



John L. Salomone
Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

MAYOR JEFF WRIGHT

MINUTES

NEWINGTON TOWN COUNCIL MEETING

June 10, 2008

Mayor Wright called the meeting to order at 6:58 PM in the Helen Nelson Room of the Newington Town Hall.

I PLEDGE OF ALLEGIANCE (waived – recited during the prior Public Hearing)

II ROLL CALL

Councilors Present

Councilor Banach
Councilor Boni
Councilor Bottalico
Councilor Bowen
Councilor Cohen
Councilor Lenares
Councilor Nagel
Councilor Nasinnyk
Mayor Wright

Staff Present:

John L. Salomone, Town Manager
Lori Verreault, Executive Assistant
Ann Harter, Director of Finance
Dr. Ernest Perlini, Superintendent of Schools
Lou Jachimowicz, Business Administrator, Board of Education
Lt. William Darby – Newington Police Department
Dianne Stone, Director - Senior and Disabled Center
Bob Korpak - Director of Facilities Management

III AWARDS AND PROCLAMATIONS

A Michael E. S. Boisvert, Hartford Public Schools' 2008 Teacher of the Year

Councilor Bowen moved to table the proclamation until a future meeting when Mr. Boisvert will be able to attend. Motion seconded by Councilor Bottalico. Motion passed 9-0.

Councilor Bowen moved to waive the rules to add item III-B to the agenda: A Special Proclamation. Motion seconded by Councilor Nasinnyk. Motion passed 9-0.

B Special Proclamation

Mayor Wright read the following proclamation:

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WHEREAS, Myra Cohen was born in New York City, graduated from high school at the young age of 16, married Al in 1954, and settled in Newington in 1956; and
WHEREAS, Mrs. Cohen became active in government during the highly publicized issue of closing Kimberley Road and fought as a member of the “Keep Kimberley Road Open” organization; and
WHEREAS, Mrs. Cohen continued to participate in governmental affairs, being actively involved with the Senior and Disabled Center, keeping a watchful eye on the development of the Newington Industrial Park, and Town Council actions; and
WHEREAS, in 1990 Myra Cohen was recognized as the “tenth” Town Councilor, serving as a source of information and clarification to the Council, a role she continues to play; and
WHEREAS, in 1991 Myra Cohen was elected to the Newington Town Council and has served on the Council continuously since then, missing less than a handful of meetings; and
WHEREAS, Councilor Cohen has served on numerous project building committees, including the School Code Improvements Project Building Committee, Newington School Improvements Project Building Committee, Education Facilities Project Building Committee, the Newington High School Track Renovation Project Building Committee (responsible for the track project, air conditioning at the high school, roof replacement at several schools, boiler replacement at Anna Reynolds, and the NHS field house project), the West Wing Project Building Committee, Parks and Grounds Project Building Committee, Churchill Park Expansion Project Building Committee, Martin Kellogg Middle School Roof Replacement Project Building Committee, Senior and Disabled Center Renovations Project Building Committee and the West Meadow Cemetery Expansion Project Building Committee; and
WHEREAS, Councilor Cohen has and continues to serve as Council Liaison to several other boards and commissions including the Conservation Commission, the Youth-Adult Council, and the Commission on Aging and Disabled; serves as a member of the Joint Committee on Community Safety, the Affordable, Age-Restricted Housing Study Committee and the Facilities Naming Committee; and keeps abreast of the activities of the Town Plan and Zoning Commission and the Charter Revision Commission; and
WHEREAS, Myra Cohen tirelessly champions the causes of the taxpayers, the elderly and the youth; and
WHEREAS, Myra participates with her husband in activities of the Kiwanis Club and the Newington Radio Relay League;
NOW, THEREFORE, BE IT RESOLVED:
That the Newington Town Council hereby recognizes the great contributions made by Myra Cohen in her many years of dedicated service to the Town of Newington; and
BE IT FURTHER RESOLVED:
That Myra’s fellow Council members, especially her chauffer, security detail and HVAC team, also wish her a belated Happy Birthday and extend “warm” wishes for many more years of health to continue her service to the residents of the Town of Newington.

The Council wished Councilor Cohen a happy birthday and congratulated her on her years of service. Councilor Nasinnyk stated that she appreciates Councilor Cohen’s wisdom and common sense approach to serving the Town. Councilor Banach commented that Councilor Cohen is a good example of how local government works and commented that Councilor Cohen has made it work in Newington for a long time. He thanked her for her years of service. Councilor Bowen stated that he always pays a great deal of attention to Councilor Cohen’s point of view, whether or not he agrees, as it is always well thought-out. Deputy Mayor Lenares stated that as a new member of the Council he has learned a lot from Councilor Cohen. Councilor Boni recalled the time he resided next door to the Cohen family in the early 1970’s and remarked that even then he remembers Councilor Cohen walking to the Town Hall for meetings every other Tuesday, even prior to her service on the Council. Councilor Nagel commented that Councilor Cohen is one of his mentors as a new member of the Council and as a member of several committees.

