St, Wethersfield, CT. Given the limited available documentation, we have developed a preliminary scope of work with corresponding not-to-exceed pricing. Our team is committed to delivering this project with quality, efficiency, and respect for historical accuracy.

Scope of Work and Not-to-Exceed Pricing

The following is a breakdown of each major task required to complete the restoration of the cupola. Pricing reflects the maximum anticipated costs based on available information, though actual costs may vary. Please note that a final firm estimate may be possible following a detailed inspection.

1. Transportation of the Cupola

- Transport the cupola from the DPW facility to our restoration facility for completion of all required work. Upon completion, transport the cupola back to the original location using a crane.
- Not-to-Exceed Cost: **\$16,500.00**

2. Engineering

- Engage a certified engineer to design a secure reconnection plan for the cupola's original rooftop supports.
- Not-to-Exceed Cost: **\$15,000.00**

3. General Requirements

- Mobilization, temporary facilities setup, scaffolding, and demobilization as necessary for the duration of the project.
- Not-to-Exceed Cost: **\$35,000.00**



G.L. Capasso, Inc.

34 Lloyd Street, New Haven, CT 06513 • (203) 469-2810 • Fax: (203) 234-9424

4. Lead Abatement

- Perform lead abatement in accordance with regulatory standards to ensure the safety of workers and compliance with environmental regulations. Dispose of all lead materials in compliance with current laws and regulations.

- Not-to-Exceed Cost: **\$16,500.00**

5. Wood Restoration

- Repair or replace deteriorated wood components to restore the cupola's structural and aesthetic integrity.

- Not-to-Exceed Cost: **\$50,000.00**

6. Copper Roof Restoration

- Restore the copper roofing, addressing any corrosion or damage, and ensure it is weatherproofed during reinstallation.

- Not-to-Exceed Cost: **\$20,000.00**

7. Painting

- Paint all applicable areas to match historical specifications and protect the restored surfaces.

- Not-to-Exceed Cost: **\$20,000.00**

8. Structural Steel

- Assess, repair, or replace structural steel supports as needed to ensure the long-term stability of the cupola.

- Not-to-Exceed Cost: **\$10,000.00**

9. Contingency

- An allocated amount to account for unforeseen issues or additional repairs that may arise during the restoration process.

- Not-to-Exceed Cost: **\$10,000.00**

10. Permits: Nothing figured.

Total Not-to-Exceed Project Cost: \$193,000.0.

We are committed to ensuring that the restored cupola aligns with the historical and architectural integrity of the Old Academy Building, preserving it for future generations. Should you have any questions or require additional information, please do not hesitate to contact us.

Thank you for considering our proposal. We look forward to the possibility of working with the Town of Wethersfield on this significant project.

Sincerely,

Vincenzo Capasso



G.L. Capasso, Inc.

34 Lloyd Street, New Haven, CT 06513 • (203) 469-2810 • Fax: (203) 234-9424



8/17/23

Gioia Zack
 Economic Development Director
 Town of Wethersfield
 505 Silas Deane Highway
 Wethersfield, CT 06109

Re: Proposal for 2023 Roofing Improvements – The Old Academy, 150 Main St. Wethersfield CT
 Omnia National IPA Certified Proposal – CT-R180903-318529

Dear Gioia Zack,

Having carefully examined the instructions for quotations, project specifications, drawings, supporting documents and addenda issued prior to this date, we propose to furnish all labor, materials, equipment, transportation and other services required to successfully accomplish the work in accordance with the project documents.

This proposal and any work performed related to this proposal will be provided in accordance with the project documents and the terms, conditions and criteria established by NATIONAL IPA Contract No. CT-R180903-318529.

- A. Quote 1: Roofing Improvement (Natural 18" Red Cedar #1 Shake, underlayments, copper valleys, copper trim & flashings systems, gutters/downspouts, ~~snowguards~~, new fascia boards):

\$ 104,376 .00

- B. Quote 2: Roofing Improvement (Furnish and Install of New Modified Bitumen Roofing System, Insulation & Coverboard, and securment to existing Concrete & Wood Decking):

\$ 45,360 .00

- C. Quote 3: Restoration of Existing Cupula Décor Installed over Main Upper Roof Section:

\$ 120,000 .00

- D. Quote 4: Furnish & Install All Scopes of Work related to Quote 1, 2, & 3 (Lump Sum)

\$ 269,736 .00

Yes on Bell.



Courtman Enterprises LLC

Roofing, Waterproofing & Sheet Metal Specialists
Contact@Expert-Roofer.com #860 322 2837

Unit Pricing: Provide unit pricing for the following:

- a. Plywood Decking \$ 45 / sf .
- b. Fascia Board Repalcmeent \$ 45 / lnft .
- c. Concrete Decking Repair \$ NA / sf .

E. The Proposer acknowledges scheduling for the construction of the specified project; which includes pre-construction activities, construction per major discipline, completion, project close out and commissioning.

a. Number of workdays necessary to complete all scope of work 45 .

b. Start Date Upon Receipt of Purchase Order 4-6 weeks .

F. Accompanying this quotation is a certified or cashier's check or proposal bond payable to the order of Town of Wethersfield, for not less than five (5%) percent of the greatest amount for which a contract can be awarded under this Proposal.

The owner and their representatives reserve the right to waive any irregularities, to reject any or all Proposals, or to accept any Proposal.

Executed on 8/17 , 20 .

Courtman Enterprises
Contractor

Taxpayer I.D. No.: 47 395 7425

By: Phillip Courtman
(Sole Owner, or Partner, or
President of Corporation)

(If Contractor is a Corporation, complete the following)

ATTEST:

Whose address is:

(Corporate Seal)

33 Center St
Windsor Ct 06095

Telephone No.: 845 309 4435
Fax No.: _____



TOWN COUNCIL AGENDA ITEM
Retiree Over 65 Health Insurance - Medicare
Supplement Plan

DATE: November 18, 2024
DEPARTMENT: Human Resources
REQUESTED BY: Erica Robertson, Assistant Town Manager
ITEM: Retiree Over 65 Health Insurance - Medicare Supplement Plan

ITEM DESCRIPTION:

Anthem has been the Town of Wethersfield carrier for over age 65 retiree health insurance. This is a group Medicare Supplement Plan. In late summer, Anthem notified the Town that they would no longer sell Group Medicare Supplement products in Connecticut. The plan year ends on December 31, 2024. With assistance from our insurance consultant, USI, we solicited proposals from carriers to replace the Anthem Medicare Supplement Plan. The Hartford offered the most comparable program with the benefit of a lower overall cost than the current Anthem plan. The Anthem plan model cost roughly \$1,400,000 per year. The Hartford plan model is estimated to cost just over 1,100,000.

There are approximately 200 retirees and spouses on the plan. This change has been communicated to the retirees and educational sessions have been set up. The benefits overall will be comparable, if not enhanced. We will also be able to have an advocacy consultant, Benistar, available to our retirees to transition to the new plan as well as to manage any plan questions or concerns going forward.

TOWN BID/RFP#: STATE CONTRACT #:

BID/RFP DATE: TERM:

RENEWALS: TERMS OF RENEWAL:

COST: \$1,100,000 BUDGET SOURCE/AMOUNT:

JUSTIFICATION:

A new plan must be confirmed in time for January 1, 2025.
The Insurance Committee has reviewed the new plan options and recommends The Hartford.

IMPACT IF NOT APPROVED:

Approximately 200 retirees and their spouses will not have a Medicare supplement plan.

DEPARTMENT HEAD COMMENTS:

Anthem will not support our current plan past December 31, 2024. The Hartford is able to replicate the current plan with the bonus of several added benefits to the retirees. The Hartford plan saves the Town money and offers enhancements like having Benistar to assist the retirees with their medical insurance.

TOWN MANAGER COMMENTS:

I recommend that The Hartford be selected for the Medicare Supplement plan.

ACTION REQUIRED:

Recommended Motion: Motion to approve the Medicare Supplement Health Insurance Plan with The Hartford.

ATTACHMENTS:

[Infographic on Change to The Hartford.docx](#)

TOWN OF WETHERSFIELD



Retiree Healthcare Medicare Supplement November 2024 UPDATE

A Message to Our Retirees

The Retiree Healthcare Medicare Supplement plan is changing effective January 1, 2025. Anthem will no longer be offering a supplement plan in Connecticut and therefore Wethersfield must find a new provider. The new plan will be through The Hartford and will mirror the old Anthem plan. We have worked to ensure that there will be very little disruption to our retirees and to ensure that the plan is comparable in benefits and services. In fact, there are some exciting new value add-ons in the new plan that we want to highlight. Please save this flyer as a quick reference to your new Medicare Supplement Plan.

Partners

Medical Plan: The Hartford

WebTPA: Claims administrator for The Hartford.

Prescription Drug Plan: Express Scripts Medicare®

Plan Servicing and Administration: Benistar Admin Services, Inc.

Value Add-Ons

Benistar Admin Services, Inc.: This 3rd party administrator and servicing company will assist with the transition to The Hartford and will be a resource for retirees in many aspects of your medical and prescription drug coverage. Benistar works exclusively with retiree medical and prescription plans. Located in CT, Benistar will be a wonderful customer support partner for our retirees.

Express Scripts Medicare®: There is a \$500 annual out of

pocket maximum with a \$100 deductible. Coinsurance of 20% starts after the \$100 deductible. No more paying up front and then getting reimbursed from Anthem.

The network consists of national pharmacy chains as well as independent pharmacies.

Silver & Fit: New Benefit! The Hartford's Silver & Fit program provides retirees with fitness options and healthy aging resources at 16,500 participating fitness centers or select YMCA's.

Annual Physical Exam: New Benefit! Coverage with a \$25 copay. The old Anthem plan had no coverage for an annual physical

Hearing Services: New Benefit! Non-Florida residents will have hearing services coverage including coverage for Hearing Aids at a \$50 copay up to a \$1,000 calendar year maximum. Florida residents only have

hearing exam coverage at a \$25 copay. (Difference due to Florida insurance laws)

Key Points

New Cards to be issued: Retirees need to use their new card at the pharmacy and at the doctor's office, starting 1-1-25. Any provider who takes Medicare will take this new plan.

Mail Order Rx: Any retirees currently getting their prescriptions filled through mail order will need to get a new prescription called in to the new mail order service – Express Scripts Medicare.

Prescription payment: Retirees will no longer have to pay up front for prescriptions and wait for a reimbursement. The prescription claim is processed at the point of sale. Once the \$500 out of pocket maximum is reached, you will pay \$0 for prescriptions for the remainder of the plan year.



Frequently Asked Questions



Do I need to be enrolled in Medicare Parts A and B to receive benefits?

The Hartford's coverage is designed to supplement the benefits of Medicare Part A & B. Although Medicare Part A coverage is automatic, an individual can elect to opt out. Part B is optional. If the individual is not enrolled in both plans of Medicare, The Hartford will pay benefits assuming the person has Medicare Part A and Part B. Thus, The Hartford's benefits will pay its portion accordingly. As a result, the individual will have significantly more out-of-pocket expenses. Generally, the claims will take a little longer to process due to the fact that it's more difficult to send payment electronically and manual calculations need to be done in order to estimate what Medicare would have paid

What is the network area for this medical coverage?

There is no network for The Hartford's Group Retiree Health Plan. You can go to any provider that accepts Medicare and you can keep your current doctor.

Who is Benistar?

Benistar is the Administrator handling Customer Service and Billing for The Hartford's Group Retiree Health Plan. You can Contact BENISTAR Retiree Customer Service Department at 1-800-236-4782 between the hours of 8:30 A.M. and 5:30 P.M EST

Who is WebTPA?

WebTPA is the Claims Administrator for the Hartford. They will process your claims. If you have any questions, you can contact the Customer Service Department at 844-380-4557 Monday to Friday 7:00 A.M. central to 5:00 P.M., central.

Will I have to file claims?

With your new medical/pharmacy coverage, there is usually no need to file claims. Simply present your ID card to your health care provider or pharmacist when you receive services. Doctors and other health care providers file your Medicare claims with Medicare, and Medicare files your claim directly with WebTPA. Your pharmacist processes your claim in real time when they receive your prescription.

Do I have to enroll in Medicare Part D?

The Express Scripts Plan sponsored by Town of Wethersfield is a Medicare Part D Employer Group Waiver Plan

What if my doctor says she doesn't take Hartford?

Explain to your doctor that The Hartford is a supplemental plan which pays secondary to Medicare. The doctor just needs to submit your claim to Medicare and we will pay after Medicare pays.

Who can I call at the Town of Wethersfield with questions or concerns?

We understand that changing health insurance plans can be unsettling. While we are confident that Benistar has the experience and expertise to assist our retirees, talking to someone from the Town can be reassuring. Please contact us by phone at 860-721-2801 or by email at HR@wethersfieldct.gov



TOWN COUNCIL AGENDA ITEM
Minutes for Approval

DATE: November 18, 2024
DEPARTMENT: Town Clerk
REQUESTED BY: Susan Schroeder, Town Clerk
ITEM: Minutes for Approval

ITEM DESCRIPTION:
Minutes for Approval 10-21-2024

TOWN BID/RFP#: STATE CONTRACT #:

BID/RFP DATE: TERM:

RENEWALS: TERMS OF RENEWAL:

COST: BUDGET SOURCE/AMOUNT:

JUSTIFICATION:

IMPACT IF NOT APPROVED:

DEPARTMENT HEAD COMMENTS:

TOWN MANAGER COMMENTS:

ACTION REQUIRED:

Motion to approve Town Council Regular Meeting Minutes dated October 21, 2024.

ATTACHMENTS:

[2024-10-21 Minutes \(unapproved\).pdf](#)

**Unapproved
REGULAR MEETING
October 21, 2024**

The Wethersfield Town Council held a Regular Meeting on October 21, 2024 at 7:00 p.m. from the Council Chambers of the Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut.

Mayor Lesser called the Meeting to order.

A) Pledge of Allegiance led by Deputy Mayor Forrest.

PRESENT: Shelley Carbone, Cindy Clancy, Miki Duric, Jane Roets, Emily Zambrello, Brianna Timbro, Matthew Forrest, and Ken Lesser

ABSENT: Rich Bailey

ALSO PRESENT: Frederick Presley, Town Manager, Susan I. Schroeder, Town Clerk, Matt Conway, RiseUp CT, Walter Topliff, Assessor, John Valente and Salim Serdah, Tyler team, Derrick Gregor, Engineer, Luke McCoy, Kaestle Boos Associates Inc., Consultant, Kathy Bagley, Director Parks & Recreation

B) Recording of Attendance by Town Clerk

Mayor Lesser paid tribute to Frank Kelly, owner of Kelstrom, who passed away on October 12, 2024. Frank did a lot for our town. A moment of silence was observed.

Presentations

Community Art Strategy

Mayor Lesser introduced this mural program and welcomed Matt Conway, Founder and Leader of RiseUp CT.

Mr. Conway, 201 New Gate Road, East Granby presented. [Presentation slides are attached.]

Mayor Lesser thanked Mr. Conway for the presentation, and stated that a committee will be formed with Councilors Carbone and Clancy, along with some community volunteers, to look into this further.

Revaluation Presentation

Walter Topliff, Assessor, was called to begin the presentation regarding the revaluation. He introduced John Valente and Salim Serdah, members of the Tyler team that will be working on this process for the town. [Presentation slides are attached.]

Councilor Zambrello thanked Mr. Valente for the presentation, and asked if he was seeing any trends related to the range of house prices vs the percentage of increase.

Mr. Valente stated that the lower priced houses are increasing in value faster.

Deputy Mayor Forrest asked about business land and buildings valuation. He asked about the Weight Watchers building and how to appraise it, since it doesn't produce any revenue.

Mr. Valente compared it to the Price Rite shopping center where many of the storefronts are empty. He

Unapproved

said there could be many reasons for why a building is vacant. Is there a problem with the property and/or the building, functionally? Is rent too high? There are different approaches to valuation, depending upon the circumstances for vacancy.

Councilor Clancy asked about the uniqueness of Wethersfield.

Mr. Valente said prices are increasing because of the desirability and unique qualities of the town.

Mayor Lesser thanked Mr. Valente and asked that any questions from the public go through the Assessor's office.

Mr. Topliff stated that the entire presentation will be on the website, and more detail on streets within sections of town can be provided.

Proclamation - National First Responders Day

C) Hearings - NONE

D) Public Comment

Daniel McNaughton, 42 Farmstead Road was called to speak. He is concerned about the plans to use artificial turf for a Mill Woods field, and its effects on the environment and human health. Other concerns are costs and traffic safety.

