



Edmond Town Hall Board of Managers

February 8, 2022 Minutes

THESE MINUTES ARE SUBJECT TO APPROVAL AT THE NEXT REGULAR MEETING

Ms Guman called the meeting to order at 6:34.

Present: Jennifer Guman, Margot Hall, Betsy Paynter, Herb Rosenthal, Marie Smith and Armel Kouassi (by phone)

Also Present: Sheila Torres, Fred Hurley and Mark Kilpatrick

Chairman report: nothing new

Ms Hall moved to approve the minutes of the January 11, 2022 meeting. Ms Paynter 2nd the motion. Approved

Operations Manager/theater report (attached) the members had an in depth discussion on the chart comparing CEN and Spectrum.

Unfinished business:

Covid - Discussion on masks for March 5th show. Masks will only be required for unvaccinated patrons as was the policy earlier.

Parking lot project – Mr Hurley shared a lot of information with the board. He assured the members that the numbers were still good. The remediation part of the firehouse demolition was taking a long time because they have trouble reaching DEP to approve the remediation request. State employees are still working from home. They can still start on the drainage and conduit can be done before the firehouse comes down.

The members will have to choose the lighting type and placement. Mr Hurley talked about dark sky, LED using less electricity and the types used at FFH and Sandy Hook Center. Heights are adjustable but the concrete base is a standard size. They run between \$3,000 and \$6,000 per fixture. Lighting is needed for both security and safety. Ron Bolmer is already working on a drainage plan. He will need to be met with before he retires mid March. The drainage will be changed and fixed. The drainage basin will be rebuilt or replaced.

Conduit will be put into the ground for lights and/or cameras. Extra will be put in for future needs. It is better to install extra will pavement is up so future needs will not be as costly.

A 3" overlay of asphalt at the current price is covered in the dollars awarded. Actual asphalt will be laid by the company awarded the state bid. The safety making will also be done by the company on the state bid. Rumble strips for the hill work will also be covered by the company on the state bid.

A ramp is requested to be added to a new door by the Old Courtroom to ease accessibility issues.

Most of the work will be done by public works. The work that will be done by outside vendors is all set. Paving after the fire house is gone is the best scenario. The roof should be done before the paving as well.

Discussion on lower lot to make it smoother.

Highway has clean fill to fill in the basement once the fire house is removed.

Mr Hurley will need some decisions by May 1st to allow lead time for ordering.

Discussion on Electric Charging Stations – Type 2 is at the Municipal Center. Type 3 recharges in minutes but causes high demand on electric use and cost. There is a plan with battery to battery to avoid high demand and save cost on type 3 only. It is not free forever after car is recharging a certain amount of time their credit card is charged. A developer will come in and offer a deal to zero out the cost. 7 Glen Rd is looking into type 3 VW installs and leases spots.

We have virtual net metering in the town and ETH will be getting 1 of the spots for electric credit.

Restaurant and Show update – Thank you to Ms Paynter and Mr Kouassi for getting the connections started on this initiative.

Grants – Marketing is growing. Possible use of grant money to expand marketing.

New Business:

NSB signing authority discussion. Discussion on authority for online transactions and having one actual signature and one stamped signature for checks. It was agreed to get a stamp for Ms Guman's signature and allow its use with Ms Torres actual signature on checks up to \$500.

Mr Rosenthal moved to allow Ms DiMartino to make ACH transactions to movie studios. Ms Smith 2nd approved

Wall heater replacement was tabled for additional quotes.

Comments none

Ms Paynter moved to enter Executive Session at 7:37 with Ms Hall seconding. Ms Torres and Mr Kilpatrick were invited into Executive Session. Approved

Ms Guman resumed public meeting at 9:35.

Mr Rosenthal moved to rent to renter for a 35 day period as discussed in executive session at the corporate rate. Ms Paynter 2nd. Approved with Mr Kouassi recusing.

Mr Rosenthal moved for a potential new tenant of a 6% of gross revenue with a \$50 minimum per month with a true up at the end of the year subject to reviewing a copy of business tax returns. Ms Smith 2nd vote passed 5 to 1

Ms Paynter mad a motion to adjourn Mr Kouassi 2nd.

Ms Guman adjourned the meeting at 9:46.

Respectfully submitted,
LeReine Frampton temporary clerk

Edmond Town Hall Board of Managers

Jennifer Guman, Chair

Margot Hall * Betsy Paynter * Herb Rosenthal * Marie Smith * Armel Kouassi

ETH MANAGER'S REPORT – 8 Feb 2022 – Sheila Torres

TV Monitors for Lobby – According to S. Ciceri, Synchrony's donation should be able to cover the monitors as well as the screen and projector in the Alexandria Room. Have not yet received media server for the monitor due to supply constraints.