Public Comment:

Al Cohen, 42 Jeffrey Lane: Mr. Cohen recalled conversation many years ago in which a police dispatcher informed him that people would call the police to report a woman walking by herself on Willard Avenue and thought the woman was in trouble. That woman was Mrs. Cohen, walking to and from the meetings. He stated that the family name for Mrs. Cohen is “rabble-rouser”.

Cathy Hall, 26 Kowal Court: Mrs. Hall, a former Councilor, stated that the proclamation only begins to tell the story of Councilor Cohen and without Councilor Cohen this Town would not be the Town that it is today. She

stated previous Councils have relied on Councilor Cohen tremendously and stated that the proclamation is well deserved.

Val Ginn, 15 Golf Street: Mrs. Ginn, a former Councilor, commented that she is very proud of Councilor Cohen. She stated that she learned a lot from Councilor Cohen and that she considers her a mentor. She congratulated Councilor Cohen and encouraged her to keep up the good work.

Mayor Wright stated that he appreciates Councilor Cohen's hard work and was glad to honor her with the proclamation. Councilor Cohen thanked all for the surprise and the well-wishes.

Motion seconded by Councilor Bottalico. Motion passed 9-0.

IV PUBLIC PARTICIPATION – IN GENERAL

Erik Jensen – 491 Connecticut Avenue: Mr. Jensen spoke about his concerns as a resident of Connecticut Avenue. He requested, on behalf of himself and his neighbors, that a nighttime curfew be imposed in the area due to problems with youth in the neighborhood. He stated that the problems include vandalism, fights, drinking, loitering late at night and fireworks late at night. He stated that unattended youth in large or small groups have been a problem and that their parents, when confronted, don't seem to care. Mr. Jensen stated that residents have had a meeting with a police officer and that one of the ideas that came out of the meeting was to impose a curfew. Mayor Wright invited Mr. Jensen to remain at the meeting, as an update on community safety will be included on the agenda.

V CONSIDERATION OF OLD BUSINESS

- A Proposed Ordinance 0709-1, "An Ordinance Providing for the Adoption of the Code of Ordinances of the Town of Newington; Providing for the Repeal of Inconsistent Ordinances and a General Severability Section; Providing for Amendments to the Code and Penalties for Tampering with the Code; Providing for the Revision of Certain Ordinances Included in the Code"

Councilor Nagel moved the following:

RESOLVED:

That the Newington Town Council hereby adopts Proposed Ordinance 0709-1 entitled "An Ordinance Providing for the Adoption of the Code of Ordinances of the Town of Newington; Providing for the Repeal of Inconsistent Ordinances and a General Severability Section; Providing for Amendments to the Code and Penalties for Tampering with the Code; Providing for the Revision of Certain Ordinances Included in the Code."

Councilor Cohen reminded the public that tag sales will now require a 48-hour notice to the Police Department. Councilor Bowen thanked Town Clerk Tanya Lane for her hard work on the Code.

Motion seconded by Councilor Bowen. Motion passed 9-0

- B Proposed Ordinance 0709-2, "An Ordinance Amending the Newington Code on Taxation"

Deputy Mayor Lenares moved the following:

RESOLVED:

That the Newington Town Council hereby adopts Proposed Ordinance 0709-2 entitled "An Ordinance Amending the Newington Code on Taxation."

Motion seconded by Councilor Cohen. Motion passed 9-0.

- C End-of-Year Transfers

Deputy Mayor Lenares moved the following:

CERTIFICATION:

In accordance with Section 808 of the Town Charter, I hereby certify that there exists, free from encumbrances, in the following appropriations in the General Fund, the amounts listed below:

<u>Account Number</u>	<u>Title</u>	<u>Amount</u>
190	General Services	\$10,000
250	Street Lighting	25,000
290	Volunteer Incentive Program	18,000
310	Engineering	15,000
320	Highway Department	52,000
640	Senior & Disabled Center	10,000
710	Library Operations	10,000
810	Park & Recreation Administration	15,000
830	Grounds Maintenance	<u>10,000</u>
	Total	\$165,000

Ann J. Harter, Director of Finance

RESOLVED:

That the Newington Town Council hereby transfers the above-certified funds in the General Fund to the following accounts in the General Fund:

<u>Account Number</u>	<u>Title</u>	<u>Amount</u>
180	Personnel	65,000
910	Municipal Insurance	<u>100,000</u>
	Total	\$165,000

Motion seconded by Councilor Bowen. Motion passed 9-0.

- D Actions Concerning Revenue Collection
 - 1 Transfer to the Suspense Tax List
 - 2 Removal of Outstanding Balance from 1992 Grand List

Councilor Bowen moved the following:

RESOLVED:

The Newington Town Council hereby authorizes transfers in the amount of \$59,766.63 to the Suspense Tax Book for the years 2005-2006 through 2006-2007. This action is being taken upon the recommendation of the Revenue Collector and as shown in a report dated June 4, 2008.

Motion seconded by Councilor Cohen. Motion passed 9-0.

Councilor Bowen moved the following:

RESOLVED:

The Newington Town Council hereby authorizes the outstanding balance from the 1992 Grand List in the amount of \$35,727.31 be removed from the Town's receivable assets as of June 30, 2008 as per the recommendation of the Revenue Collector.