Donna Crowley, 64 Carson Avenue was called to speak. She supports a return of the flag policy to just the 4 flags - US, CT, Wethersfield and MIA-POW.

Nancy Correa, 95 Griswold Road was called to speak. She shared scientific findings about negative effects of artificial turf to humans, other living creatures and the environment. Further, she opposes adding an access road to Mill Woods Park from Griswold Road.

Rocky Caruk, 149 Broad Street was called to speak. He is in favor of the proposed amended flag policy. He felt the citizens were ignored in the current version of the flag policy, and in the Council's refusal to fly the thin blue line flag.

Robin Bourassa, 248 Dale Road was called to speak. She echoed the remarks of the prior speaker. She reviewed a timeline of recent past events regarding application of the current flag policy, and questioned the fairness and appropriateness of much of it. She is glad it is back on the agenda.

Adam Saucier, 115 Boulter Road was called to speak. He read his wife's email to the Council [attached].

Joyce Morissette, 31 Robbins Drive was called to speak. She expressed her concerns about the lack of security at the Pitkin Community Center. Seniors and children are at risk.

Mariann Zebedeo, 34 Dorlen Circle was called to speak. She is opposed to a special interest athletic complex at Mill Woods Park. It is a multi-million dollar project that will cost the taxpayers a great deal, despite the federal ARPA funding. She feels the focus for Mill Woods should be on green initiatives, and providing a safe and inclusive park for all ages in the community to enjoy.

Terry Ferraguto, 100 Griswold Road was called to speak. She appreciated the members of the Council that came out to walk the Mill Woods property and hear the neighbors' concerns about the location of several of the proposed features.

Unapproved

Giovanna Ehrlich, 12 Hunters Path was called to speak. She has been an active volunteer with the lacrosse association in town, as well as youth baseball, football and cheer. She has first-hand experience with the fields in town, and attested to the poor and unsafe conditions of these fields. She supports a multi-use turf field at Mill Woods.

Yves Noiset, 91 Coleman Road was called to speak. He is a long-time youth sports coach and referee. He feels a field is badly needed, and pointed out that most of the opposition to the field being built at Kycia Farm was from immediate neighbors. He also referenced many towns and universities, including UConn, that have opted to install artificial turf fields.

Kim Lawrence, 148 Morgan Circle was called to speak. She is a former member of the Friends of Kycia Farm Board. She feels Mill Woods is the place for our athletic fields. She spoke about the risks and costs of synthetic turf fields. She is concerned that installation of a synthetic field may open the town to lawsuits.

Kristine Kelly Lisella, 37 Belmont Street was called to speak. She feels the Mill Woods plan is being rushed due to time pressures related to funding. She referred to the original Kycia Farm purchase referendum that included athletic fields, and the voters supported it. The 2002 Mill Woods Master Plan should have been followed through on, using the ARPA funds.

Jane Morgan, owner of Winding Brook Turf Farm was called to speak. She questioned the part of the Mill Woods plan that involves taking some of their property, and why she never heard a word about this.

Eileen Godbout, 187 Griswold Road was called to speak. She stated that the most frequent users of Mill Woods Park are the walkers. She believes that the proposed field would be locked up like the lighted ball field, and not accessible to the majority of the population. She is opposed to the current plan and the use of artificial turf, and enumerated the reasons.

Dan O'Connor, 49 Broad Street was called to speak. He supports the return of the flag policy to the last iteration. He hopes no flags other than the 4 permitted will be grandfathered in. He referenced the Kycia Farm purchase referendum, and the declared intent to create sports fields there. This was later fought by the neighboring citizens. He wondered what happened to the support for a grass field at Kycia Farm that was approved by a bipartisan Council.

Tom Betz, 187 Griswold Road was called to speak. He commented on the stated purpose for use of the ARPA funds, and they were not intended to benefit a minority of the population, to the detriment of others. Synthetic fields are for competitive sports only, and not suitable for the general population.

Kate Betz, 187 Griswold Road was called to speak. She detailed the negative health implications of artificial turf, and her personal experience playing on artificial turf. She questioned the validity of the safety information provided by the vendor seeking the contract, who has served on the Board of Directors of the Synthetic Turf Council. Natural grass turf is a better choice.

Jim Petit, 88 Griswold Road was called to speak. He raised concerns about the health impacts of artificial turf. He suggested redirecting the ARPA funds to other worthwhile projects, and keeping the process open and honest.

Mike Betz, 187 Griswold Road was called to speak. Most of his planned points were already made by others. He suggested the Council eliminate the word "synthetic" from the ARPA plan for a field, and there could be wide agreement.

Unapproved

Mike Snow, 52 Black Birch Road was called to speak. He supports the turf field, because its the only thing on the table that moves things forward. The present condition of our fields is terrible - either dust bowls or mud pits.

Bob Woodward, 456 Middletown Avenue was called to speak. He asks that all votes are clear. He suggested using real turf from Winding Brook Turf Farm for the new Mill Woods field. He wondered if it is possible to consider placing a field at either Wilkus Farm or Kycia Farm, rather than at Mill Woods which was intended to be a park when first created, not a sports complex.

Robert Young, 20 Coppermill Road was called to speak. He does not believe that artificial turf and pickleball should be at Mill Woods. He suggested using the turf money and putting it toward roofs and roads. He supports the proposed amendment to the flag policy. He took issue with the 5-minute limit on public comment.

Tom Mazzarella, 600 Wolcott Hill Road was called to speak. He referenced a Historical Society article about the creation of Mill Woods Park. He doesn't feel it should be expanded, but would support improvements to what is there. He stated that when Kycia Farm was purchased, the intent was to create fields there. The prior Council came up with a plan to put fields at Kycia, as well as other passive recreation amenities, farming, gardening, etc. Current Council members supported a grass field at Kycia. He submitted a verified intervention pleading and indicated his intent to force a referendum.

Steve Kelly, 29 Old Smithy Lane was called to speak. He questioned the practicality of the Mill Woods plan. Too much is being crammed in, in his view. He suggested working a deal with the Turf Farm. He feels we should keep Mill Woods as it is.

E) Council Reports

Councilor Zambrello reported that the School Building Committee last met on October 9. The next meeting is on November 11. At the last meeting, the consultants came in to do a cost analysis on the real costs of doing nothing and keeping our schools going for 10 years. Next, other options will be covered. The final recommendations will be presented in February. Updates are posted on the website.

Mayor Lesser attended the Veterans Commission meeting. The Veterans Day ceremony on November 11 at 11:00 a.m. will be held at the high school, and is open to the public.

F) Council Comments

Mayor Lesser recognized that early voting started today. The Cove Carnival this past weekend was a wonderful community event. The Firemen Awards Dinner was this past Saturday night. October 24 is the public meeting for the Plan of Conservation and Development at Pitkin Community Center. On October 29, there will be a feasibility study on the future of the Pitkin Community Center and they are looking for public input. Chamber of Commerce is holding their annual Beer & BBQ event on Nov. 7.

G) Town Manager's Report

Mr. Presley noted the upgrades to the video and sound system in the Council Chamber. If you go to the town website, you can view the meeting while it is running and the quality is much better than the YouTube Livestream. When reviewing the video at a later date, you have the option of clicking on an agenda item of interest to link directly to that section of the meeting.

H) Town Clerk Communications

Unapproved

H.1) EDIC Monthly Report

Ms. Schroeder noted that the EDIC Monthly Report for October is included in the agenda packet. She also shared that the Town Clerk's office has issued over 900 absentee ballots to date, and applications are still coming in. The response has been very positive to our first day of early voting, with over 550 electors casting ballots. Early voting continues through November 3.

I) Bids - NONE

J) Consent Agenda

J.1) Appointments to Boards & Commissions

Motion to approve the appointment of Anthony Homicki, 223 Garden Street, to the Fair Rent Commission for the term 10-21-2024 to 6-30-2026.

J.2) Minutes for Approval

Motion to approve Town Council Regular Meeting Minutes dated October 7, 2024.

J.3) Purchase of a Replacement All Season Dump Body

Motion to authorize the purchase of a Viking Proline All Seasons Dump Body per pricing on the Viking Cives (USA) under the State of CT contract.

J.4) Purchase of a Paving Box

Motion to authorize the purchase the 1000G Paver per the Sourcewell pricing.

Matthew Forrest motioned: **"TO APPROVE THE CONSENT AGENDA."** seconded by Jane Roets.

Vote: All Councilors present, including the Chairperson voted. The motion passed 8-0-0.

K) Approval of Ordinances and Resolutions

K.1) O24-009 Amend Ch. 149, Taxation - Expansion of Benefits (Tabled 10/7/2024)

Matthew Forrest motioned: **"TO TABLE ITEM K.1. O24-009 - AMEND CH. 149 - TAXATION UNTIL THE NEXT MEETING."** seconded by Miki Duric.

Vote: All Councilors present, including the Chairperson voted. The motion passed 8-0-0.

Councilor Carbone questioned why this item was being tabled again.

Mayor Lesser responded that it is still being reviewed by Council and staff. The Town Manager advised that there is no urgency to this matter.

L) Unfinished Business

L.1) Mill Woods Multi-use Field

Matthew Forrest motioned: **"TO AUTHORIZE THE TOWN MANAGER TO PROCEED WITH SOLICITING PROPOSALS FOR THE DESIGN AND CONSTRUCTION OF THE MULTI-USE**

Unapproved

SYNTHETIC TURF FIELD AT THE PROPOSED LOCATION IN MILL WOODS PARK." seconded by Emily Zambrello.

Vote: All Councilors present, including the Chairperson voted. The motion passed 5-3-0. (Shelley Carbone, Miki Duric, Brianna Timbro voted Nay)

Councilor Carbone sought clarification on some of the details of the Plan regarding current fields and proposed fields.

Ms. Bagley responded.

Mr. Presley explained that a firm location for any proposed field is required for an RFP to proceed.

Councilor Carbone acknowledged that the sports community has been asking for this synthetic field for a long time. She is sensitive to the needs of this community, but also the neighbor community. Further, she wants to be fiscally responsible. She questioned why a synthetic field was determined to be inappropriate for the Kycia property, but acceptable for Mill Woods. She feels town leadership needs to be predictable, transparent and responsible. She is not opposed to the synthetic field, but not its placement. She stated she can't support this motion and will be abstaining.

Councilor Duric had asked the consultant 2 weeks ago for studies showing the safety of the synthetic turf, and was not provided with any. He understands the need for more fields, but does not believe they should be artificial turf. Europe, in general, does not build artificial turf fields. Getting one turf field will not resolve the problems we have with the other grass fields in town. He does not feel the town has the money to fund this plan. He can't support the synthetic turf field.

Councilor Clancy wished to confirm that we actually own the land being discussed, after hearing from the turf farm owner.

Mr. Presley replied that the proposed synthetic turf field is 100% on town property. There is a second field that cuts over a small 1/2-acre piece of their property, however, the turf farm is currently using approximately 6 acres of town property, and have been doing so for years. We'll have to place the field where it makes the most sense, and work out negotiations with them. He identified the property lines on the map shown.

Deputy Mayor Forrest is excited to improve the town's recreational facilities. He appreciated the generosity of neighbors to have conversation, and there will be many more conversations regarding other features of the park.

Councilor Roets sought clarification on whether fields were still on the table for Kycia Farm.

Mr. Presley said yes.

Councilor Timbro asked Ms. Bagley to discuss the work that has been done by the Parks & Rec Advisory Board to conclude that this Mill Woods location makes the most sense for this proposed synthetic field.

Ms. Bagley said it has been a several years long process with the Board, the sports leagues and related staff departments. Much has been learned from our use of Cottone Field.

Councilor Timbro recognizes that fields are needed. The problem is complex because the Kycia referendum was passed for fields, and now the direction is shifting to Mill Woods and those neighbors are not pleased. Kycia had an approved plan, and on principal, she can't support this current plan. Sports are about families, and many lessons are learned about leadership and teamwork.

Unapproved

Councilor Carbone asked if time allows for this RFP process to be completed before year-end.

Mr. Presley confirmed that the town would go out with a design build RFP, and it should be completed by December 31. He also noted that, during construction, we will be down 1-2 fields temporarily.

Councilor Carbone suggested we need to take a deeper look into field maintenance, and why we're unable to keep up with that.

Councilor Zambrello stated that her understanding was that we need to identify the planned materials for a field in any RFP that goes out, and wondered how we do that.

Mr. Presley said that in this case, we'll do the design first, and then do the construction piece. For that, we'll need to know the materials specifically so that we could get the RFP together. We can make it clear in the RFP that environmental concerns are a major factor in our decision. He also noted that when you go design build, it can generally raise the price.

Mayor Lesser thanked all who have come out tonight and over the years for their feedback, and the many hours put into this by the Parks & Rec Board and the Council. The Parks & Rec Board took two votes which were bipartisan and unanimous in favor of putting the next town field at Mill Woods, and that it be a synthetic turf field. This is consistent with the recommendation from the town staff. Our Town Manager study from 2 years ago showed that we need 2-4 additional fields, as quickly as possible. He would like to see more information on the roads and parking issues.

The Town Clerk requested a roll call vote.

L.2) Amendment to the Town of Wethersfield Flag Flying Policy (Tabled 8/19/2024)

Matthew Forrest motioned: "**TO APPROVE THE AMENDED TOWN OF WETHERSFIELD FLAG FLYING POLICY DATED AUGUST 19, 2024 (AS ATTACHED).**" seconded by Jane Roets.

Vote: All Councilors present, including the Chairperson voted. The motion passed 8-0-0.

Councilor Zambrello shared her thoughts regarding this change. She would prefer that the policy did not need to change, but circumstances dictate the necessity to do so. We cannot continue to have ideological discussions regarding flag policy.

Councilor Timbro asked for confirmation that this amendment reverts the policy back to the prior iteration.

Mr. Presley confirmed this, and Councilor Timbro expressed her support.

(August 19, 2024) TOWN OF WETHERSFIELD, CONNECTICUT FLAG FLYING POLICY

In adopting this policy, the Wethersfield Town Council declares that flagpoles owned or maintained by the Town of Wethersfield are not intended to serve as a forum for free expression by the public, but rather as a non-public forum for the display of the flags authorized herein, as government speech. No flag other than the flags of the United States of America, State of Connecticut, Town of Wethersfield, Connecticut, and the POW/MIA flag, may be flown on any fixed exterior flag poles of properties owned or maintained by the Town of Wethersfield.

I. PROCEDURE FOR FLAG LOWERING A. Notification of a flag lowering event shall proceed as follows: 1. The Town Manager's Office receives the order to lower the United States of America and State of Connecticut flags from the Governor's office via an e-mail alert. 2. The Town Manager's Office

Unapproved

notifies the Public Works Department of the order via e-mail, phone call, or in-person. 3. The Public Works Department disseminates the order to the appropriate department at each location. 4. The procedure is repeated when the order is given by the Governor's office to raise the flags back to normal position.

II. RESPONSIBILITY The Town Manager's Office is responsible for notifying the Public Works Department who shall be responsible for notifying the parties to physically lower or raise the flags.

M) New Business - NONE

N) Ordinances and Resolutions for Introduction - NONE

O) Public Comment

Robin Bourassa, 248 Dale Road was called to speak. She appreciated the flag policy amendment. She supports organized sports, but is not pleased with the Mill Woods vote. We need to reconsider putting in an artificial turf field, and it is not fair to create an access road or parking lot on top of the Griswold Road neighbors.

Mariann Zebedeo, 34 Dorlen Circle was called to speak. She feels that Parks & Rec voting on fields is like putting a wolf in the henhouse. Wethersfield has no more room for sports fields. This is our only community park, and it should remain a park, not a sports complex. ARPA funds should be used for something else.

Kristine Kelly Lisella, 37 Belmont Street was called to speak. She appreciated the return of the flag policy to what it was. The Mill Woods Plan vote was upsetting. She questioned where the fields were at Kycia Farm from the 2018 referendum. She questioned the Rec Board expertise in making the field decisions. She noted that 3-4 workers' cars were parking on the lawn in front of the Masonic Hall, and her calls to the Manager's Office and the Police Department did not result in any changes.

Nancy Correa, 95 Griswold Road was called to speak. She stated that the town's children are a special interest group. She shared concerns about the toxicity of artificial turf fields, creating a miasma of toxic sludge.

Robert Young, 20 Coppermill Road was called to speak. He stated that the signs and ropes designating Voter Parking should have been taken down prior to the Council meeting. Early Voting has cost us a lot. The Mill Woods vote was terrible, and special interests prevail. He then had comments about school furnace and roof repairs.