Gym Painting – I have requested revised quote from R. Webb to include Benjamin Moore paint and trim. Expect to receive before meeting and will share at that time.

Bar Refrigerator – Have installed the refrigerator and have made the upstairs elevator closet the new liquor closet.

CEN Follow-Up – After meeting with Al Miles followed up on conversation with Wendy Rego of the Connecticut Education Network. She told me about a grant available to help with installation, which I applied for. She also sent me costs and features. *See Attachment A.* I have prepared a comparison of current costs with Spectrum vs potential costs with CEN. *See Attachment B.*

Sewer Gas – Brought in vendor who repaired the stack in 2015. He found two large cracks on the stack at the level of the VNA thrift shop. Scott repaired the cracks as the vendor suggested. We will monitor to see if that helps resolve the odors. If it does not, we will need to do a smoke test next and continue eliminating potential sources of the odor. I am hopeful that this stopgap repair will alleviate the issue until we are able to completely replace the stack as is listed on our plumbing CIP project. So far we have not had any odors. Will continue to monitor.

Chamber Rental – A potential new tenant is being considered. If that does not work out, we have a second tenant in the wings.

Live Shows – **Stone Cold & Jackal** on Feb 25, sales at 420 so far. We will serve bar. **Alpaca Gnomes** ticket sales for the March 5 show have restarted. **Stella Blues** on March 19 sales are also open. Will open sales for other two spring concerts as soon as details are available.

CIP - Parking Lot - Met with Ron Bolmer, town engineer and gave him drawings of the parking lot drainage infrastructure. At Department Head Mtg. Dan Rosenthal explained that the project planning and management for the project would be done inhouse by Public Works. C. Preszler at same meeting explained that fire house may not be able to come down until summer or later due to high vendor demand and our job being small. Dan said the parking lot may be done as late as next Fall. The funding has not yet been secured for this project.

CIP - Roof Restoration Project – Sent Tremco a list of the weekends when we have events to make sure they can schedule their work during the week and avoid those event dates as much as possible. We will not always be able to remove some of the equipment, such as the dumpsters and lifts, but they will be here temporarily, and we will have to work around them. The project is expected to take about six weeks and will start once the weather breaks. It will also be subject to the weather, so the six weeks could be extended.

NewArts – New Arts is exploring having its summer camp here. They are also looking at our high school and Walnut Hill Community Church.

Grants

- **Hometown T-Mobile Grant** was denied. They said they had many applicants but encouraged us to apply again. I will be finding out when the town was successful in the past to get tips about what types of projects may be a good fit.
 - **IT Infrastructure Grant** – This grant has been approved and the work has begun on tidying up the cabling and sending it to each office internally through the building. Once the receipts are available we will submit to Foundation for reimbursement.
 - **PEGPETIA Grant** – I have applied for this grant to help with the installation expense for CEN. The grant is not often available but I was able to squeak in right before the deadline once I learned about the grant two weeks prior. I requested \$66,400 which is the estimate for what would be
 - The **Arts Grant** Lauren had applied for from Lisa Scail's organization has been approved.
 - **Quick Arts Grant** - Lauren has been working very hard on this grant to bring a cultural event component to the Woodstock concert we're planning in the spring. The grant requires a lot of detail, so it has been quite time consuming, but she could potentially get \$5,000.
- **Custodian** – No progress so far.

Building Work Completed

- **Radiator Valve** – Replaced in Suite 103B because it was leaking.
- **Toilet Repair** – Balcony bathroom was leaking
- **Fire Inspection** – Completed by fire marshal
- **Fire Extinguisher Check** - Completed
- **Kitchen Hood Bi-Annual Cleaning** – Allstate Fire completed it
- **Exit Lights** – Fire Lite Came out and will be returning to repair some of the fire lights.
- **Front Trees Trimmed** – Public Works sent their truck and staff. Trimmed to prevent leaf clog as well as branches falling on people or walks during heavy ice.
- **Ruptured Stack** – Patched two large cracks found at the VNA Thrift Shop level.
- **Signage** – Outside signage to guide patrons to handicap doors and to guide deliveries to loading area has been installed.
- **Elevator** – Maintenance company came out to check on issue. Will be returning to install new part.