Motion seconded by Councilor Bottalico. Motion passed 9-0.

E Appointment of Auditor

Councilor Boni moved the following:

RESOLVED:

Per Section 610 of the Newington Town Charter, the firm of Blum Shapiro is hereby appointed as auditor for the Town of Newington for the fiscal year ending June 30, 2008; said firm agrees to file a complete report on or before December 15, 2008.

Motion seconded by Councilor Cohen. Motion passed 9-0.

F Historic Preservation Grant

Deputy Mayor Lenares moved the following:

RESOLVED:

That John L. Salomone, Town Manager, is empowered to execute and deliver in the name of and on behalf of this municipality, an application and contract with the Connecticut State Library for an Historic Documents Preservation Grant.

Motion seconded by Councilor Nagel. Motion passed 9-0.

G Amendments to "Classification and Pay Plan" – Administrative Salary Adjustments

Councilor Bottalico moved the following:

RESOLVED:

The Newington Town Council hereby approves of amendments to the "Classification and Pay Plan" as recommended by the Town Manager in his capacity as Personnel Director in his memorandum of May 19, 2008.

Motion seconded by Deputy Mayor Lenares. Motion passed 9-0.

VI CONSIDERATION OF NEW BUSINESS

A OPM Grant – Building Bridges Between Youth and Police

Police Lieutenant Darby gave an overview of the police and youth program grant, awarded to the Town in the amount of \$10,000. He stated that the purpose of the program is to identify 36 youth at risk and to have the selected youth work with the police officers selected by the Police Department in two programs: a two-day leadership program at the ROPES course and an additional community service project to be determined. He stated that the 36 youth will be paired up with six patrol officers, the School Resource Officer, the Community Service Officer and the Youth Officer and will spend two days at the ROPES challenge course developing leadership skills. Lt. Darby stated that the to-be-determined community project will be developed together with the youth and the Police Officers. He stated that the at-risk youth will be identified between July and September and the program will begin sometime in September.

Mayor Wright inquired whether the Town has received a grant for a similar program in the past. Lt. Darby replied that the Town had a similar program about 8-10 years ago. Councilor Nasinnyk asked whether the 36 youth will all be involved in the program at once. Lt. Darby replied that all 36 youth along with the selected Police Officers will all be involved with the program at the same time. Councilor Nasinnyk inquired as to what the \$10,000 will cover. Lt. Darby replied that the grant money will cover the officers' salaries, activity and event costs, and the fee for the three challenge course instructors. Councilor Nasinnyk inquired as to who is responsible for selecting the youth for the program. Lt. Darby replied that the Community Service Officer will identify some of the youth at risk through the DARE program, the SRO will identify high-school age children at

risk and the Human Services department will determine the other portion of the participants. Councilor Cohen asked whether the application has been submitted and approved. Lt. Darby replied in the affirmative. Councilor Banach inquired about how many points of contact there will be between the youth and the officers. Lt. Darby stated that there will be two days at the challenge course, each day being seven or eight hours and while the length of the community project is to be determined, but there will be a total of about 24 hours of time spent with the youth. Councilor Banach asked whether there will be any follow up with the youth after the program and inquired as to the intended impact of the program. Lt. Darby stated that the follow-up will be comprised of surveys to be completed by the officers and the youth to determine the success of the program. Councilor Banach inquired whether the program is a one-shot deal. Lt. Darby stated that while it is a one-time program its intent is to develop a good relationship between the youth and the officers. Councilor Banach inquired about the age range of the student participants. Lt. Darby replied that the participants would range from the fifth graders to the twelfth graders. Councilor Boni asked how the Police Officers' involvement in the program will affect overall capacity of the Police Department and overtime costs. Lt. Darby stated that the grant funds will be used to cover the all of the officers' overtime costs associated with the program.

B Community Safety Update

Lt. Darby updated the Council about various safety issues throughout Town:

- Pathway behind St. Mary's: This has been an ongoing problem for several years. Community Service Officer Webster met with residents in the area and the group spent an entire day cleaning up the area, removing garbage and painting over graffiti. Neighbors are in the area on a regular basis and notify the police of any incidences of graffiti so that problems can be addressed immediately. Police officers also patrol the area on a regular basis.
- Connecticut Avenue Area: Officer Webster met with about 65 area residents to address issues such as speed, vandalism and overall problems with youth loitering in the area late at night. There are officers in the area performing speed enforcement. The Police Department is aware of the youth problems and is working on solutions in the area, but parents need to be involved with the youth issues and parents should always know what their children are doing.
- Fisk Drive: There have been many complaints of speeding through the area, particularly before and after school. Officers have been in the area performing speed enforcement and the Community Service Officer has handed out cards to drivers advising them that there will be increased enforcement in the area and advising the drivers of the speeding fine amounts.
- Eighth Street Area: There have been ongoing problems with quads, ATVs and motorcycles accessing the MDC property behind Eighth Street, particularly with a path behind Eighth Street. The Town has been working with the MDC to get a fence or barrier installed to block off access to the area.
- Hazardous Motor Vehicle Grant: The Town has received a grant from the State DOT in which the Town will team up with Berlin and Wethersfield on Friday and Saturday nights to combat hazardous driving on the Berlin Turnpike. There will be two officers assigned each night from both Newington and Berlin and one officer assigned from Wethersfield and the officers will work together as a team to enforce hazardous moving violations on the Turnpike in all three Towns. This has had a positive effect and should continue to have an effect throughout the summer.
- Click-it or Ticket Program: The Town has been involved in the statewide seatbelt campaign.