Steve Kelly, 29 Old Smithy Lane was called to speak. He stated that Mill Woods was always the center of town, and we'll be destroying it. He recalled former Mayor Bello advocating for purchase of Kycia Farm land for new athletic fields, as opposed to building houses there. Town committees aren't elected, and he understands that they do their best to offer opinions, but it's up to the Council to make decisions.

Tom Mazarella, 600 Wolcott Hill Road was called to speak. He disagrees with the vote to proceed with the Mill Woods field plan. He will be forcing a referendum on this. He related a personal story about his successful efforts to stop a much larger project in Bloomfield.

Jim Pettit, 88 Griswold Road was called to speak. He is disappointed with the Mill Woods vote. There are many pieces of the plan that are still in flux. He questioned why attention and funds aren't being directed to other projects in town, such as the needs of the schools. He is disappointed in the lack of leadership on this.

Unapproved

P) Executive Session - NONE

Q) Adjourn

Emily Zambrello motioned: **"TO ADJOURN."** seconded by Cindy Clancy.

Vote: All Councilors present, including the Chairperson voted. The motion passed 8-0-0.

Susan I. Schroeder
Town Clerk

PENDING: APPROVED BY VOTE OF COUNCIL, CONSENT AGENDA (-0-0)
November 18, 2024

WRITTEN COUNCIL COMMENTS FOR TOWN COUNCIL MEETING, October 21, 2024

1. Kimberly Lawrence, 168 Morgan Circle wrote: There is absolutely no logical reason to use synthetic turf on any piece or parcel of land ever and many of the Wethersfield residents would greatly appreciate it if you would stop the use of toxic chemicals in their yards and on land close by, this includes pesticides as well. Research has shown that there are many adverse effects from the use of synthetic turfs, from harming the children playing on the fields all the way to forever destroying the land it's on and everything around it including the wildlife and the streams that run close by that will carry the toxins to every river etc. Do you really want this on your conscience? One study showed that the players on these fields are getting cancers at very young ages. Even if that was the ONLY study out there, would you feel good about putting your children on those fields? It's not the only study therefore, you are knowingly putting people lives in danger (gross negligence) and you will be solely responsible to the land and life that is on and around those turf fields. I can't believe this is still on the table. We vote for you to protect our community, not destroy it.

2. Adrienne Quinn, 63 Randy Lane wrote: Unfortunately, I will be out of town on Monday for the next meeting on the Millwoods Master Plan. I am very disappointed that the Millwoods Master Plan was not publicly advertised while it was in the works. I have learned it was on the agenda for Parks and Rec, but it would have been so helpful to have had a sign posted at Millwoods when the discussions started. This is a very big deal for the town and we feel you let us down on this issue. I realize you were under pressure to submit plans in order to be eligible for federal money. It's a shame the public was not included in the initial process. Now it seems you are left with an option for artificial turf fields or lose the funding. It's a loss either way.

3. Molly Weyers, 155 Collier Road wrote: I was saddened to see that artificial turf is being strongly considered at Mill Woods. I was heavily involved with preventing artificial turf being installed at Kycia, and I am against this at Mill Woods as well. A new town council was voted in, and I thought I had voted for folks who would keep the health of the town members in mind? The same reason I was against artificial turf in the other location stands true to this location: it is not healthy for our children, for our water, for our soil, and for the wildlife. If fields need to be added, please use natural materials such as grass and dirt, not materials that include toxins, contaminates, and PFAs. I also urge you to not present this as a "sports vs non-sports" debate. We all agree that recreational activities are wonderful for our

Unapproved

children's development emotionally, mentally, and physically. These goals can be accomplished without the need to surround our children with toxins. Every time they fall on the turf, it puts them at risk of having chemicals enter their bloodstream - and that is not something I am willing to risk for my family. As an eco-conscious, non-toxic, pro-recreation parent in town, I urge you to please use grass vs. artificial turf at Mill Woods.

4. Kevin Martin, 31 Kimberly Lane wrote: I am the director of the tackle football program in town. We are in desperate need of additional field space in town, and specifically in need of multi-use synthetic turf playing surfaces. Field space is a commodity in high demand and low supply in our town. Our football program rented out field time at Rocky Hill High School this past August on multiple occasions due to rains that kept us off of Webb for multiple days at a time in order to save the grass. Cottone was unavailable, so we were left to go outside of our own town in order to practice. It would have been embarrassing to ask Rocky Hill for space for a Wethersfield youth sports program, but we were already on a first-name basis because we've had to do the same thing in years past. And that is to say nothing of the field at Webb itself. The maintenance staff does the best they can. However, the field is not flat, nor does it drain well at all. The potholes come and go. And our C team practices on a field that has a metal storm drain in the middle of it. We're grateful for any space that we can get, but we know that we can do better in Wethersfield. Kycia Farms was purchased for the intent of installing at least one, if not more, athletic fields. Somehow that purchase has become a political football...but I guess that's what politicians do. After the town council voted to move forward with plans to install athletic fields at KF, the 2023 election happened, and those plans were stopped in their tracks. This past winter, the Advisory Board for Parks and Rec met with the youth sports directors to discuss athletic field needs. Ken Lesser and Matthew Forrest BOTH committed to having a shovel in the ground by January of 2025 if we could just back their plan to build at Mill Woods instead of Kycia Farms. It was clearly a promise that they had no intention of fulfilling. They hadn't considered that the Griswoldville neighborhood was going to be just as (un)receptive as the KF neighborhood to having a field installed in their backyard? How long are we going to allow the NIMBYs to dictate town needs? What I do know is that zero kids and residents are being served with this delay in action. The politicians in this town are more concerned with arguing with each other than they are in serving their community. It's disgusting. Figure it out and meet the needs of this town and its residents. That is your job. With a mill rate approaching infinity, it would be nice to see our tax dollars actually put to work for something that benefits the community.

5. Caitlin Collazo, 29 Center Street wrote: I am unable to attend the meeting tonight. I would like to voice my opinion, which is that I am against putting a turf field in at Mill Woods. It seems unnecessary. I feel like there are a ton of sports fields in town already. Also, the artificial turf has been shown to contain carcinogens. Children and teens should play on grass fields and should not be exposed to those toxins (in the artificial turf).

6. Sara Saucier, 115 Boulter Road wrote: I am OPPOSING the synthetic turf field at Mill Woods Park. Individuals running for Town Council last year made promises that any installed fields would be GRASS fields - not synthetic turf fields. Democrats ran on this promise and won majority representation largely because of this issue. When the synthetic turf field installation was proposed at Kycia Farms last year, the Democrats expressed that they were against it. In the meeting minutes on August 21, 2023, related to Councilor Ken Lessor it said: "[W]e should be listening to the unanimous decision of the Parks & Rec advisory board to develop new fields at Mill Woods Park based on the availability of existing infrastructure. Any fields should be grass fields." That same date, the Town Council motioned to approve the full synthetic turf field at Kycia. Councilor Clancy and Councilor Lessor voted against the motion. What changed their opinions in the last year? How did the Town Council decide that ARPA funds should be used specifically for a synthetic turf field? ARPA funds can be used for upgrading HVAC systems, supporting social service organizations that provide assistance to vulnerable populations in the

Unapproved

community, supporting local businesses to promote/stimulate economic development, improve and update Town buildings such as the library, community center, and Town Hall, and expand affordable housing options. For example, the Town of Westport approved their ARPA funds for cybersecurity and an affordable housing project. The City of Meriden allocated ARPA funds to replace the HVAC system in their library and City Hall, help small business hardship, provide camp activities for children, and replace fire department vehicles. In addition, Mansfield has considered using their ARPA funds for a wireless access pavilion at the library to allow people to comfortably sit outside and access Wi-Fi and other library services while they work, to install Wi-Fi at Town parks, to provide upgrades to sleeping quarters and lockers for the fire department and police officers, to upgrade fire and emergency service apparatus and equipment, to provide additional affordable housing, and to expand transportation for at-need populations such as seniors and those with disabilities. For a Town such as Wethersfield that has a spending issue, how did the Town decide that installing a synthetic turf field is the best use of these funds? Unfortunately, we already have a lot of grass fields in Wethersfield that are not properly managed. Although the synthetic turf field may be appealing to the Town because of the claim that it does not require upkeep, that is untrue. Most manufacturers guarantee 8 years for artificial turf use. EIGHT YEARS for something that will most likely cost \$1 million to \$1.5 million now and more when it needs to be replaced. In 2013, the Town of Stonington approved a \$1 million artificial turf football field with the projected replacement cost of \$300,000. Then, six years later, the Town of Stonington learned that the cost to replace was not \$300,000 after all but was \$1 million! In 2024, the Town of Stonington was no longer funding the \$1 million expense to replace the field. I am sure most taxpayers would be against paying at least \$1 million every 10 years to replace the artificial turf field. I think we can all predict how it would go in the Town of Wethersfield in 10 years when the future Town Council proposes spending an additional +\$1 million of taxpayer dollars to replace the fields. The ARPA funds are not paying for the full amount of the synthetic turf field. Tax dollars will need to be used to pay the full cost. A lot of individuals in the Town are requesting new schools and improvements to our current schools. It is important to put our tax dollars and other available funds to important infrastructure that we actually need - not a synthetic turf field.

7. Nancy Jainchill, 5 Jacob Drive wrote: Artificial turf fields = Property tax liability When making a purchase, I always consider needs and wants. We need new elementary schools in Wethersfield, and we have roads that are in need of repair. These items benefit a large portion of our town population. We also need new sports fields, but some residents **want** them to be made of artificial turf. There is ARPA money now, but what happens in the future? A well-designed, well-maintained grass field would still be there 10, 20 or 30 years from now, while an AT field would cost millions of dollar to dispose of and replace every 10 - 12 years. You can tell that AT is toxic, because it can't be disposed of in our local landfill. We are currently responsible for 1 1/2 artificial turf fields at our high school. I'm concerned that Wethersfield does not have a tax base that is large enough to fund all of these replacements. That burden would fall on the homeowner's property taxes. The revised plan for Mill Woods Park includes **two** large lacrosse fields. I understand that two fields would allow lacrosse tournaments to be held there. This town council and town employees are using a study from the EPA and the CDC to decide whether AT fields are safe. In its Foreword it states, "The study is not a risk assessment." I interpret that to mean that this report won't tell you the risk you are taking by installing artificial turf fields. I read the report anyway to find out the reason for this disclaimer. On page 20, under "Research Limitations" it states that this "pilot study" "...was intended as a pilot-scale effort to further develop measures and approaches suitable for providing relevant exposure information in **larger** studies." Another design constraint was...to focus...on the...infill and not to include other synthetic turf field materials (e.g., synthetic grass blades and backing material) due to the expanded scope that would be needed... In other words, this study only looked at the 400,000 lbs. of infill (that can be changed to another industrial waste product), while omitting the most important part of the artificial turf field. The top 40,000 lbs. of plastic with PFAS

Unapproved

(which cannot be changed) was omitted from this study. This is the part of the field that children come into direct contact with through three pathways: ingestion, inhalation and dermal absorption.

As of October 1, 2024, a new bill for the State of CT has a ban on the sale of soil treatments...that contain PFAS because PFAS are “forever chemicals” that can have a number of negative effects on the environment and human health. (Hartford Courant, 9/28/2024)

On page 30, the authors state “...children are generally a vulnerable group with potential for higher exposure to PAHs (polyaromatic hydrocarbons) compared to adults due in part to their less efficient detoxification system, lower body weight, and higher inhalation rates[Oliveira et al. 2019]. This study also states that exposure to these chemicals depends on the sport and position played. A goalie, for example, would have more exposure. On page 33, the authors reiterate: “It is important to note that this report is not a risk assessment. However, this study’s findings...contribute to the overarching portfolio of research activities needed to understand the potential for human exposure to chemicals found in recycled tire crumb rubber used on synthetic turf fields.” Perhaps they are trying to tell officials not to make decisions for installing artificial turf based on this document. They may want to limit their liability. In any case, I think it isn’t wise to base such an important decision on an incomplete study. Well-designed natural grass fields with good drainage would be far safer than adding over 440,000 lbs. of **industrial waste** (per field) anywhere in our town. In 20 or 30 years there would still be grass fields without huge tax increases caused by having to replace a total of 3 1/2 artificial turf fields. Please vote no to artificial turf!

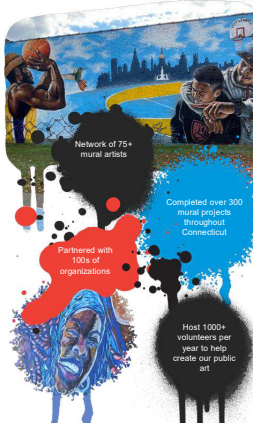


RISEUP
HOME & COMMERCIAL SERVICES

RISEUP
Service Leadership Program

ABLE SOLUTIONS

The RiseUP Group, Inc
Wethersfield, CT
October 21, 2024



Network of 75+ mural artists

Completed over 300 mural projects throughout Connecticut

Partnered with 100s of organizations

Host 1000+ volunteers per year to help create our public art

ABOUT RISEUP

RiseUP was founded in 2012 as a youth development and mentoring program, aimed at equipping youth with the skills to become catalysts for positive change within their communities. Starting as a grassroots initiative, RiseUP quickly expanded its mission, evolving into multiple programs designed to foster community development through creativity and service.

In 2015, the youth at RiseUP launched **RiseUP for Arts**, Connecticut's only statewide nonprofit dedicated to creating inclusive and community-driven public art. RiseUP for Arts has since led over 300 mural and placemaking projects across Connecticut, engaging 75+ professional mural artists, partnering with hundreds of communities and organizations, and mobilizing over 1,000 volunteers and youth annually.

Beyond public art, RiseUP has expanded its impact through innovative initiatives like:

- **The Able Table:** A project that produces wheelchair-accessible and universally designed picnic tables to ensure that everyone has a seat at the table, including those with disabilities.
- **RiseUP Service Leadership Program:** A program that empowers youth through mentorship, service-learning, and community service projects.
- **RiseUP Home & Commercial Services:** A social enterprise that offers property maintenance services, with all proceeds supporting our community-based programs.

Whether through art, community service, or accessible design, RiseUP remains committed to inspiring and uplifting communities through creativity, inclusion, and action.

RiseUP for Arts

Powered by The RiseUP Group, Inc

Public Art Guide

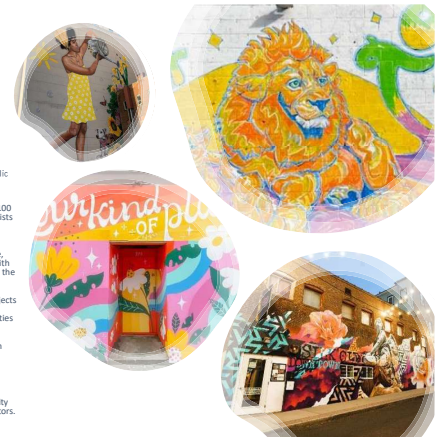


Empowering communities to imagine NEW possibilities

Why Work with a Professional Public Art Organization?

Working with a professional public art organization like RiseUP provides significant advantages that lead to the success of your community's public art projects. Here's why RiseUP is an ideal partner:

- **Access to Top Talent:** RiseUP has established relationships with over 100 professional artists, ensuring access to top-tier talent. We can curate artists whose style, experience, and vision align with your community's goals, ensuring the final product reflects the local identity.
- **Guidance and Expertise:** From artist selection to the final brochure, RiseUP brings expertise in every phase of public art creation. We help with artist selection, design feedback, community engagement, and ensuring the artwork meets both artistic and cultural objectives.
- **Streamlined Administration:** Navigating the logistics of public art projects can be challenging. RiseUP handles all administrative tasks, including contracts, insurance, and permits, simplifying the process for municipalities and reducing the administrative burden on local government.
- **Coordination Across City Departments:** RiseUP works seamlessly with city and state departments, such as public works and transportation, to ensure smooth coordination during installation. We mitigate potential roadblocks, so your project runs efficiently.
- **Community Impact:** Public art has the power to beautify, uplift, and engage communities. RiseUP ensures that each project fosters community pride and leaves a lasting positive impression on both residents and visitors.



Do's & Don'ts for Municipalities

- DO** work with a professional public art organization to plan, design, and execute your public art project. Professional organizations have experience in navigating the complexities of public art projects, including permits, funding, and community engagement.
- DO** involve the community in the planning and design process to ensure that the public art project reflects the local culture and values. Community engagement can also help build support for the project and reduce the risk of vandalism or other negative reactions.
- DO** consider the long-term maintenance and sustainability of the public art project. Professional organizations can help with ongoing maintenance and ensure that the artwork remains vibrant and engaging for years to come.
- DO** think creatively about the location and design of the public art project. Public art can enhance the urban landscape and create a sense of place, so consider how the artwork will interact with its surroundings and engage with the community.
- DO** set clear goals and objectives for the public art project, such as enhancing community identity or promoting social and environmental justice. Professional organizations can help develop a clear vision for the project and ensure that it aligns with the community's goals and values.