Attachment B – Comparison of Current Spectrum Internet Service Costs vs CEN			
	SPECTRUM	CEN	Notes
CURRENT SPEED	600 mbps Upload 600, download is 35	1 gbps for both upload and download. Also consistent, reliable speed and robust bandwidth.	
CURRENT COST	114.99 for Ultra (\$160 total)		
UPGRADE SPEED	1 gbps	1 gbps	
UPGRADE COST	250/mo		
INSTALLATION COSTS		34,400 – fiber from street 12,000 – fiber in building 12,000 labor <u>3,000</u> labor 66,400	
EQUIPMENT COST	\$500 (new CISCO switch)	\$5,000	
ONGOING COSTS – 1 Gig	\$250 More bandwidth and more speed 940 by 35, Upload 940, 35 download \$145 to install	\$1,170/mo. plus \$333 for fiber maint. Or about \$1500/mo.	



Company Address 55 Farmington Ave
Hartford, CT 06105

Created Date 1-20-2022
Quote Number 00001445

Prepared By Wendy Rego
Phone (860) 622-4571
Email wendy.rego@uconn.edu

Contact Name Sheila Torres
Phone 203-270-4285
Email manager@edmondtownhall.org

Bill To Name Edmond Town Hall
45 Main Street
Newtown, CT

Description:

CEN is pleased to offer lit fiber, Ethernet service to the Edmond Town Hall. The 20-year fiber IRU (Indefeasible Right of Use) is a one-time payment with annual fiber maintenance that accompanies the 20-year IRU.

Product	List Price	Quantity	Pricing
Transport - Fiber IRU 20-year NRC (one-time payment)	\$34,400.00	1.00	\$34,400.00
Fiber Maintenance (accompanies Fiber IRU product-annually for 20 years)	\$4,450.00	1.00	\$4,450.00

FY22 ISP (for reference)		
Handoff Speed (in Gbps)*	Committed Data Rate (in Mbps)	FY22 Monthly Price
1 Gbps	25	\$123
	50	\$245
	100	\$440
	500	\$735
	1000	\$1,170
	2x1000	\$1,860
	3x1000	\$2,255
	4x1000	\$2,646
10 Gbps	2000	\$1,860
	5000	\$2,940
	10000	\$3,920
100 Gbps	unlimited	\$14,700

FY 23 ISP		
Handoff Speed (in Gbps)*	Committed Data Rate (in Mbps)	FY23 Monthly Price
1 Gbps	25	\$ 123
	50	\$ 245
	100	\$ 440
	500	\$ 735
	1000	\$ 1,170
	2x1000	\$ 1,860
	3x1000	\$ 2,255
	4x1000	\$ 2,646
10 Gbps	2000	\$ 1,860
	5000	\$ 2,940
	10000	\$ 3,920
100 Gbps	unlimited	\$14,700

Firewall Services	
Virtual Firewall*	Fully Managed (add-on)*
\$125	+ \$ 79
\$160	+ \$ 85
\$250	+ \$ 93
\$750	+ \$ 117
\$1,200	+ \$ 141
\$2,400	+ \$ 163
\$3,600	+ \$ 187
\$4,800	+ \$ 234
\$2,400	+ \$ 163
\$6,000	+ \$ 280
\$12,000	+ \$ 466
Call	ICB

Additional IPv4			
CIDR	Address Allocated	MRC	Price/IP
/ 29	8	\$28	\$3.50
/ 28	16	\$48	\$3.00
/ 27	32	\$80	\$2.50
/ 26	64	\$128	\$2.00
/ 25	128	\$192	\$1.50
/ 24	256	\$256	\$1.00

- All ports require minimum commit level
- ISP prices do not include transport
- Please contact your member services representative for new or changes to existing services
- IPv4 address based on availability
- * = Setup charges may apply

CEN Internet - Base Service Feature Set	
<ul style="list-style-type: none"> • 1 Gbps, 10 Gbps, and 100 Gbps fiber optic Ethernet handoff options • Symmetrical up/download speeds and dedicated bandwidth • On-demand burst-ability up to the full handoff speed • /29 Static IPv4 and /48 IPv6 Publicly Routable IP Addresses • BGP Routing (optional) for multi-homing multiple ISP networks • Jumbo Frame (9100 MTU) Support • Advanced Layer 2/3 Private Ethernet Circuits for point-to-point or point-to-multipoint (E-LINE, E-LAN) • 24x7x365 Network Operations Center (NOC) monitoring and dedicated support team 	<ul style="list-style-type: none"> • DDoS (distributed denial of service) Monitoring, Mitigation & Advanced Threat Protection • CIPA-compliant Web Filtering (K-12 and Libraries) • Name Server (DNS) Hosting (CEN Manages k12.ct.us) • Adherence to the principals of 'Net Neutrality' • Internet2 national backbone and Community Anchor Services • Cloud Connectivity to AWS, MER, GCP • Multiple Global Internet backbone providers • Mutually Agreed Norms for Routing Security (MANRS) compliant • Access to CEN Video Conference Bridge