Mayor Wright stated that he will follow up with the MDC regarding the gate on Eighth Street.

Councilor Bottalico inquired whether the Police Department intends to come back to the Council with suggestions regarding the Connecticut Avenue area. Lt. Darby replied that Officer Webster has had a preliminary meeting with area residents and has compiled a list of the residents' ideas. He stated that Officer Webster will identify realistic ideas on the list in order to come up with solutions to the problems. Deputy Mayor Lenares inquired about the curfew suggestion and inquired whether any surrounding towns currently have a curfew. Lt. Darby replied that he is not aware of any other Towns similar to Newington that impose curfews and suggested that the Council consult the Town Attorney about the issue. Councilor Banach inquired whether some of the problems mentioned, i.e underage drinking, are arrestable offenses. Lt. Darby replied that underage drinking is an arrestable offence if there is evidence of the drinking. He stated that in terms of fighting there can be an arrest with probable cause. Councilor Banach asked whether people witnessing a fight can make a complaint to the Police for follow-up. Lt. Darby stated that many of the complaints received are anonymous complaints in which the people do not want to get involved or give their names to officers. Councilor Bowen requested that the Council is made aware, through the Town Manager's office, of any future

community meetings in order to give the Council an opportunity to be aware and involved in those meetings. Mayor Wright stated that there seems to have been a recent slow-down in the number of incidences of graffiti in the Town. Lt. Darby stated that while there was a rash of graffiti incidences a couple of months ago, the police were able to identify some of the youth involved and take enforcement actions.

Mayor Wright requested to change the order of the agenda in order to accommodate speakers present at the meeting. The Councilors agreed by consensus.

C Project Homeshare Program – Discussion

Town Manager Salomone stated that he had come close to recommending dissolving the program last year, but it was decided with the Council to give the project one more year. He commented that the status of the program has not changed much in the past year and is not a very active program.

Dianne Stone, Director of the Senior and Disabled Center, gave an overview of the program. She stated that the Town has been active in the program, funded by a State grant, for about ten years and it has been a marginally successful program across the State. She stated that this is a regional program. Ms. Stone stated that the State has provided assurance that the program will continue in the area and that the clients of the program, although not many in number, will continue to be served on a regional level. She stated that the Town's program will be transitioned into a regional program service provider. She stated the State has discussed the possibility of moving the program from being strictly a program that matches a homeowner with a home seeker to a program that provides general information and referrals regarding housing and she stated that Newington is not equipped to do so. She stated that the program would be better served by a regional agency. Ms. Stone stated that the budget for the program has continued to decrease and there is now a potential of a financial loss for the Town with the program as the grant does not cover certain items such as transportation costs associated with the program. She recommended that the Town not reapply for the grant.

Councilor Nasinnyk asked whether current matches will continue if the program is not renewed. Ms. Stone replied in the affirmative, commenting that the Town has received assurance from the State that the program itself will continue. Councilor Cohen stated agreement with Ms. Stone's recommendation that the program not continue at the Town level. Ms. Stone stated that while the Town has had only marginal success with the program, it is still a useful program. She stated that the Town is not necessarily the best agent for administering the program. Mayor Wright inquired whether any official action needs to take place regarding not reapplying for the grant. Town Manager Salomone replied that no official action needs to be taken; the purpose of this discussion is to obtain feedback from the Council.

D Fire Pumper Financing

Ann Harter, Director of Finance gave an overview of the financing of the new fire pumper. She stated that the Town went out to bid for a pumper on May 9. She stated that larger fire apparatus is generally leased for purchase, however, in this instance there is cash available to purchase the pumper using existing funds rather than adding borrowing costs to the purchase. She recommended that the Town purchase the pumper in the near future rather than utilizing a lease purchase. Mayor Wright noted that by doing so the Town will save about \$15,500.

Councilor Cohen requested that the Council receive a report of how this will change the CIP equipment replacement schedule.