- DON'T** overlook the importance of community engagement in the planning and design process. Failure to involve the community can lead to a lack of support or even opposition to the project.
- DON'T** rush the planning and design process for your public art project. Public art is a long-term investment, so take the time to ensure that the project is well-planned, well-funded, and well-executed.
- DON'T** neglect the long-term maintenance and sustainability of the public art project. Without proper maintenance, the artwork can become a liability rather than an asset to the community.
- DON'T** underestimate the importance of location and design in the success of the public art project. Poorly chosen locations or designs can lead to public dissatisfaction and lack of engagement with the artwork.
- DON'T** overlook the benefits of working with a professional public art organization. Professional organizations have the experience and expertise to ensure that your public art project is successful, sustainable, and reflects the values and culture of your community.

RiseUP provides localized, end-to-end Public Art Management



- Project Management
- Fundraising Strategy
- Government Relations
- Community Engagement
- Execution Strategy and Advising
- Connector/Facilitator
- Artistic Management and
- Artist Database

RISEUP'S PUBLIC ART IMPACT

Over \$2 Million
Invested in CT public art & placemaking

300+

MURALS AND PUBLIC ART PROJECTS

100+

NETWORK OF MURALISTS

40+

TOWNS/CITIES WE WORK WITH

1000+

VOLUNTEERS PER YER



Other Creative Programs

Emerging Artist Program

- Pair emerging muralist with Professional artists on live projects
- Natural mentoring opportunities with experienced muralists
- Referred small scale mural projects
- Progressively more challenging and larger projects



The Art Club

- Collaborative creative community
- Virtual and in-person networking events
- Incubating new public art and placemaking projects
- Shared resources and knowledge among members



The Studio CT

- Studio locations in Hartford and Bridgeport
- Offers open studio hours for Art Club members, workshops, classes, and paint nights
- Available for rental for your next exhibit or show



Creative Leadership Program

- Over 100 youth per year participate in the 6-12 week program.
- End-to-end public art experience and education
- Free creative time with hands on support from Teaching Artists and mentors
- Paid opportunity for youth

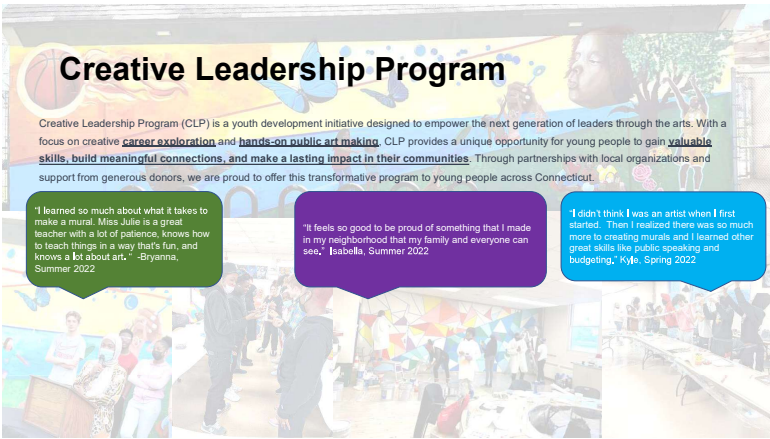
Creative Leadership Program

Creative Leadership Program (CLP) is a youth development initiative designed to empower the next generation of leaders through the arts. With a focus on creative career exploration and hands-on public art making, CLP provides a unique opportunity for young people to gain valuable skills, build meaningful connections, and make a lasting impact in their communities. Through partnerships with local organizations and support from generous donors, we are proud to offer this transformative program to young people across Connecticut.

"I learned so much about what it takes to make a mural. Miss Julie is a great teacher with a lot of patience, knows how to teach things in a way that's fun, and knows a lot about art." -Bryanna, Summer 2022

"It feels so good to be proud of something that I made in my neighborhood that my family and everyone can see." -Isabella, Summer 2022

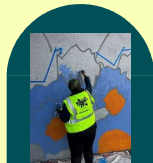
"I didn't think I was an artist when I first started. Then I realized there was so much more to creating murals and I learned other great skills like public speaking and budgeting." -Kyle, Spring 2022



RiseUP's Sample Public Art Portfolio



RiseUP creates localized public art programs for communities across CT. Partnering with local artists and community members to paint and maintain public art.



"Hartford Polaroid Mural" by Deka Henry
Farmington Ave, Hartford CT

ART MANIFESTATION

Norwalk Mural Park
 Popup Murals
 Painted at the 2021 ART manIFESTation

"Namaste"
Artist: Jaii Marc
Partner: Willimantic Public Art

Private Client Mural
Artist: Chris Gann
Partners: Stumpy's Hatchet House

Artists: Alex Ranniello & Chris Gann
Partners: Hartford's SoDo NRZ and Gottesdiener Real Estate

PURNELL PLACE, MANCHESTER
 ARTISTS: BEN KELLER
 PARTNERS: DOWNTOWN MANCHESTER

"YOUR KIND OF PLACE" BY JILLIAN GOELER,
 CAPITAL AVE, HARTFORD
 PARTNERS: IQUILT AND FROG HOLLOW NRZ

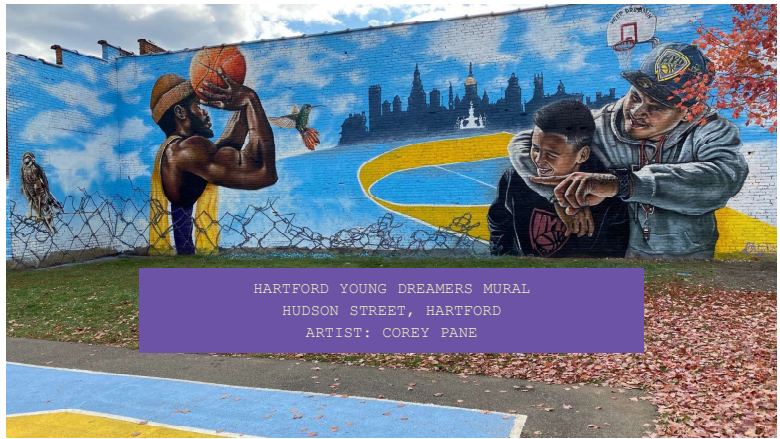
RiseUP was hired by Town of Manchester to beautify Jersey Barriers across the town to bring joy and attract people Downtown during COVID.

Manchester, CT Cheney Rail Trail
Artist: Ben Keller
Partner: Town of Manchester

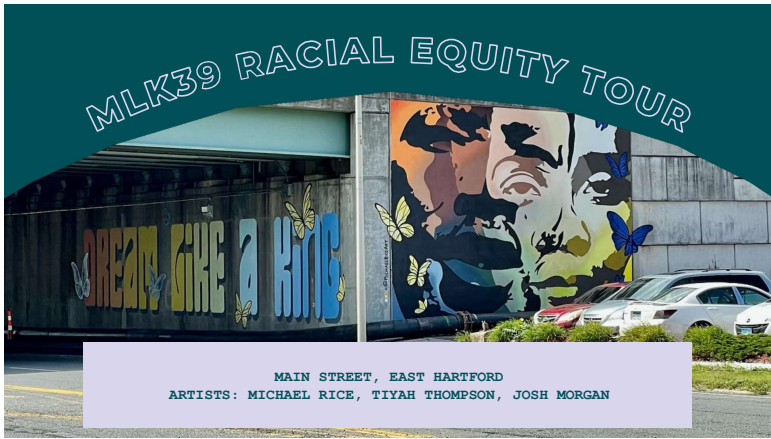


MLK39 Racial Equity Mural Tour
Southington, CT

MAIN STREET, SOUTHINGTON
ARTIST EMIDA ROLLER



HARTFORD YOUNG DREAMERS MURAL
HUDSON STREET, HARTFORD
ARTIST: COREY PANE



MLK39 RACIAL EQUITY TOUR

MAIN STREET, EAST HARTFORD
ARTISTS: MICHAEL RICE, TIYAH THOMPSON, JOSH MORGAN



MLK39 Racial Equity Mural Tour
Manchester, CT

CEDAR STREET, MANCHESTER
ARTISTS: BEN KELLER, ARCY, COREY PANE



"JUST GROW"

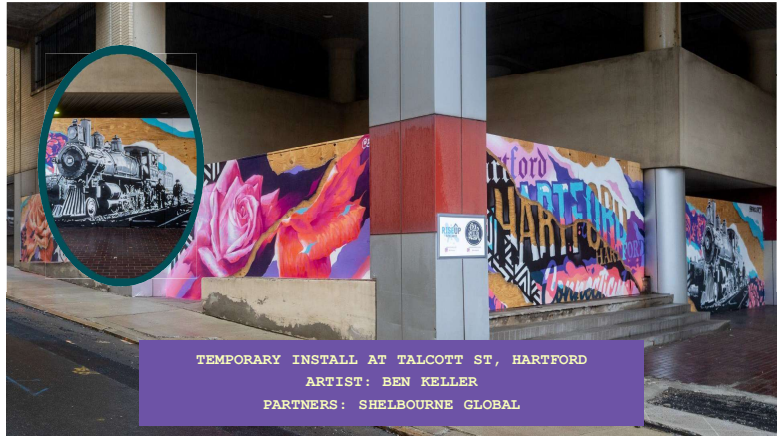
Connecticut's tallest mural, reaching over 100 ft tall and painted by Corey Pane. This mural was in partnership with Hartford Business Improvement District and Goodwin Square Partnership.



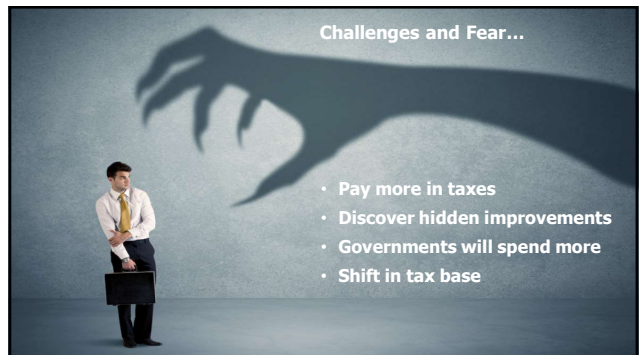
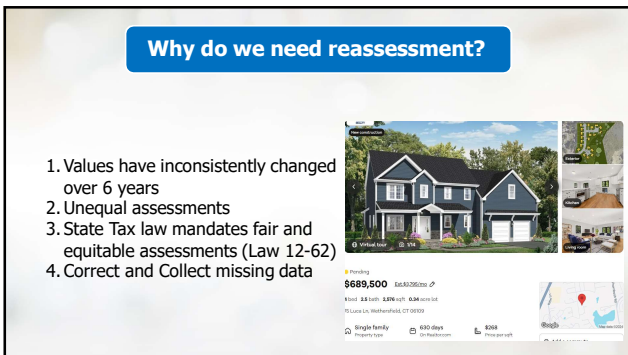
"LEGENDS LIVE FOREVER"
ARTIST: ARCY
PARTNER: CITYCENTER DANBURY



MAIN STREET, BRISTOL
ARTISTS: JILLIAN GOELER
PARTNERS: BRISTOL ARTS COMMISSION



TEMPORARY INSTALL AT TALCOTT ST, HARTFORD
ARTIST: BEN KELLER
PARTNERS: SHELBORNE GLOBAL



Fears Dispelled

1. Pay taxes based on equitably established values
2. Collecting hidden improvements provides foundation for fairness
3. Any shift that may occur in assessment by class promotes greater fairness
4. No causal evidence that Governments spend more after a reassessment
5. Revenue Neutral



Revaluation Goals

- Implement new assessments for all properties to reflect 70% fair market value as of Oct 1, 2024 using best professional practices
- Meet or exceed the Office of Policy & Management (OPM) Standards
- Meet or exceed the Uniform Standards of Professional Appraisal Practice (USPAP)
- Meet or exceed the "Standard on Mass Appraisal" - International Association of Assessing Officers (IAAO)
- Target and optimize Reappraisal Methods and Resources to focus on appraisal needs while addressing the uniqueness of the Town of Wethersfield community

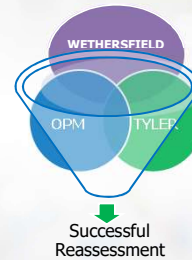


Date of Value

Market Value and Market Conditions as of
October 1, 2024

Market Value must be between 90% and 100% of the median of all valid sales as of the Date of Value

Assessments levels must be between 63% and 70% of the median of all valid sales as of the Date of Value



Phases of Revaluation



USPAP Market Value Definition

Market value is:

*"the **most probable price** which a property should bring in a **competitive and open market** under all conditions requisite to a fair sale, the buyer and seller, each **acting prudently and knowledgeably**, and assuming the price is **not affected by undue stimulus**."*



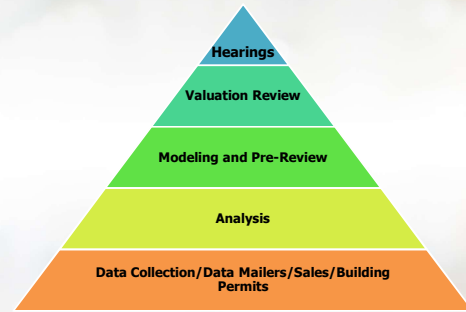
USPAP Market Value Definition

Implicit in this definition are the consummation of a sale as of a **specified date** and the passing of title from seller to buyer under conditions whereby:

- ✓ Buyer and seller are **typically motivated**;
- ✓ Both parties are **well informed or well advised**, and acting in what they consider their own best interests;
- ✓ A reasonable time is allowed for **exposure in the open market**
- ✓ **Payment is made in terms of cash** in U.S. dollars or in terms of financial arrangements comparable thereto; and
- ✓ The price represents the normal consideration for the property sold **unaffected by special or creative financing or sales concessions** granted by anyone associated with the sale."



REASSESSMENT PROCESS



Data Mailers



RESIDENTIAL VALUE CHANGE

09/26/2018 \$268,500
 06/10/2024 \$475,000
 1.77 TIMES
 77% INCREASE



RESIDENTIAL VALUE CHANGE

12/02/2019 \$62,000
 10/23/2023 \$125,000
 2.02 TIMES
 102% INCREASE




RESIDENTIAL VALUE CHANGE

05/14/2018 \$215,000
 02/05/2024 \$315,000
 1.47 TIMES
 47% INCREASE




RESIDENTIAL VALUE CHANGE

07/11/2019 \$267,000
 09/27/2024 \$450,000
 1.69 TIMES
 69% INCREASE




Street View Redesign

SOLD ON SEP 26, 2024
 35 Terrace Rd, Wethersfield, CT 06099
 \$450,000 Sold Price 4 Beds 2.5 Baths 1,808 Sq Ft




© Tyler Technologies 2024




RESIDENTIAL VALUE CHANGE


07/01/2019 \$360,000
 11/20/2023 \$545,000
 1.51 TIMES
 51% INCREASE



Off Market
 4 bed 2.5 bath 3,294 sqft 0.37 acre lot
 107 Hang Dog Ln, Wethersfield, CT 06099
 Single Family 1975 Year built \$545K in 2023 Last sold
 \$228 Price per sqft 2 Car Garage




© Tyler Technologies 2024




RESIDENTIAL VALUE CHANGE

07/24/2019 \$206,000
 12/22/2023 \$315,000
 1.53 TIMES
 53% INCREASE


New Roof and New Siding



Off Market
 3 bed 1 bath 912 sqft 0.24 acre lot
 156 Quip Rd, Wethersfield, CT 06099
 Single Family 1927 Year built \$315K in 2023 Last sold
 \$345 Price per sqft 1 Car Garage




© Tyler Technologies 2024




RESIDENTIAL VALUE CHANGE

05/30/2019 \$225,100
 01/17/2024 \$355,000
 1.58 TIMES
 58% INCREASE


Updated kitchen and new Siding



Off Market
 3 bed 1.8 bath 1,300 sqft 1.02 acre lot
 96 Charter Rd, Wethersfield, CT 06099
 Single Family 1941 Year built \$355K in 2024 Last sold
 \$266 Price per sqft 1 Car Garage




© Tyler Technologies 2024




RESIDENTIAL VALUE CHANGE

04/20/2020 \$315,000
 07/03/2024 \$450,000
 1.43 TIMES
 43% INCREASE


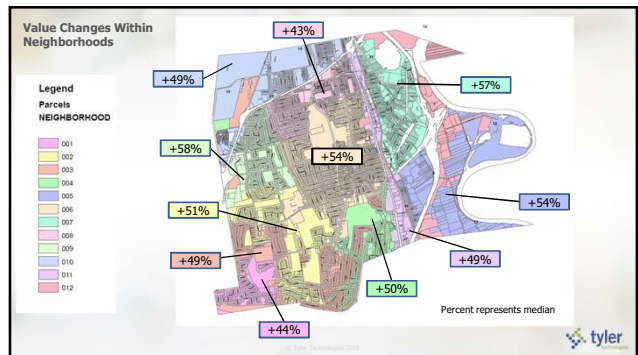
Updated kitchen



Just Sold
 Let sold for \$450,000
 3 bed 1.8 bath 2,280 sqft 0.75 acre lot
 38 Fairview Dr, Wethersfield, CT 06099
 Single Family 1927 Year built \$450K in 2024 Last sold
 \$195 Price per sqft 2 Car Garage



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Date of Value

Market Value and Market Conditions as of
October 1, 2024

Market Value must be between 90% and 100% of the median of all valid sales as of the Date of Value

Assessments levels must be between 63% and 70% of the median of all valid sales as of the Date of Value



Statistical Measures

	MEDIAN ASR	COD	PRD	PRB
Town	0.95	6.20	0.99	0.004
IAAO Standards	0.90 - 1.10	15.00 or less	0.98-1.03	-.050 to .050
Results	Meets Standards	Meets Standards	Meets Standards	Meets Standards



Change Notice



What if I want to appeal my assessment?

- Review Property Data On-Line
- Judge the Value
- Request a phone hearing if you think the value is inaccurate
- Email documents before hearing
- Notices mailed November 15th
- Deadline to Schedule a hearing is November 29th
- Hearings Start December 11th
- Hearing results at the end of January
- Board of Assessment Appeals filing by February 20th

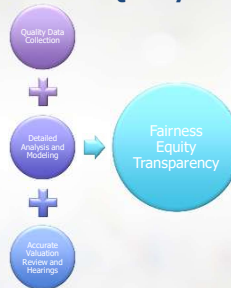


Hearings

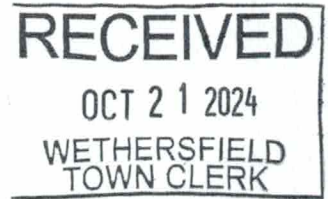
- One on One phone meeting
- Be able to supply and discuss
 - Appraisals
 - Purchase and Sale Agreements
 - Closing Statements
 - Recent income and expense data
 - Tax returns
 - Leases
- Post hearings submissions are encouraged and welcomed



Quality-Driven Process = Quality Results







10/21/24

To Whom this May Concern:

Wethersifeld Town Planning and Zoning Department

Re: Mill Woods proposals for Astro Turf

Good afternoon. My name is Dr. Kevin Hall. I am a former resident of Wethersfield, and a graduate of Wethersfield High School. I used to live on Grist Mill Road, had memberships to Mill Woods, and I continue to play tennis on your courts, and walk around your park, as it is beautiful. I was quite concerned to hear about recent proposals to convert the natural turf on the sports fields to Astroturf.

Concerns that I have include:

maintenance costs and replacement costs over time.

Run off of chemicals from the high topography field, down to the lower topography area where children fish and the pool is located.

Environmental concerns of these chemicals leeching into the ground water, contaminating wildlife, and perhaps even exposing the children to harm over time from exposures/allergies, or contact with scraped knees or ingestion of contaminated water.

For these reasons, please reconsider this approach. The natural turf has been maintained beautifully over time and worked for the town's residents with minimal issues. As a person considering moving back into Wethersfield at present, I implore you to reconsider this proposal.

Thank you

Kevin Hall

860 690 7518

A handwritten signature in black ink, appearing to read "Kevin Hall". The signature is stylized with large, overlapping loops and a long horizontal stroke at the end.

RECEIVED
OCT 21 2024
WETHERSFIELD
TOWN CLERK



PEER
PUBLIC EMPLOYEES
FOR ENVIRONMENTAL
RESPONSIBILITY

June 18, 2024

RE: Downsides of Artificial Turf

Public Employees for Environmental Responsibility (PEER) is extremely concerned about the proliferation of artificial turf installations around the country. We are providing comments on the adverse impacts of artificial turf so you can make an informed decision, particularly in regard to per-and polyfluoroalkyl substances (PFAS) and several misstatements of facts/errata that are commonly presented by landscape architects and consultants at various municipal meetings. Our specific comments are set forth below.

What are PFAS? PFAS are a large family of chemicals that number between 6,504¹ and 12,039² human-made chemicals that provide heat, stain, and water resistance. Yet, due to the strong carbon-fluorine bonds that occur in these molecules, PFAS do not easily break down in the environment and are called “forever chemicals.” Well-studied PFAS are toxic to humans in concentrations as small as parts per quadrillion (ppq).³ While the U.S. Environmental Protection Agency (EPA) does not have a consistent definition of PFAS, most states define PFAS as any chemical with at least one fully fluorinated carbon. Regardless of which definition is used, the adverse health impacts of PFAS are undeniable.

Specifically, PFAS are associated with cancer and are linked to growth, learning, and behavioral problems in infants and children; fertility and pregnancy problems, including pre-eclampsia; interference with natural human hormones; increased cholesterol; and immune system problems.⁴ Epidemiological studies have found decreased antibody response to vaccines,⁵ and

¹ <https://www.epa.gov/system/files/documents/2021-10/pfas-natl-test-strategy.pdf>

² ENVTL. PROTECTION AGENCY, *PFAS Master List of PFAS Substances*, https://comptox.epa.gov/dashboard/chemical_lists/pfasmaster

³ CAL. OFFICE OF ENVTL. HEALTH HAZARD ASSESSMENT, *Announcement of Availability of a Draft Technical Support Document and Public Workshop for Proposed Public Health Goals for Perfluorooctanoic Acid and Perfluorooctane Sulfonic Acid in Drinking Water*, (July 22, 2021) <https://oehha.ca.gov/water/cmr/announcement-availability-draft-technical-support-document-and-public-workshop-proposed>.

⁴ U.S. Dept. of Health and Human Services, Agency for Toxic Substances and Disease Registry, *Toxicological Profile for Perfluoroalkyls*, (May 2021), <https://www.atsdr.cdc.gov/toxprofiles/tp200.pdf>

⁵ Sunderland, E. M. et. al., *A Review of the Pathways of Human Exposure to Poly- and Perfluoroalkyl Substances (PFASs) and Present Understanding of Health Effects*, 29 JOURNAL

associations between blood serum PFAS levels and both immune system hypersensitivity and autoimmune disorders like asthma and ulcerative colitis.⁶ The negative immune system effects of PFAS are extremely concerning given the ongoing COVID-19 pandemic. Recently, the Centers for Disease Control and Prevention released a “Statement on Potential Intersection between PFAS Exposure and COVID-19,” which recognized the “evidence from human and animal studies that PFAS exposure may reduce antibody responses to vaccines . . . and may reduce infectious disease resistance.”⁷ Most recently, PFAS exposure has been found to be associated with mortality from cardiovascular disease,⁸ and with chemotherapy resistance.⁹

Numerous studies have found toxicity in legacy PFAS, such as PFOS and PFOA. Yet, as scientists study newer replacement PFAS, they are finding similar adverse toxicological outcomes in the new PFAS they test.¹⁰ A compilation of PFAS toxicity studies shows that virtually every PFAS examined is correlated with adverse health outcomes.¹¹ Finally, it is worth noting that a peer-reviewed article from 2023 concludes that “there are cancer risks probability occurs as a result of chemical exposure from artificial turf.”¹²

It is also important to note that several PFAS are subject to California’s Prop 65. One of the PFAS on California’s Prop 65 list is PFOS,¹³ which is found in roughly three-quarters of artificial turf.¹⁴

Routes of exposure for PFAS include ingestion, inhalation, and dermal absorption. While ingestion of PFAS is the most common route of exposure, scientists are finding that inhalation and dermal absorption are important routes of exposure. The federal Agency for Toxic Substances and Disease Registry (ATSDR) states that people working with PFAS “may be exposed to PFAS by inhaling them, getting them on their skin, and swallowing them.”¹⁵ Moreover, recent work shows that firefighters can be exposed to PFAS through “ingestion or inhalation, or direct contact with the skin and dermal absorption.”¹⁶ Recent studies have shown

OF EXPOSURE SCIENCE AND ENVIRONMENTAL EPIDEMIOLOGY, no. 2, (2018),
<https://pubmed.ncbi.nlm.nih.gov/30470793/>.

⁶ See U.S. Environmental Protection Agency, *Drinking Water Health Advisory for Perfluorooctanoic Acid (PFOA)*, 39 (May 2016), https://www.epa.gov/sites/production/files/2016-05/documents/pfoa_health_advisory_final_508.pdf.

⁷ Centers for Disease Control and Prevention and Agency for Toxic Substances and Disease Registry, *Statement on Potential Intersection between PFAS Exposure and COVID-19*, <https://www.atsdr.cdc.gov/pfas/health-effects/index.html> (last visited Mar. 29, 2021).

⁸ <https://link.springer.com/article/10.1186/s12940-024-01074-2>

⁹ <https://www.sciencedirect.com/science/article/pii/S1572100024001807>

¹⁰ U.S. Dept. of Health and Human Services, National Toxicology Program, *Per- and Polyfluoroalkyl Substances (PFAS)*, <https://ntp.niehs.nih.gov/whatwestudy/topics/pfas/index.html>

¹¹ <https://pfasproject.com/pfas-toxic-database/>

¹² <https://doi.org/10.1016/j.heliyon.2023.e14928>

¹³ <https://www.p65warnings.ca.gov/fact-sheets/pfos-perfluorooctane-sulfonate-or-perfluorooctane-sulfonic-acid>

¹⁴ https://curate.nd.edu/articles/thesis/Development_of_Analytical_Methods_for_Highly_Selective_and_Sensitive_Analysis_of_Compounds_Relevant_to_Human_Health_and_the_Environment/24869502

¹⁵ <https://www.atsdr.cdc.gov/pfas/health-effects/exposure.html#:~:text=Workers%20may%20be%20exposed%20to,your%20body%20through%20your%20skin.>

¹⁶ <https://www.sffcpf.org/wp-content/uploads/2020/06/6.23.2020-DR-PEASLEE-STUDY-ANOTHER-PATHWAY-FOR-FIREFIGHTER-EXPOSURE-TO-PFAS-FIREFIGHTER-TEXTILES.pdf>

that some PFAS can migrate from car seat fabric to sweat, showing a potential dermal exposure route.¹⁷ Finally, PEER conducted a preliminary study which indicates that children playing on artificial turf do pick PFAS up on their skin.¹⁸ Additional research is being conducted on this issue.

There are per-and polyfluoroalkyl substances (PFAS) in artificial turf. In 2019, scientists from PEER and The Ecology Center discovered PFAS in the blades and backing of artificial turf. Since then, artificial turf manufacturers and consultants have conceded that PFAS are added to the machines to assist in the extrusion of the hot plastic, but PFAS are also used as “a slip agent that is intentionally added to the molten hydrocarbons to make the plastic grass blades free of defects.”¹⁹ In other words, PFAS *are* used in the base material itself. In fact, every sample of dozens of artificial turf samples, regardless of the manufacturer, shows PFAS²⁰ in the grass blades, the backing, and sometimes the shock pad and the infill. Moreover, Synthetic Precipitation Leaching Procedures (SPLPs) show that these PFAS leach off the fields into surrounding waters; indeed, 12 ppt of just six PFAS will leach off a brand new field.^{21,22}

Landscape architects/consultants often promise that certification from the turf manufacturer shows that PFAS are not used in the manufacturing of the artificial turf system. This is not true. The artificial turf industry claimed for years that they did not use PFAS, and we now know that they do. A bill proposing to ban artificial turf containing PFAS in California led to the Synthetic Turf Council testifying that:

The bill a (sic) ban on the sale of artificial turf containing intentionally added PFAS on January 1, 2024 to certain public entities and by January 1, 2025 for all sales in California. These dates do not provide enough time for manufacturers and suppliers to develop viable alternatives for the market place...²³

This testimony is a clear admission that all artificial turf contains PFAS.

Certification from the industry itself claiming the products are PFAS-free will not protect a town or city from contamination. Landscape architects/consultants also often state one or more of the following:

- the synthetic turf system shall be considered “PFAS free” according to REACH and/or California’s Prop 65;

¹⁷ <https://www.sciencedirect.com/science/article/abs/pii/S0269749120361650?via%3Dihub>

¹⁸ <https://peer.org/pfas-in-artificial-turf-coats-players-skin/>

¹⁹ <https://oakbluffs.zoom.us/rec/play/XRPkH->

[Yd8joprhylovKEPo3SpdVyri6t5IntklwSyaXPB10ZXZ6U_IUjX9npl9X4DduJgE7gjIndVKMS.qSRjKd7F9cH_sF-e?continueMode=true&x_zm_rtaid=oO_jk5lWTT-Y7W-V3an6Yw.1652118740167.3adaa7e26df2bb777484f4cc1217465c&x_zm_rhtaid=887](https://oakbluffs.zoom.us/rec/play/XRPkH-Yd8joprhylovKEPo3SpdVyri6t5IntklwSyaXPB10ZXZ6U_IUjX9npl9X4DduJgE7gjIndVKMS.qSRjKd7F9cH_sF-e?continueMode=true&x_zm_rtaid=oO_jk5lWTT-Y7W-V3an6Yw.1652118740167.3adaa7e26df2bb777484f4cc1217465c&x_zm_rhtaid=887)

²⁰ Dr. Graham Peaslee and Kristen Mello, NEWMOA Conference, April 6, 2022

²¹ Id.

²² https://www.mvcommission.org/sites/default/files/docs/2021-02-26%20%28TurfAnalysisReport_FINAL%29.pdf

²³ June 21, 2023 letter from Melanie Taylor, President & CEO, Synthetic Turf Council to California Senator Ben Allen; copy available upon request

- the turf system shall be non-detect (ND) for 30 PFAS compounds tested via EPA Method 537 Modified; or
- they will provide a statement from the vendor that the turf does not contain and is not manufactured with PFAS.

These statements show a lack of understanding of PFAS, its regulation, toxicity, and testing regimens. First, REACH and Prop 65 do not regulate the same PFAS chemicals that many states regulate. Second, PFAS chemistry is complicated, and precursor PFAS can have terminal end products that are regulated PFAS themselves; therefore, the best way to protect surrounding soil and water is to prohibit *any* PFAS in the turf materials. To protect themselves, cities and towns should require: 1) *all* components of the turf, including infill, should be tested using the Synthetic Precipitation Leaching Procedure (SPLP) treatment before testing for PFAS²⁴; 2) those tests should be done by an independent laboratory with low detection limits; and 3) *any* amount of targeted PFAS should be prohibited.

Even minute amounts of PFAS are dangerous. In April of 2024, the U.S. Environmental Protection Agency (EPA) issued its final drinking water limits for six PFAS, including PFOA and PFOS.²⁵ The limits are 4 ppt for both PFOA and PFOS individually, but EPA also proposed health-based, non-enforceable Maximum Contaminant Level Goals (MCLGs) of *zero* because “there is no dose below which either chemical is considered safe.”²⁶ Now that these proposed regulations are finalized, all states will have to comply with them.

Given that we are seeing these PFAS leaching off artificial turf, it is important to assess the impacts to the groundwater, surface water, and soils from the PFAS in these products. Indeed, Dr Graham Peaslee of Notre Dame University estimates that one artificial turf field will leach 12 mg of PFAS/year, which in turn will contaminate roughly 800,000 gallons of water. It appears that as a field ages and is subject to ultraviolet light, abrasion, and acidic rain, even more PFAS will leach off. Legal liability issues should be considered, as municipalities can be considered a responsible party in the contamination of drinking water wells, surface water, groundwater, and soils from artificial turf.

Artificial turf does not save water. Proponents of artificial turf, particularly in drought stricken areas, often tout the water-saving properties of artificial turf. A 2017 study in New Mexico concluded that “in order to provide a cool, playable surface, irrigation amounts for artificial turf are *greater* than for natural warm-season turf” (emphasis added).²⁷ This study was confirmed in 2020 when researchers found that “that the amount of water required to maintain [artificial turf] temperatures at levels comparable to irrigated [natural turf] over a 24-h period exceed the water requirements of Bermuda grass [natural turf] in the same environment.”²⁸ In fact, a member of the Synthetic Turf Council claims that irrigation systems for artificial turf must be “over-engineered” and that “a large amount of water has to be dumped evenly across the whole field—

²⁴ SPLP tests measure materials that leach off the field due to rainfall; it measures organic and inorganic compounds present in the artificial turf system, and reveals what will enter the soil, groundwater, or nearby surface waters.