E Solar Panel Project – Martin Kellogg

Steve Woods, Board of Education member, Dr. Perlini, Superintendent of Schools and Lou Jachimowicz, Business Administrator addressed the Council regarding the proposed solar panel project at Martin Kellogg Middle School. Mr. Woods stated that the solar panel would be designed and constructed by Solar Power Associates at no cost to the Town on the roof over the classroom wing of the school; with a buy-back agreement for all power generated over a 20-year lease and will provide 15-20% of the building's power with the option to purchase more if the unit produces more. He stated that the Town will have three options at the end of the twenty-year lease:

- Buy the equipment
- Enter into a new lease

- Remove the equipment and end the program

Mayor Wright inquired whether the Town would incur a cost should it decide to discontinue the program and remove the equipment at the end of the lease. Mr. Woods replied that there would be no cost to the Town. He stated that the Town Attorney has reviewed the project and sees no problem with it. He stated that it is a Capital Improvement item, which is why the project has been brought before the Council. He stated that there is some urgency for approval as the grant to cover the installation cost will run out and the unit must be in operation by the end of 2008. Mr. Woods commented that the system is also a great tool for the school and the district as students will be able to view the system on the internet and learn how the system produces energy. Mayor Wright inquired whether the Town would have to pay for any repairs to the equipment. Mr. Woods replied in the negative and stated that the only costs to the Town would occur in the event that the panels need to be hid for aesthetic reasons. He stated that they have seen the panels on other buildings and that the panels lay at only a 15 to 20-degree angle and commented that they may not even be visible from the ground at MKMS.

Councilor Bottalico asked about the square footage of the solar panels and inquired whether the panels would cause damage to the roof. Mr. Woods replied that the unit is not attached to the roof and would therefore not cause any damage and in fact may prolong the life of the roof as it will block a portion of the roof from the sun.

Councilor Bowen inquired as to why the project has been brought to the Council for approval when it will be done at no cost to the Town, and inquired as to how the CIP will be changed if there is no cost to the Town. Mr. Woods stated that the Town Attorney had recommended that the project be brought before the Council. Town Manager Salomone explained that the project will alter the capital assets of the Town, and stated that he will get further clarification from the Town Attorney. Dr. Perlini also stated that the project calls for a twenty-year agreement and the Board of Education does not have the authority to enter into such an agreement. He also stated that the project would fall into CIP because it involves improvement of a building. Councilor Bowen stated that at the end of the twenty years the contract would have to go back to the Council. He again asked for an opinion from the Town Attorney as to what the Council will be voting on, and commented that the project does seem to be a win-win situation. Councilor Cohen requested backup information including a copy of the Town Attorney's opinion, a copy of the proposed agreement and the attachments listed in the memo from Mr. Jachimowicz to the Town Manager. She also inquired as to why MKMS was selected for the program. Mr. Woods replied in order to be eligible for the program the roof must be larger than 10,000 square feet and it must be new, and the MKMS roof meets both criteria. He stated that other buildings could be candidates for the program in the future. Councilor Cohen also requested an explanation of the early termination clause. Mr. Jachimowicz explained that there is a schedule associated with the termination fee throughout the twenty year term in which the fee declines with each year that the contract progresses. He stated that after the sixth year there is approximately a one-third reduction in termination costs with the reduction of the cost progressing throughout the term. He stated that he will relay more specifics as they become available.

Councilor Banach inquired how long it will take to complete the project. Mr. Woods stated that the project will take about three months for completion once it has been initiated. Councilor Nagel inquired whether the placement of the unit will affect use of the building. Mr. Woods replied in the negative, and noted that the unit can actually be used as a learning tool. Councilor Boni requested a rendering of how the unit will look on the top of the building, noting that the building is located in a residential area. Mr. Woods passed around a sample picture of how the unit appears on a building. He stated that the unit lies almost flat and will likely not be seen from the ground. Councilor Nasinnyk commented that technology can change over twenty years and inquired whether twenty years is considered a normal life span for the solar panels and whether technology updates will be provided at the end of the twenty years. Mr. Woods stated that the technology and program will be evaluated for useful life at the end of the twenty years and noted that the subsequent lease period will probably not be twenty years. Councilor Banach inquired whether any defective equipment or breakdown of equipment could potentially pose a health hazard to the building's occupants. Mr. Woods replied that there are no health hazards that they are aware of, but they will look into it to assure that there are no hazards involved.

Mayor Wright asked how the Town came to the position with Solar Design Associates. Mr. Jachimowicz replied that several months ago Solar Design Associates was involved with a recently-completed project with the New Britain School system. He stated that Solar Design Associates approached the State Department of Education with the program and the Department of Education put the word out to the school districts. He stated that he contacted Solar Design Associates, who deemed the MKMS building a good candidate for the program. Mayor Wright inquired as to whether the expected life expectancy of the MKMS roof is greater than 20 years. Mr. Woods replied in the affirmative. Mayor Wright asked whether the Town would be responsible for the cost of removing the panels in the event that any work needs to be done to the roof. Mr. Woods replied that the panels

are modular and not attached to the roof; therefore they can be temporarily moved to accommodate any roof work without major inconvenience. He commented that it has been well documented that the presence of a solar deck on a roof will extend the useful life of the roof. Mayor Wright inquired about the economics of the New Britain project and whether they have improved in New Britain as a result of the project. Mr. Jachimowicz replied that he would follow up and obtain that information for the Mayor. Mayor Wright noted the two options available for the Board of Education pertaining to the project and inquired whether the Board has a preferred option. Mr. Jachimowicz replied that MKMS is the most expensive school per kWh, at approximately \$0.20 per kWh. He stated that the pricing on the first proposal is for \$0.17 per kWh with a 4% escalator over the 20-year term resulting in a cost of \$0.36 per kWh at the end of the 20-year term in 2028. He stated that the Board will need to judge how the market is going to respond. He stated that he would lean towards a fixed price program.

Councilor Bowen moved to add item VI-F: Town Hall Boiler System Replacement Schedule Discussion to the agenda. Motion seconded by Councilor Nagel. Motion passed 9-0.

F Town Hall Boiler System Replacement Schedule Discussion

Bob Korpak, Director of Facilities Management, updated that Council on the boiler system project process. He stated that designs have been finalized for the new boilers and peripheral equipment and stated that the designs have gone out to several major manufacturers. He stated that two manufacturers are willing and capable of building cast iron boilers for steam application which will be convertible to hot water in the future which will eliminate the need for heat exchangers and peripheral equipment in the future, a cost savings to the Town. Mr. Korpak stated that he is awaiting cost proposals from Weil McLain and Smith Boilers and is hoping to discuss the actual design specifics and costs of the units at the next Town Hall Boiler Replacement Committee meeting. He requested that the Council approve a bid waiver at its next meeting after the Committee's meeting because there is not time to complete a full-blown bid process and still maintain the project schedule. He noted that the design of the installation is still underway and will utilize a typical advertised bid process. Mayor Wright inquired about the lead time for the boiler. Mr. Korpak stated that both manufacturers have an eight-week turnaround time after shop drawing approval, and stated that the shop drawing approval should take about two weeks for a total of ten weeks. He stated that this lead time fits into the schedule for the project. Town Manager Salomone requested a breakdown of the cost of the boiler. Mr. Korpak stated that he will have the specific numbers available after the Committee meeting. Councilor Bottalico inquired about the date of the Committee meeting. Mr. Korpak stated that the meeting will be held on Thursday, June 19 at 4:00pm.

G Consideration of Creating a Joint Committee on Community Safety

Mayor Wright noted that the Safety Committee was set up about one year ago on an ad-hoc basis and based on feedback from the public he suggested that the Council start the process to make the Committee a formal Board.

Councilor Nasinnyk stated that she has been on the Committee since its inception and remarked that it is a terrific conduit for Town residents to come out to express their concerns. She stated that she has been very impressed with the Committee and with public attendance at Committee meetings and stated that the Committee is getting things done. She stated that it has been a very well-received public forum for the Town and stated that she is in favor of creating a permanent Committee. Councilor Cohen stated that she is impressed by the dedicated and talented people who have served on the Committee and commented that the setup of the Committee with communication with the NPD is a big plus. She stated that she is in favor of making the Committee permanent. Councilor Nagel stated that as the newest member of the Committee he concurs with Councilors Nasinnyk and Cohen and remarked that residents feel that the Committee is a good forum in which problems are discussed and progress is made. He stated that a permanent Committee will be a benefit to the Town. Councilor Nasinnyk noted that the Committee meets on the third Thursday of every month at 7:00pm in the Helen Nelson Room of the Town Hall and invited any members of the public who have concerns to attend. Councilor Cohen noted that the June meeting will actually be held on Wednesday, June 18. Mayor Wright stated that he will request that Town Attorney Ancona begin the paperwork necessary to move the process forward.

- H Downtown Revitalization Committee
- 1 Establish Committee
- 2 Appoint Members

Mayor Wright noted that it had been announced in the last meeting that the Town has received a \$1,000,000 State grant to redevelop the downtown municipal parking lot area. He requested that the Council waive the rules to establish and set up a formal Committee with members from the Town Council and the Economic Development Commission to move forward with the project. He stated that he had distributed the first two pages of a 2003 study which details the reference materials regarding the work done to the downtown area since 1976. He stated that the Town has obtained the grant money but needs a steering committee in order to move the project forward and to go through the different ideas as well as to listen to ideas from the public. He stated that the Committee will need to find an architect/engineer and the Committee will report its ideas and findings to the Council and the TPZ with the Council ultimately voting on the ideas. He stated that this is the beginning of the process: to establish the Committee and to appoint four members from the Council and three members from the Development Commission to the Committee.

Councilor Cohen expressed concern with the way the resolution was written, but moved to waive the rules to vote on the item. Motion seconded by Councilor Bottalico.

Councilor Nasinnyk commented that she is uncomfortable with waiving the rules to vote on the item as the Council has just received information on the project at the current meeting. She also commented that she does not see an urgent reason to vote on the item at the current meeting. Councilor Bowen concurred with Councilor Nasinnyk and commented that he has not seen any information regarding the project and was unaware of the grant prior to its receipt. He stated that he has been handed two documents at the current meeting, but has not had time to review those documents. Councilor Bowen stated that he will need to be convinced that the project will not cost more than one-million dollars to complete and remarked that he has heard that the project may cost considerably more than that. He stated that in order to commit to a project he would need a sense of the total cost of the project and then make the decisions on how to spend any additional funds through the CIP Committee. Councilor Bowen requested an orderly process in which the Town Planner presents ideas and recommendations to the Council prior to moving forward. Mayor Wright replied that this is just a starting point and there are many potential plans and solutions. He stated that the purpose of the Committee will be to review the various options and to come back to the Council with suggestions for approval. He stated that there is no need to have the Town Planner speak to the Council until this process has started. Councilor Banach stated that there is not urgency to the item and commented that it would be beneficial for members of the Development Commission to come before the Council to go over some of its ideas and visions as a starting point to the project and a good point of reference. He requested that the process move forward in an orderly fashion.