²⁵ https://www.epa.gov/system/files/documents/2024-04/pfas-ndpwr_prepubfederalregisternotice_4.8.24.pdf

²⁶ <https://www.federalregister.gov/documents/2023/03/29/2023-05471/pfas-national-primary-drinking-water-regulation-rulemaking>

²⁷ <https://scisoc.confex.com/crops/2017am/webprogram/Handout/Paper106290/Ahmed%20Kanaan.pdf>

²⁸ Kanaan, A. et al., Water Requirements for Cooling Artificial Turf, J. Irrig. Drain Eng., 2020, 146(10): 05020004

- 2-methylphenol (o-cresol) and 3-methylphenol (m-cresol) at concentrations of 8.8 µg/L and 16 µg/L (ppb), respectively;
- 2,4-dimethylphenol at a concentration of 1.8 µg/L (ppb); and
- Benzyl alcohol at a concentration of 15 µg/L (ppb).

Therefore, it is important to consider that these alternative infills do not significantly reduce the heat island effect, and that they may contain chemicals of concern.

Artificial turf results in greenhouse gas emissions. Recent research shows that “the substitution of artificial grass for natural grass contributes to global warming.”³⁴ Additionally:

...artificial grass reaches significantly greater temperatures than those reached by natural grass under the same meteorological conditions... artificial grass creates an additional amount of energy absorbed by the atmosphere. With the number of nationwide artificial grass installations, a typical result yields an additional energy deposited into the atmosphere during moderately warm summer days of 10 to 20 gigawatts.³⁵

More recent research conducted this year states that artificial turf “can significantly increase ground surface temperatures and consequently increase ambient air temperatures near the ground as well as its surroundings.”³⁶ Indeed, the scientists conclude that, “[c]oncerning climate mitigation, replacing natural ground with heat-absorbent artificial turf may be counter-productive.”³⁷ It is also important to note that EPA considers artificial turf to be an impervious surface,³⁸ which exacerbates runoff and contamination of adjacent waterways. This is especially critical with climate change bringing frequent torrential rain (rain bombs) and other storms.

The majority of existing artificial turf studies focus on the dangers of crumb rubber infill.

Most studies often cited by proponents of artificial turf were conducted before PFAS was discovered in the products in 2019, and recent studies showing risk or harm are often not included. Therefore, any study on the health effects of artificial turf conducted prior to 2019 will not assess risks from PFAS.

Artificial turf results in the discharge of microplastics. Both the grass blades of the plastic turf and infill migrate off the field and get into soils and waters. Hundreds of pounds of microplastics shed off these fields each year, despite industry’s claims that they do not break.³⁹ In fact, research from Sweden indicates that microplastics coming off artificial turf fields is the second largest source of microplastics in the environment.⁴⁰ Recent research shows that fibers from artificial grass accounted for 15% of plastic pieces larger than 5 millimeters in all microplastics within 1 kilometer of the shore; they found 213,200 pieces of artificial turf floating

³⁴ Golden, L.M., Sustainability and Climate Change. Dec 2021.436-449. <http://doi.org/10.1089/sec.2021.0038>

³⁵ Id.

³⁶ Shi, Y. and C.Y. Jim, *Developing a Thermal Suitability Index to assess artificial turf applications for various site-weather and user-activity scenarios*, Landscape and Urban Planning, Volume 2017 (2022).

³⁷ Id.

³⁸ <https://www3.epa.gov/region1/npdes/stormwater/ma/2016fpd/appendix-a-2016-ma-sms4-gp-mod.pdf>

³⁹ <https://www.youtube.com/watch?v=A8OLBfWmt7g&t=2s>

⁴⁰ <https://www.diva-portal.org/smash/get/diva2:1549783/FULLTEXT01.pdf>

and quickly because players will want to play immediately. And the cooling effect only lasts about an hour, maybe less.”²⁹ Therefore, it is important for cities and towns to consider recent scientific studies regarding the necessity of watering artificial turf to maintain cool enough temperatures to play.

So-called “organic” infills are not necessarily safe from a heat or chemical perspective. We are now hearing landscape architects/consultants saying that if they use one of the “organic” infills – like BrockFILL, coconut husks, walnut shells, and the like – the temperature of the field will be 20 to 40 degrees lower than those artificial turf fields with crumb rubber infill. This is not true.

While using infill other than crumb rubber can reduce the temperature of artificial turf by a few degrees, it is not a significant reduction. One recent study concluded that, “High surface temperatures have been attributed to the black crumb rubber infills, and *different alternative infills were tested but with only small changes observed*”³⁰ (emphasis added). Another study concluded that, “synthetic turf infill does not affect surface temperature as much as fibres.”³¹ In addition, another researcher concluded:

Although it is common to blame the sunlight’s interaction with the black crumb rubber for the hot surface, the fibers also significantly contribute to a field’s temperature. Anyone who has spent time working with traditional (non-infilled) AstroTurf-type surfaces can tell you that those fields also got extremely hot and they do not contain any crumb rubber...it is obvious that there is no “magic bullet” available to dramatically lower the surface temperature of synthetic turf. Reductions of five or even ten degrees offer little comfort when temperatures can still exceed 150° F.³²

These “organic” infills are not organic as organic food certified by the United States Department of Agriculture (USDA); while the word “organic” sounds non-toxic, it is not necessarily. Indeed, a 2021 study³³ conducted for Martha’s Vineyard, Massachusetts, found that BrockFILL, one of the more popular organic infills, contained:

- Barium levels of 112 µg/L (ppb);
- Cadmium at a concentration of 0.042 mg/kg (ppm);
- Selenium at concentrations of 0.656 mg/kg (ppm);
- Zinc at concentrations of 85 µg/L (ppb);
- Phenol at a concentration of 6.9 mg/kg (ppm)

²⁹ <https://www.parksandrecbusiness.com/articles/2016/10/part-2-watering-synthetic-turf>

³⁰ Gustin, M., et al, *Modelling Surface Temperatures on 3G Artificial Turf*, Presented at the 12th Conference of the International Sports Engineering Association, Brisbane, Queensland, Australia, 26–29 March 2018. Published: 13 February 2018

³¹ Thomsa, A. W. et al., *Models for predicting surface temperatures on synthetic turf playing surfaces*, *Procedia Engineering* 72 (2014) 895 – 900

³² Serensits, T.J. Is there any way to cool synthetic turf? *SportsTurf* 2011, 27, 20–22.

<https://sturf.lib.msu.edu/article/2011jun20.pdf>

³³ https://www.mvcommission.org/sites/default/files/docs/2021-02-26%20%28TurfAnalysisReport_FINAL%29.pdf

in water per square kilometer.⁴¹ PFAS and other toxic chemicals will migrate with these microplastics and contaminate nearby soil and waters.

Artificial turf cannot currently be recycled. There are currently no artificial turf recycling facilities in the United States, and old fields are being unceremoniously dumped all over the country.⁴² Recently, landscape architects/consultants are claiming there are artificial turf recycling facilities in Pennsylvania and Texas. The facility in Pennsylvania is not operating, and in fact has been cited for environmental violations.⁴³ The facility in Texas is an “advanced recycling” facility run by Exxon; turf will be “recycled” via pyrolysis, which means it will be burned.⁴⁴ This pyrolysis results in intensive energy and water use, and spews toxic chemicals into the air. It should not be called “recycling.” Artificial turf providers should be required to specifically disclose what will happen to the tons of PFAS-laden plastic at the end of the field’s life.

Artificial turf is more expensive than natural grass. When full lifecycle costs (i.e., installation, maintenance, and disposal/replacement) are considered, artificial turf is more expensive than natural grass. In 2016, the Toxics Use Reduction Institute (TURI) did a comparison of costs of artificial turf versus natural grass, based on real world examples, and concluded that, “In nearly all scenarios, the full life-cycle cost of natural turf is lower than the life-cycle cost of a synthetic turf field for an equivalent area.”⁴⁵

Athletes experience more non-contact injuries on artificial turf. Contrary to industry-funded studies, independent research finds that children and athletes have higher injury rates on artificial turf. For example, a 2024 study examining the risk of concussions found “significantly greater impact deceleration on synthetic turf compared to the natural grass surfaces.”⁴⁶ Scientists concluded that, “natural grass fields are a softer playing surface compared to synthetic turf fields”⁴⁷ which correlates with a higher rate of lower extremity injuries and concussions. It is important to note that these scientists also concluded that:

There is a misconception that one of the benefits of synthetic turf over natural grass is that synthetic turf is maintenance free. Routine maintenance practices such as raising matted-down fibers, infill restoration, and paint and debris removal, may be required *even weekly* depending on field usage⁴⁸ (emphasis added).

⁴¹ <https://www.sciencedirect.com/science/article/pii/S0269749123010965>

⁴² <https://www.theatlantic.com/science/archive/2019/12/artificial-turf-fields-are-piling-no-recycling-fix/603874/>

⁴³ <https://www.phillyburbs.com/story/news/environment/2023/03/20/pa-officials-say-turf-recycler-is-violating-environmental-laws/69995371007/>

⁴⁴ <https://www.theguardian.com/us-news/2023/apr/10/exxon-advanced-recycling-plastic-environment>

⁴⁵ <https://www.turi.org/content/download/10395/173557/file/Cost%20Artificial%20Turf.%20September%202016.pdf>

⁴⁶ Villanueva NC, Chun IKH, Fujiwara AS, Leibovitch ER, Yamamoto BE, Yamamoto LG. *Impact Deceleration Differences on Natural Grass Versus Synthetic Turf High School Football Fields*. Hawaii J Health Soc Welf. 2024 Jan;83(1):4-9. PMID: 38223462; PMCID: PMC10782390.

⁴⁷ Id.

⁴⁸ Id.

Artificial turf fields will “alter” nearby wetlands and waters pursuant to the Massachusetts Wetlands Protection Act. The Massachusetts Wetlands Protection Act defines alterations broadly. Specifically:

Alter means to change the condition of any Area Subject to Protection under M.G.L. c. 131, § 40. Examples of alterations include, but are not limited to, the following:

- (a) the changing of pre-existing drainage characteristics, flushing characteristics, salinity distribution, sedimentation patterns, flow patterns and flood retention areas;
- (b) the lowering of the water level or water table;
- (c) the destruction of vegetation;
- (d) the changing of water temperature, biochemical oxygen demand (BOD), and other physical, biological or chemical characteristics of the receiving water.⁴⁹

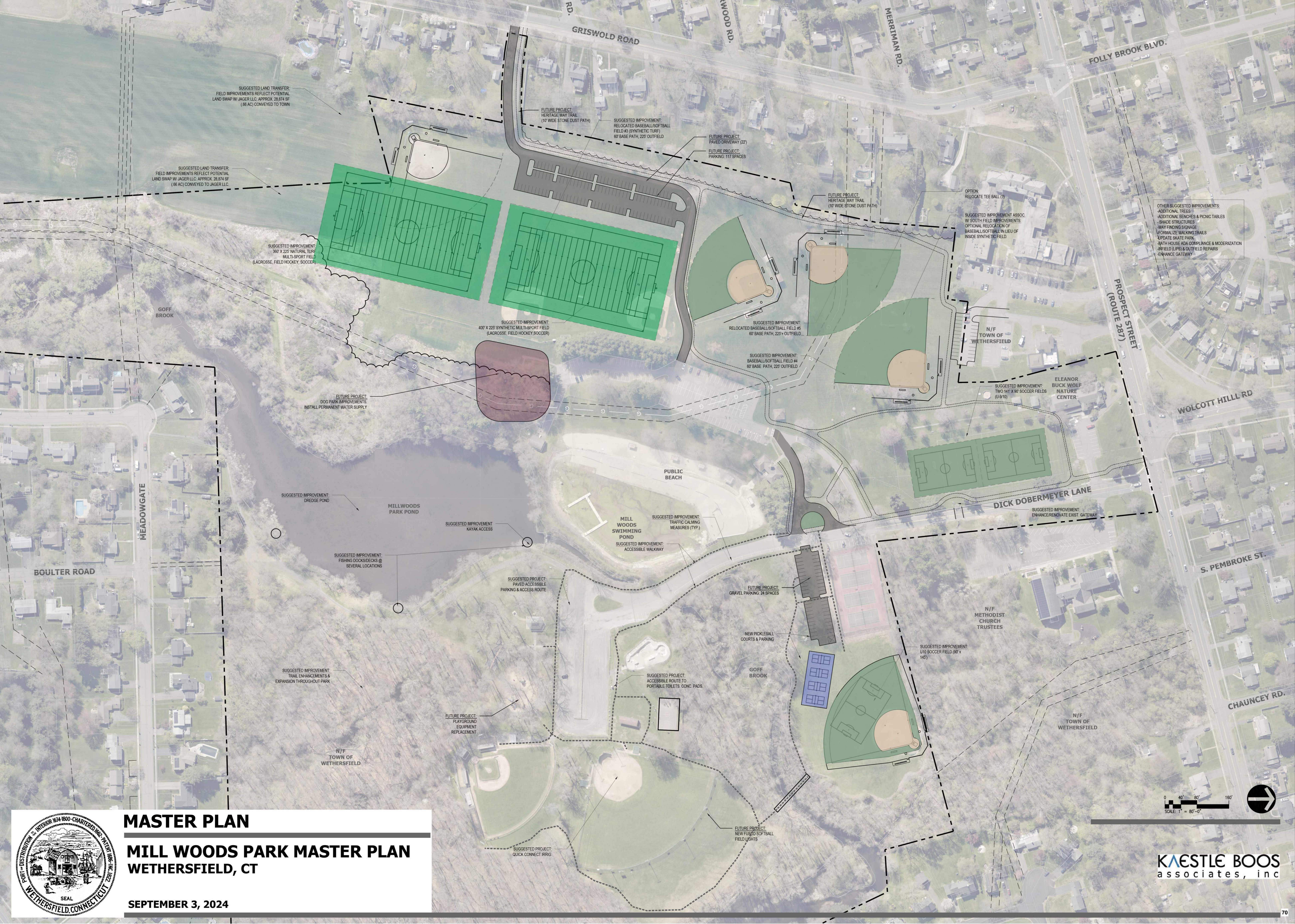
Artificial turf fields leach PFAS and other chemicals into nearby wetlands and waters; shed microplastics and infill into these waters; can raise the temperature of those waters given the extreme heat on these plastic fields on hot days; and can change the drainage characteristics given the fact that they are impervious surfaces. *All* of these alterations fall within Conservation Commission jurisdiction.

Conclusion. Given the PFAS that leaches off artificial turf, the backing, and the infill, together with the migration of microplastics, the inability to recycle the fields at end of life, the contribution to climate change, and the intense water use, cities and towns should seriously consider the installation of grass fields.

It appears that all artificial turf contains PFAS, including one of the most toxic (PFOS). Because we only discovered PFAS in artificial turf three years ago, there have been no studies investigating health impacts to athletes using the fields from these PFAS. This absence of evidence does *not* mean that it is safe for people to use the fields; it merely means it has not yet been studied. However, we do know that even minute quantities of PFAS are dangerous to human health; and we do know that the PFAS in the fields leaches off into groundwater, soils, and drinking water.

Kyla Bennett, PhD, JD
Director, Science Policy

⁴⁹ 310 CMR Section 10.04



SUGGESTED LAND TRANSFER
FIELD IMPROVEMENTS REFLECT POTENTIAL
LAND SWAP W/ JAGER LLC. APPROX. 28,874 SF
(.66 AC) CONVEYED TO TOWN

SUGGESTED LAND TRANSFER
FIELD IMPROVEMENTS REFLECT POTENTIAL
LAND SWAP W/ JAGER LLC. APPROX. 28,874 SF
(.66 AC) CONVEYED TO JAGER LLC.

SUGGESTED IMPROVEMENT
360' X 225' NATURAL TURF
MULTI-SPORT FIELD
(LACROSSE, FIELD HOCKEY, SOCCER)

SUGGESTED IMPROVEMENT
400' X 225' SYNTHETIC MULTI-SPORT FIELD
(LACROSSE, FIELD HOCKEY, SOCCER)

FUTURE PROJECT
DOG PARK IMPROVEMENTS
INSTALL PERMANENT WATER SUPPLY

SUGGESTED IMPROVEMENT
DREDGE POND

MILL WOODS
PARK POND

SUGGESTED IMPROVEMENT
KAYAK ACCESS

SUGGESTED IMPROVEMENT
FISHING DOCKS/DECKS @
SEVERAL LOCATIONS

SUGGESTED IMPROVEMENT
TRAIL ENHANCEMENTS &
EXPANSION THROUGHOUT PARK

N/F
TOWN OF
WETHERSFIELD

FUTURE PROJECT
PLAYGROUND
EQUIPMENT
REPLACEMENT

SUGGESTED PROJECT
QUICK CONNECT RRIG

FUTURE PROJECT
HERITAGE WAY TRAIL
(10' WIDE STONE DUST PATH)

SUGGESTED IMPROVEMENT
RELOCATED BASEBALL/SOFTBALL
FIELD #3 (SYNTHETIC TURF)
60' BASE PATH, 225' OUTFIELD

FUTURE PROJECT
PAVED DRIVEWAY (22')

FUTURE PROJECT
PARKING: 117 SPACES

FUTURE PROJECT
HERITAGE WAY TRAIL
(10' WIDE STONE DUST PATH)

SUGGESTED IMPROVEMENT
RELOCATED BASEBALL/SOFTBALL FIELD #5
60' BASE PATH, 225' OUTFIELD

SUGGESTED IMPROVEMENT
BASEBALL/SOFTBALL FIELD #4
60' BASE PATH, 225' OUTFIELD

OPTION
RELOCATE TEE BALL (7)

SUGGESTED IMPROVEMENT ASSOC.
W/ SOUTH FIELD IMPROVEMENTS:
OPTIONAL RELOCATION OF
BASEBALL/SOFTBALL IN LIEU OF
INSIDE SYNTHETIC FIELD

SUGGESTED IMPROVEMENT
TWO 141' X 97' SOCCER FIELDS
(U-9/10)

ELEANOR
BUCK WOLFF
NATURE
CENTER

PUBLIC
BEACH

MILL WOODS
SWIMMING
POND

SUGGESTED IMPROVEMENT
TRAFFIC CALMING
MEASURES (TYP.)

SUGGESTED IMPROVEMENT
ACCESSIBLE WALKWAY

SUGGESTED PROJECT
PAVED ACCESSIBLE
PARKING & ACCESS ROUTE

FUTURE PROJECT
GRAVEL PARKING: 24 SPACES

NEW PICKLEBALL
COURTS & PARKING

GOFF
BROOK

SUGGESTED PROJECT
ACCESSIBLE ROUTE TO
PORTABLE TOILETS, CONC. PADS.

SUGGESTED IMPROVEMENT
L118 SOCCER FIELD (60' X
145')

N/F
METHODIST
CHURCH
TRUSTEES

N/F
TOWN OF
WETHERSFIELD

FUTURE PROJECT
NEW PUGO SOFTBALL
FIELD LIGHTS

OTHER SUGGESTED IMPROVEMENTS:
- ADDITIONAL TREES
- ADDITIONAL BENCHES & PICNIC TABLES
- SHADE STRUCTURES
- WAY FINDING SIGNAGE
- FORMALIZE WALKING TRAILS
- UPDATE SKATE PARK
- BATH HOUSE ADA COMPLIANCE & MODERNIZATION
- INFIELD (LIPS) & OUTFIELD REPAIRS
- ENHANCE GATEWAY



MASTER PLAN

MILL WOODS PARK MASTER PLAN

WETHERSFIELD, CT

SEPTEMBER 3, 2024



KAESTLE BOOS
associates, inc

**VERIFIED INTERVENTION PLEADING AS PROVIDED BY SECTION 22a-19
OF THE CONNECTICUT GENERAL STATUTES**

1. My name is #1 Mariann Zebedeo. I live and reside at 34 Dorlen Cir., Wethersfield, Connecticut 06109.
2. My name is #2 Nancy Correra . I live and reside at 95 Griswold Rd., Wethersfield, Connecticut 06109
3. My name is #3 Betsy Correra. I live and reside at 95 Griswold Rd., Wethersfield, Connecticut 06109
4. For purposes of this Verified Intervention Pleading, the aforementioned individuals are collectively referred to as "Intervenors".
5. Pursuant to Section 22a-19 of the Connecticut General Statutes, Intervenors file this Verified Intervention Pleading with the Town Council of the Town of Wethersfield, Connecticut (the "Commission"), in a proceeding concerning approval of an artificial turf field and associated improvements (the "Proposed Activity") at Mill Woods Park, Wethersfield, Connecticut (the "Subject Property").
6. The Council is authorized to consider impacts to natural resources of the State of Connecticut in its decision whether or not to pursue the Proposed Activity.
7. The Proposed Activity includes conduct that will have, or is reasonably likely to have, the effect of causing the unreasonable pollution, impairment or destruction of the air, water or other natural resource of the State of Connecticut located on, and off, the Subject Property, for the following reasons:

A) If permitted, the Proposed Activity would:

- Include building a large multi-field athletic complex in Mill Woods Park in the only open green land remaining in the Park and in Wethersfield. The Park is 122 acres with large ponds and waterways and the Park is already congested. The plans include adding two large multi-use artificial turf fields and a 120- car paved parking lot and a new roadway in the Park .
- The Park already has 7 baseball fields, 3 soccer fields, tennis courts, a skateboard park, a basketball court, a playground, bocce courts, a swimming pond, a dog park, and multiple large parking lots. These fields already put a tremendous burden on the environment and there

simply is no more room for hardscapes at the expense of the environment, wildlife, and aquatic life. This complex will devastate the environment of the entire Park-air, soil, water, wildlife, aquatic life.

- (Note: The waters are all downhill from where the large artificial turf fields are to be built including a very large natural swimming pond and an even larger pond for fishing.

B) The Proposed Activity involves a substantial likelihood that :

- The environment will be devastated by this athletic complex in this congested Park. The artificial turf fields alone will pollute the air, land, and water with “forever “ deadly PFAS chemicals. It has been established that artificial turf contains thousands of PFAS chemicals, carcinogens such as benzene, styrene, cadmium, arsenic, lead, PAH chemicals, zinc, Pthalates, plasticizers, silica, and flame retardants. These hazardous chemicals will continually leach off the fields into air, soil, and downhill into the swimming pond water. Further, additional chemicals must be continually added to maintain the artificial turf: antimicrobials, disinfectants, flame retardants, cleaners, etc. which will leach off the fields into the environment.
- These fields will need to be replaced EVERY 8-10 years requiring tons of NEW CHEMICAL product to be installed which will create even more deadly impact with an abundance of new chemicals to harm the environment.
- The installation of this Athletic Complex will devastate the wildlife, aquatic life, insect life, and plant life in the areas of the Park where so much wildlife lives. The PFAS chemicals will poison them. For each field-and there will be two large fields- just to do standard maintenance, 2-5 metric tons of toxic infill PER FIELD must be replaced each year adding more PFAS chemicals, PAH chemicals, flame retardants, and UV inhibitors into the air, soil, and water. These chemicals are toxic to life.
- The microplastics that are in artificial turf will break down and will migrate into the swimming pond poisoning it and into the food chain through nearby residents' gardens , waterways, and eventually into their drinking water.
- This athletic complex will also create a large heat island with two large artificial turf athletic fields and a 120 car paved parking lot and a new roadway thru the park. This heat island will cause elevated emission of air pollutants and greenhouse gases. Additionally, the elevated temperatures of these heat islands will directly increase the rate of ground-level ozone formation. Further, the heat islands will contribute to higher air-pollution levels which can contribute to heat-related illnesses and death. Higher temperature storm runoff will end up in the ponds and waterways and this temperature change can be fatal to aquatic life and dangerous for swimmers.

- Proposed lights and a new roadway thru the Park will cause additional light, air and noise pollution disrupting wildlife . The cars driving thru the park will also create more chemical runoff into the ponds in the Park.
 - Artificial turf IS NOT recyclable. These fields will need to be replaced EVERY 8-10 years and the product is rolled up -which will cause further chemical runoff to the Park - shipped to a remote property and sits there unable to be recycled and leaching deadly PFAS chemicals into landfills forever. There is no way to dispose of it!!
8. There exist feasible and prudent alternatives to the Proposed Activity that are more consistent with the reasonable requirements of the public health, safety and welfare, and required to protect the air, water or other natural resources of the State of Connecticut associated with the Subject Property; such feasible and prudent alternatives include the following:

(a) Denial of the Proposed Activity.

Intervenor

Mariann Zebedeo

Name

Personally appeared, MARIANA Zebedeo, known to me to be the signer and sealer of the foregoing Verified Intervention Pleading, and being duly sworn, deposes and says that he/she has read the foregoing Verified Intervention Pleading and that the allegations and statements contained therein are true to the best of his/her knowledge and belief this 18th day of October, 2024.

[Signature]

Commissioner of the Superior Court
Notary Public

My Commission Expires: 11-30-28



EDWARD A JIMENEZ
NOTARY PUBLIC
CONNECTICUT
MY COMMISSION EXPIRES 11-30-2028



TOWN COUNCIL AGENDA ITEM
Referendum Regarding the Multi-use Synthetic Turf
Field at Mill Woods Park

DATE: November 18, 2024
DEPARTMENT: Town Clerk
REQUESTED BY: Susan I Schroeder, Town Clerk
ITEM: Referendum Regarding the Multi-use Synthetic Turf Field at Mill Woods Park

ITEM DESCRIPTION:

In response to the Town Clerk's receipt of a petition on November 4, 2024 (petition form attached), the signatures have been verified and the petition certified by the town clerk within the 12 day period following receipt, per Sec 309 of the Town Charter. The required amount of signatures were obtained (972) which was 5% of the voter registration list. A total of 1898 signatures were approved, 155 were rejected. The Town Charter also states that a referendum date must be selected not less than 30 nor more than 45 days after the filing of such petition. These days are between the dates of December 4, 2024 and December 19, 2024. A majority, consisting of 5% of the electors is needed to successfully reverse the motion.

TOWN BID/RFP#: STATE CONTRACT #:

BID/RFP DATE: TERM:

RENEWALS: TERMS OF RENEWAL:

COST: BUDGET SOURCE/AMOUNT:

JUSTIFICATION:

IMPACT IF NOT APPROVED:

DEPARTMENT HEAD COMMENTS:

TOWN MANAGER COMMENTS:

In accordance with Sec 309 of the Town Charter, I recommend that the Town Council schedule a special referendum in response to the filed petition.

ACTION REQUIRED:

Recommended Motion: Motion to schedule the referendum of the qualified electors of the Town of Wethersfield for December 10, 2024 between the hours of 6:00 am - 8:00 pm at the Pitkin Community Center at 30 Greenfield Street on the question of whether the October 18, 2024 decision of the Town Council to approve the motion "to authorize the town manager to proceed with soliciting proposals for the design and construction of the Multi-use synthetic Turf Field at the proposed location in Mill Woods Park" should be reversed.

ATTACHMENTS:

PETITION

The undersigned, qualified electors of the Town of Wethersfield, pursuant to Section 309 of the Charter of the Town of Wethersfield, hereby request that the motion approved by the Wethersfield Town Council on October 21, 2024 **“to authorize the town manager to proceed with soliciting proposals for the design and construction of the Multi-use synthetic Turf Field at the proposed location in Mill Woods Park”** be submitted to referendum of the qualified electors of the Town of Wethersfield on a date to be set by the Town Council as provided by Section 309 of the Charter to determine whether said motion shall be reversed.

REJ*	SIGNATURE OF REGISTERED ELECTOR	PRINTED NAME OF ELECTOR	DOB	STREET ADDRESS
	1.			
	2.			
	3.			
	4.			
	5.			
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	28.			
	29.			
	30.			

*REJECTION CODE A-Not a Registered Elector B- Name Illegible C- Voter signed petition twice D -Other (Indicate and explain in detail on reverse side)

I CERTIFY UNDER PENALTIES OF FALSE STATEMENT THAT EACH PERSON WHOSE NAME APPEARS ON SAID PETITION SIGNED THE SAME IN PERSON IN MY PRESENCE AND THAT I EITHER KNOW EACH SUCH SIGNER PERSONAL OR THAT SUCH SIGNER SATISFACTORILY IDENTIFIED HIMSELF/HERSELF TO ME AND THAT ALL THE SIGNATURES ON SAID PAGE WERE OBTAINED NOT EARLIER THAN SIX (6) MONTHS PRIOR TO FILING OF SAID PETITION.

DATED AT WETHERSFIELD, CONNECTICUT, THIS _____ DAY OF _____, 2024.

SIGNATURE OF CIRCULATOR

PRINTED NAME OF CIRCULATOR

ADDRESS OF CIRCULATOR

RECEIVED BY

DATE



TOWN COUNCIL AGENDA ITEM
R24-010 Resolution to Authorize the Town to submit an application to the Materials Management Infrastructure Grant Program for the Purchase of Land to Support Organics Recycling Efforts

DATE: November 18, 2024
DEPARTMENT: Physical Services
REQUESTED BY: Vlada Ragonese, Director of Capital & Strategic Initiatives
ITEM: R24-010 Resolution to Authorize the Town to submit an application to the Materials Management Infrastructure Grant Program for the Purchase of Land to Support Organics Recycling Efforts

ITEM DESCRIPTION:

The Materials Management Infrastructure Grant Program is administered by the Connecticut Department of Energy and Environmental Protection. This grant program will award \$15 million in total to applicants seeking funding to help municipalities and regional waste authorities develop and construct solid waste management infrastructure. Connecticut is facing a waste disposal crisis as traditional options for the disposal of municipal waste diminish. Four waste-to-energy facilities in the state currently manage the majority of approximately 2.3 million tons of municipal solid waste. The Materials Innovation and Recycling Authority (MIRA) waste-to-energy facility in Hartford ceased operations in July 2022, significantly reducing in-state waste disposal capacity. Many businesses and municipalities are increasingly relying on export of municipal solid waste to other states for disposal, resulting in approximately 40% of the state's waste tonnage being disposed of at out-of-state-landfills. There is not a match required for this grant opportunity.

TOWN BID/RFP#: STATE CONTRACT #:

BID/RFP DATE: TERM:

RENEWALS: TERMS OF RENEWAL:

COST: N/A BUDGET SOURCE/AMOUNT:

JUSTIFICATION:

Costs continue to increase regarding the waste disposal needs of our community, not to mention the environmental impacts of continuing to send solid waste into landfills. Wethersfield is working with several neighboring municipalities to develop a solution for organics waste recycling, to remove it from our waste stream, cut down on waste shipping costs, and improve sustainability efforts within the community.

IMPACT IF NOT APPROVED:

Wethersfield may not be able to purchase the land.

DEPARTMENT HEAD COMMENTS:

I recommend approval to submit the grant application.

TOWN MANAGER COMMENTS:

I recommend approval to submit the grant application.

ACTION REQUIRED:

For introduction only. No action required at this time.

ATTACHMENTS:

[final_notice_of_application.pdf](#)

REQUEST FOR APPLICATIONS (RFA)

Materials Management Infrastructure Grant Program

August 30, 2024

Applications to be Submitted to DEEP by Friday, December 6, 2024

The Connecticut Department of Energy and Environmental Protection (DEEP) is pleased to announce the availability of solid waste infrastructure grant funding for Connecticut municipalities and regions through the Materials Management Infrastructure (MMI) Grant program, pursuant to Public Act No. 23-205, § 13(c)(7). The Public Act authorized \$15 million in total. DEEP expects to award this grant funding over two (2) grant rounds, the size and scope of which are yet to be determined but will be influenced by the number, type, and amount of funding requests received in the first grant round.

DEEP invites applications seeking grant funds to help municipalities and regional waste authorities develop and construct solid waste management infrastructure. Preference will be given to proposals that have already achieved full site control and any necessary local permitting needed. Preference will also be given to projects with the potential for the largest volume of waste reduction and/or diversion in a short timeframe while ensuring consistency with the State of Connecticut's Comprehensive Materials Management Strategy (CMMS) and Connecticut's statutorily established integrated hierarchy of waste management methodologies. This RFA is posted to DEEP's Municipal and Regional Grants and Technical Assistance website: (<https://portal.ct.gov/deep/reduce-reuse-recycle/municipal-recycling-resource-center/municipal-and-regional-grants-and-technical-assistance>).

DEEP reserves the right to provide additional funding, pursuant to this RFA, if additional resources become available.