Councilor Cohen stated that she would rather discuss the item further before voting to waive the rules. She stated that she is unsure of the purpose and responsibilities of the Committee and commented that if the Committee is to select an architect and engineer for the project then it actually becomes a building committee. Mayor Wright replied that the Committee will not be selecting an architect and engineer at this point; rather it will come up with ideas and a vision for the project. He stated that this will not be an official building committee. Councilor Cohen stated that she would have preferred to receive the entire study, not just the first two pages and stated that she would have preferred to have Town Planner Ed Meehan present at the meeting for discussion. She stated agreement with Councilors Nasinnyk, Bowen and Banach that further discussion is needed before voting on the Committee and again commented that she is unclear about the function of the Committee. Mayor Wright replied that the funds are available and it is time to get the process moving. He stated that there is a lot of information available to work with and it is time to set up a steering committee comprised of policy makers to make a recommendation to the Council to move forward. He stated that waiting two weeks to establish the Committee will only waste two weeks, it will not change the fact that the Committee will be established. Councilor Cohen stated that studies have actually been done on the area since the 1950s and progress has been made with each study. She noted that land has been donated to the parking lot over the years. She noted that land acquisition has been mentioned as part of the project and asked whether any land is available and if so, how has the price of the properties been obtained. Mayor Wright replied that the prices are estimates obtained by Town Planner Meehan. Councilor Cohen inquired whether the Town is planning to purchase the parcels. Mayor Wright replied in the affirmative. Councilor Cohen noted that other land owners have donated parcels of land in the past. Mayor Wright stated that the bottom line is that the Committee will need to come up with a vision based on the various studies throughout the years and now is the time to get the process started. Councilor Cohen stated that the Committee is being set up with only a vague notion and commented that the Council is giving a lot of authority to a limited number of people without the entire Council being involved. Mayor Wright noted that the CIP Committee has only five members yet works with the entire CIP budget every year. He noted that the proposed Committee will have seven members: two more than the CIP Committee. Councilor Bowen commented that someone has decided that the Town is going to apply for a grant to renovate the parking lot without the Council being made aware of what is going on. He commented that

the Mayor has stated that there is a lot of information available, yet he has no information in front of him and therefore the Mayor is privy to information that the Council has not received. He stated that the Council is the deciding body of the Town and the nine members of the Council are supposed to be making policy decisions for the Town. He expressed concern that many of the directions taken are not through nine people with equal votes and expressed concern that policy is being moved forward before the policy makers have the chance to understand the facts behind the decisions being made. He requested that the project be moved through a normal process and requested that the Council has the opportunity to discuss the project with the Town Planner and has the opportunity to catch up on all of the information. Councilor Bowen stated that the Council is being asked to make decisions without enough information, which is not a smart thing for policy makers to do. Mayor Wright noted Councilor Bowen's objections. Councilor Banach stated belief that the scope of the project is too vague to appoint a Committee at this point in the process and requested to have members of the Development Commission come forward to provide the Council with more information. Mayor Wright stated that all reports are public information available to anyone who wishes to view them.

Councilor Boni stated that the only decision that the Council is making at the present meeting is the decision to appoint a Committee which will do all of the research and report back to the Council. Deputy Mayor Lenares agreed and stated that any suggestions of the Committee will need to be approved by the Council. Councilor Bottalico stated that waiting two weeks will not accomplish anything. Councilor Nasinnyk stated that waiting two weeks will accomplish the rules of the Council. Mayor Wright stated that the rules have been waived on a regular basis and remarked that waiting two weeks to vote would be foolish. Councilor Bowen disagreed, and stated that the Council has not randomly waived the rules in the past and noted that the Council has disagreed whether to waive the rules when the issue was raised in the past.

Councilor Cohen commented that the resolution does not specify the charge to the Committee. Mayor Wright asked whether Councilor Cohen would like to amend the resolution. Councilor Cohen declined to make a suggestion, stating that she was merely asking for clarification. Mayor Wright stated that the purpose of the Committee is to work with the different studies and the Town Planner to come up with a vision and to come up with a cost and present their findings to the Council and the TPZ in order to create a starting point for the project. He stated that the Committee will not be spending any money and a separate building committee will be set up to spend the money. Councilor Cohen again inquired about the charge to the Committee. Mayor Wright replied that the Committee will come to the Council with a recommendation of what to do with the Market Square parking area and how to spend the million dollars and whether more money will be required. Councilor Bowen agreed with Councilor Cohen that the resolution does not contain a charge to the Committee, and stated that the resolution must be written with a specific charge to the Committee.