1. OVERVIEW

Connecticut is facing a waste disposal crisis as traditional options for the disposal of municipal solid waste (MSW) diminish. Four (4) waste-to-energy (WTE) facilities in the state currently manage the majority of the approximately 2.3 million tons of MSW generated in the state that is disposed of each year. The Materials Innovation and Recycling Authority (MIRA) waste-to-energy facility in Hartford ceased operations in July 2022, significantly reducing in-state waste disposal capacity. Many businesses and municipalities are increasingly relying on export of MSW to other states for disposal, resulting in approximately 40% of the state's MSW tonnage being disposed of at out-of-state landfills. In addition to this environmentally undesirable method of disposal, the fewer and aging waste disposal options in the state will compromise the Connecticut's self-sufficiency in waste disposal, making the state dependent on out-of-state communities to accept Connecticut MSW, and steadily driving tipping fees upward for residents and municipalities due to increasing transportation costs and disposal costs at out-of-state waste-to-energy facilities and landfills. Disposal capacity in Northeast landfills may decline as much as 40% by the end of the decade. Landfilling also exposes businesses and towns to unpredictable cost increases as they compete for transportation and disposal capacity as well as potential long-

term liability if a landfill has a release, is mismanaged or is otherwise a source of pollution in the future.

In response to these challenges, DEEP created and manages the Sustainable Materials Management (SMM) Grant Program. Over the course of the last two years, the SMM Grant Program has funded waste management pilot programs in 15 municipalities, with a focus on separation of food scraps from the MSW waste stream. The waste diversion modalities tested through these pilot programs included resident drop-off of separated food scraps at municipal transfer stations, co-collection of source-separated food scraps and MSW, and separate dedicated waste collection routes for source-separated food scraps. These pilot programs provided a wealth of data on waste diversion initiatives across a diverse subset of Connecticut's municipalities, and demonstrated that these various approaches are effective in reducing costs and environmental impacts associated with MSW disposal.

The results of the SMM Grant Program pilots also showed that these waste diversion strategies can achieve even great cost savings and other benefits if they are accompanied by infrastructure upgrades to reduce handling costs, for example, and if they are implemented in coordination across multiple communities and regions. Supporting municipalities that want to pursue these strategies will help to alleviate the state's waste disposal crisis by reducing the amount of MSW tonnage that may be disposed of at out-of-state landfills as in-state waste-to-energy capacity declines. These strategies also help to advance progress towards the statewide 60% diversion rate set forth in the CMMS.

2. CALL FOR APPLICATIONS

DEEP is seeking to fund innovative and impactful solid waste management infrastructure projects at the municipal and/or regional level that will support the CMMS and divert materials from the waste stream in keeping with the State's waste management goals and established integrated hierarchy of waste management methodologies. The Materials Management Infrastructure (MMI) Grant program seeks to build upon the successes of the SMM Grant Program and advance facility and infrastructure projects that will assist municipalities and regions, as well as the State as a whole, in reducing MSW disposal costs and increasing in-state self-sufficiency in waste management.

2.1. ELIGIBLE APPLICANTS

To be eligible for MMI Grant funding, an Applicant must be a Connecticut municipality, a group of Connecticut municipalities, or a Connecticut regional entity (council of government, regional planning agency, resource recovery authority, recycling operating committee, etc.). All Applicants are encouraged, but not required, to join the Connecticut Coalition for Sustainable Materials Management (CCSMM), which makes available information, resources, technical assistance and networking for municipal members. Applicants are also encouraged, but not required, to participate in Sustainable CT to take advantage of additional sustainable materials management support, resources, and funding. Environmental compliance history may impact eligibility, and in considering this factor DEEP may apply the standards and process set out in CGS Section 22a-6m, with other applicable environmental regulations or statutes.

2.2. ELIGIBLE PROPOSALS

Eligible proposals will support waste reduction and/or diversion and may include, but not be limited to, separation, sorting, and disposal infrastructure; and composting/anaerobic digestion infrastructure, with the goal of improving diversion of municipal solid waste to recycling and regaining self-sufficiency in managing MSW disposal within Connecticut's borders. Highly-rated eligible proposals will include infrastructure components that support adoption of Unit-Based Pricing (UBP) programs and/or food scrap collection programs that contribute to reducing the volume of MSW requiring disposal and increasing diversion of food scraps. Some examples of such components include, but are not limited to:

- Sorting, de-bagging or other projects related to co-collection of bagged food scraps and bagged MSW;
- De-packaging projects related to composting of food scraps;
- In-vessel composting equipment for multi-family housing, congregate housing, and schools and other institution;
- Pilot approaches to bear-proof collection systems for food scraps;
- Aerated static pile and other composting system infrastructure supporting food scrap diversion and recycling.
- Purchase of real property for the hosting of new and/or expanded waste management infrastructure.

Eligible proposals should also include a clear and comprehensive strategy and timeframe for achieving full and efficient utilization of the proposed facility or infrastructure project. Identification of municipalities and their total populations, regions and other entities, to be served by the proposed facility or infrastructure must be based upon clear, logical, and supportable assumptions or data, preferably with inclusion of letters of support from target participants. Proposed projects that are part of a regional approach to waste management will be viewed more favorably.

Funds shall not be authorized to achieve compliance with state recycling laws and regulations.

3. SUBMISSION PROCESS

3.1 APPLICATION

To receive funding under the MMI Grant program, applicants must first submit a completed Application to DEEP (refer to timeline in 3.3 below), outlining the infrastructure development proposal parameters and providing basic information to DEEP. The Application will require a detailed narrative to include specifics on the proposed project, details on the how the grant will assist the municipality/municipalities and/or regional entity in establishing an economically self-sustaining waste management facility, and what level of funding is sought for the proposal.

This RFA can be found on DEEP's Municipal and Regional Grants and Technical Assistance [webpage](#).

The Application narrative shall include the following, as appropriate and applicable:

1. A detailed description of the proposal, including:
 - a. the essential elements of the proposed facility or waste management infrastructure;
 - b. the components of the waste stream that will be diverted and directed towards reuse, repair, recycling, composting, or captured for other waste management options;
 - c. the proposed location for the subject waste management facility or infrastructure;
 - d. the expected municipalities, regions, and/or non-governmental entities served; and
 - e. an explanation of how the proposed facility or infrastructure will improve, expand, or provide waste reduction, recycling, or organics management services.
2. A description of the need for the proposed facility or infrastructure and how it has been identified, including any relevant data;
3. If full site control for the specific location for the proposed facility or infrastructure has not been achieved, a detailed description of the status of the efforts to date to secure site control and a roadmap of steps that must be completed to achieve full site control;
4. An estimate of the types and amounts of materials expected to be diverted annually from traditional MSW disposal means such as waste to energy and landfilling;
5. A description of how the feasibility of the proposed facility or infrastructure has been evaluated, including information on the likelihood of community support and the establishment of partnerships necessary for successful implementation.
 - a. Identification of proposed acquisitions of equipment;
6. A description of any proposed facility construction, facility renovations, or other improvements, including a site plan clearly showing all existing relevant facilities and the changes that will result from the proposal;
7. An explanation of how the proposal and any existing facilities and operations tie together and complement one another;
8. The number of estimated residents who will be able to utilize the proposed facility or infrastructure;
9. A qualitative discussion and, where feasible, a quantitative analysis of the ameliorating impacts on identified environmental justice issues accomplished by the proposal;
10. A description of the data gathering and record keeping systems that will be used to measure the amount of materials diverted from traditional waste disposal, and the related cost savings realized by the participating entity(ies) to report to DEEP;
11. An explanation of how the project will impact the current and future operating costs of the expected municipalities, regions, and/or non-governmental entities served by the proposed facility or infrastructure, including any financial pro formas or supporting materials that have been developed;
12. Identified level of grant funding requested, and if the requested grant funds are to be integrated into a larger financial structure with other funding sources, a detailed description of how the grant funds would be integrated and utilized within the overall capital stack; and
13. The timeline for the development and implementation of the proposed waste management facility or infrastructure that includes a permitting timeline for all necessary federal, state and local authorizations.

3.2 APPLICATION EVALUATION AND REVIEW CRITERIA

Submitted applications will be reviewed for completeness, and to determine if the proposal satisfies the minimum program requirements. Any proposal failing to meet the minimum standards will be disqualified and will not receive further consideration from the evaluation team. DEEP reserves the right to communicate with Applicants, if needed, to obtain clarification of information contained in the applications received. Changes to applications, including updating or adding information, will not be permitted unless specifically request by DEEP. Therefore, Applicants must submit applications that present their proposal and other requested information as clearly and completely as possible.

An evaluation team, composed of qualified DEEP staff reviewers, will judge the merits of the proposals received in accordance with the criteria defined in the RFA. That team will evaluate the proposals and select proposals for funding based on the following Review Criteria:

1. Eligibility of applicant and proposal (see Sections 2.1 and 2.2);
2. Level of site control;
3. Quality and thoroughness of the proposal;
4. Consistency with the CCSMM Menu of Options, the CMMS, and the State’s established integrated hierarchy of waste management methodologies;
5. Level of indicated support from key stakeholders;
6. Estimated number of residents served by the proposed facility or infrastructure, and whether the proposal is a component of regional approaches to waste management;
7. Financial feasibility and long-term sustainability of the proposal components;
8. Overall potential impact of the proposal on waste reduction and diversion;
9. Environmental justice issues ameliorated by the proposal; and
10. Duration of development timeframe.

The goals of the evaluation process are to ensure fairness and objectivity in review of the applications and to ensure that all grants are awarded to the Applicants whose proposals provide the best value to the residents of the State of Connecticut.

Evaluation of the proposals will weigh the criteria listed above in the following manner:

Review Criteria	Weighted Percentage
Criteria 1 – 3	25%
Criteria 4 – 8	60%
Criteria 9-10	15%
TOTAL	100%

All applicants will be notified in writing regarding the status of their applications following DEEP’s review. Notification may include a request for interview, request for additional information, deferred action, or denial.

3.3 SCHEDULE & DEADLINES

Below is a detailed schedule of the grant application deadlines and key dates for the selection process. DEEP reserves the right to postpone or reschedule any of the actual or proposed deadlines.

- Request for Applications (RFA) issued Friday, August 30, 2024.
- An MMI Grant Information Session will be hosted by DEEP staff on Monday, September 16, 2024 at 2:00pm via Zoom. A link for this Information Session Zoom call will be posted on DEEP’s Municipal and Regional Grants and Technical Assistance website (<https://portal.ct.gov/deep/reduce-reuse-recycle/municipal-recycling-resource-center/municipal-and-regional-grants-and-technical-assistance>) at least 24 hours prior to the session.
- Questions pertaining to this RFA may be submitted any time to DEEP.MMCAPPlanning@ct.gov. Questions must be submitted by Friday, October 18, 2024. DEEP staff will post answers to any questions received concerning the RFA on the DEEP’s Municipal and Regional Grants and Technical Assistance website (<https://portal.ct.gov/deep/reduce-reuse-recycle/municipal-recycling-resource-center/municipal-and-regional-grants-and-technical-assistance>) on a rolling basis, but no later than Friday, November 1, 2024.
- Applications must be submitted no later than Friday, December 6, 2024, at 11:59 PM EST.

CT DEEP will review application submissions on a rolling basis and will be making grant award determinations throughout the fall of 2024, but no later than January 17, 2025.

4. IMPLEMENTATION AND REPORTING REQUIREMENTS

4.1 AWARDS

Approved proposals will enter into a contract and receive awards as reimbursement. Contractually-covered actions may not proceed until such time as the contract is fully executed. Successful Applicants will be required to begin their proposed projects within 60 days of an executed contract or funds allocated may be reallocated by DEEP. The timeframe for initiating construction activities funded will depend on the scope of the project and will be determined during the review process and be specified in the contract. All reports and documentation of actions must be submitted to DEEP prior to final disbursements of any award(s)/retainages. Final request for reimbursement must be submitted to DEEP no later than 90 days following the expiration of the date of the grant contract.

Any municipality receiving an award but that is not in compliance with the following will be expected to achieve compliance within six (6) months of being awarded a grant and prior to any reimbursement request is submitted to DEEP pursuant to the contract for the grant:

1. C.G.S sec. 22a-241j – requiring collection for designated recyclable items in the same manner as the municipalities offer collection of MSW (“equitable collection”). The size of collection containers provided for designated recyclable items shall be of sufficient

capacity to accommodate the volume of recyclable items that are generated at each household;

2. C.G.S. sec. 22a-241j requirement that collectors integrate recyclable items collection costs in the charge for solid waste collection (i.e., one bundled price for trash and recycling collection). This requirement applies to private collectors operating within the municipality;
3. Relevant DEEP solid waste and recycling reporting requirements (Annual Municipal Recycling Report, Municipal Transfer Station Quarterly Reports, etc.); and
4. C.G.S. sec. 22a- 220a(d)(1) requirement that municipality registers haulers.

4.2 REPORTING

Applicant agrees to provide timely quarterly progress reports on the proposed waste management facility or infrastructure project during the term of the contract, unless otherwise requested in writing by the Commissioner. Such reports shall include, but not be limited to:

1. A narrative description of milestones achieved and any challenges to the project implementation, detailing how such challenges were or will be resolved;
2. Projected milestone accomplishments for the next quarter and identification and discussion regarding any expected project schedule slippage;
3. Accounting of MMI Grant funds used to date and expected grant fund expenditures during the next quarter;
4. Status of overall budget and financing stack, including identification and discussion of any possible budgetary issues for the project; and
5. Submission of all invoices paid for the quarter in question for DEEP review and comment.

5. OTHER

5.1 INQUIRY PROCEDURES

Applicants may reach out to DEEP.MMCAPlanning@ct.gov with questions about the RFA.

5.2 CONFIDENTIAL INFORMATION

Applicants are advised not to include in their proposals any proprietary information. The Connecticut Freedom of Information Act (FOIA) generally requires the disclosure of documents in the possession of the State upon request of any person (C.G.S. sec. 1-200 et seq.). Certain categories of information may be protected from FOIA. However, such information must be identified as proprietary or confidential prior to its submission to DEEP. Both redacted and unredacted versions of the protected information must be submitted if required by the application. FOIA-protected information must be isolated from other material in the application and labeled "CONFIDENTIAL." With this submission of information claimed and labeled as confidential, you must also provide the legal basis for the confidentiality claim, describe what efforts have been taken to keep the information confidential, and provide whether the information sought to be protected has an independent economic value by not being readily known or provide the exemption under FOIA that is applicable to the information. With your legal support and reasonable justification for confidentiality as described herein, the Department is better equipped to safeguard your confidential information should it become the subject of a

Connecticut Freedom of Information Act inquiry. Information deemed confidential will remain confidential until no longer deemed as such by the Department or the applicant withdraws the exemption for the information.

6. RESERVED RIGHTS OF THE STATE – DEEP / TERMS AND CONDITIONS

“Proposal” shall mean quotation, bid, offer, application, Expression of Interest, and/or services. “Applicant” shall also mean proposers, offerors, bidders, or any municipality, council of government or regional authority responding to the RFA.

Neither DEEP, its staff, its representatives, nor any of its consultants or agents will be liable for any claims or damages resulting from the solicitation, collection, review or evaluation of responses to this RFA. DEEP reserves the right to accept or reject any and all proposals, in whole or in part, the right to partner proposers, to waive any technical defects, irregularities, and omissions, and to give consideration to past performance of the Applicants and their partners or identified sub-contractors, where the interests of the State will be best served. DEEP reserves the right, for any reason and without prior notice, to supplement, amend or otherwise modify this RFA or otherwise request additional information. The State reserves the right to request interviews of Applicants to discuss all project details.

DEEP shall not be responsible, in any manner, for the costs associated with responses to the solicitation. The individual responses to this solicitation including all artwork, drawings, plans, photos, models, and narrative material submitted to DEEP shall be public information upon receipt. DEEP shall have the right to copy, reproduce, duplicate, publicize, or otherwise dispose of each response to this solicitation in any manner that the State chooses unless otherwise agreed upon, in advance, with the Applicant.

The RFA Is Not An Offer. Neither this RFA nor any subsequent discussions shall give rise to any commitment on the part of DEEP or confer any rights on any Applicant unless and until a contract is fully executed by the necessary parties. The contract document will supersede all prior negotiations, representations or agreements, alleged or made, between the parties. DEEP shall assume no liability for costs incurred by the Applicant or for payment of services under the terms of the contract until the successful Applicant is notified that the contract has been accepted and approved by the DEEP and, if required, by the Attorney General’s Office.

Acronym Summary

CCSMM: Connecticut Coalition for Sustainable Materials Management

C.G.S.: the Connecticut General Statutes

CMMS: the State of Connecticut’s Comprehensive Materials Management Strategy

DEEP: the Connecticut Department of Energy and Environmental Protection

FOIA: the Connecticut Freedom of Information Act

MIRA: the Materials Innovation and Recycling Authority

MMI: the Materials Management Infrastructure Grant Program

MSW: municipal solid waste

RFA: Request for Applications

SMM: Sustainable Materials Management Grant Program

UBP: Unit-Based Pricing

WTE: Waste-to-Energy