Motion to waive the rules passed 5-4 (Councilors Banach, Bowen, Cohen and Nasinnyk opposed)

Mayor Wright asked Councilor Cohen how she would like to modify the resolution. Councilor Cohen stated that she is not modifying the resolution, as it is not her Committee to charge and asked again for an explanation of the charge to the Committee. Mayor Wright stated that the charge to the Committee should be to work with all the given information and the stakeholders of the downtown area to develop a plan and a budget for what they want to see done in the downtown parking area. Councilor Bottalico commented that the resolution really already states that, and asked how specific the resolution needs to be. He stated that it is not a building committee. Mayor Wright remarked that the resolution as written is straightforward.

Deputy Mayor Lenares moved the following:

WHEREAS, the Town of Newington has received funding through the Governor's Office and the State Bonding Commission for a sum of One Million Dollars (\$1,000,000); and
WHEREAS, the funds are to be utilized to revitalize the Newington Town Center with particular emphasis on parking lot improvements; and
WHEREAS, it will be necessary to make final recommendations to the Town Plan and Zoning Commission and the Town Council on the scope and process for implementing the grant;
NOW, THEREFORE, BE IT RESOLVED, that the Newington Town Council hereby establishes a Downtown Revitalization Committee composed of seven (7) members, four (4) of which shall be from the Town Council and three (3) from the Development Commission.

Motion seconded by Councilor Boni.

Councilor Cohen inquired whether the Committee will be designing the project. Mayor Wright stated that the Committee will be making final recommendations to the Council. He stated that the Committee will review available information, come up with a vision and bring their recommendations and a budget to the Council and the TPZ. Councilor Cohen inquired as to whether the Committee will come up with an actual design. Mayor Wright replied in the affirmative.

Councilor Nasinnyk stated that she is assuming that there will be a financial burden to the Town with this project and remarked that in this financial climate people are being burdened enough. She stated that there are more pressing projects in the community which are in need of funds. Councilor Banach stated that he has no idea about the charge of the Committee nor does he know the exact meaning of “revitalize” as it relates to this project. Councilor Banach stated that his question is rhetorical in nature, but stated that he was surprised to learn that the project will include buildings. Councilor Cohen stated concern that the Committee will report back to the Council with final recommendations and suggested that the Committee be required to report back to the Council on an ongoing basis. She stated that she is still unsure of the Committee’s charge and expressed doubt that members of the Committee will be qualified to make final recommendations. Mayor Wright stated that the Committee is a steering committee only and will not make final decisions.

Councilor Bowen requested a roll call vote on the resolution:

- Councilor Banach – no
- Councilor Boni – yes
- Councilor Bottalico - yes
- Councilor Bowen – no
- Councilor Cohen – yes
- Councilor Lenares – yes
- Councilor Nagel – yes
- Councilor Nasinnyk – no
- Mayor Wright – yes

Motion passed 6-3.

Councilor Bottalico moved the following:

RESOLVED:

That the Newington Town Council hereby appoints the following members to the Downtown Revitalization Committee:

Member	Address	Party	Term
Town Council Rep.:	Jeff Wright 108 Halleran Drive	R	NTC term
Town Council Rep.:	Jay Bottalico 37 Valley View Drive	R	NTC term
Town Council Rep.:	Mike Lenares 76 Stonehedge Drive	R	NTC term
Town Council Rep.:	Chris Banach 145 Starr Avenue	D	NTC term
Development Comm. Rep.:	Joe Harpie 36 Baldwin Court	R	Dev.Comm. term
Development Comm. Rep.:	Jeff Hedberg 120 Northwood Road	R	Dev.Comm. term
Development Comm. Rep.:	TBD	D	Dev.Comm. term

Councilor Bowen stated that the Democratic Development Commission representative is to be determined.

Motion seconded by Councilor Boni. Motion passed 6-3 (Councilors Banach, Bowen and Nasinnyk opposed)

I Revised Job Descriptions: Assessment Technician I, Assessment Technician II, Administrative Secretary III

TM Salomone stated that two slight additions have been made to the Assessment Technician II job description to add the requirements of working knowledge of the State of Connecticut assessment statutes and the ability to read and interpret technical reports. He also noted that the position would be at a T-3 grade which would result in a slightly less than \$1000.00 increase in overall salary. He stated that the additional technical expertise requirements warrant the salary increase and there are funds in the budget to cover the increase. He stated that the Administrative Secretary III job description has been amended to include the duty of regularly receiving information of a confidential nature. He stated that the goal is to create uniform, generically situated job descriptions for the Secretary positions.

J General Liability Insurance Placement

Town Manager Salomone stated that Standing Insurance Committee is scheduled to meet on June 11, at which insurance quotes will be presented. He stated that the Council will be asked to vote on the Committee's recommendation at the June 24 Council meeting and stated that there have been some positive developments in the area. Councilor Bowen asked whether the Committee expects to get all of the bids during its June 11 meeting. Town Manager Salomone replied in the affirmative.

VII WRITTEN/ORAL COMMUNICATIONS FROM THE TOWN MANAGER, OTHER TOWN AGENCIES AND OFFICIALS, OTHER GOVERNMENTAL AGENCIES AND OFFICIALS AND THE PUBLIC

A Town Manager Reports – none

VIII COUNCIL LIAISON/COMMITTEE REPORTS

Councilor Nagel reported on the following committees:
Library Board

- The Friends of the Library will hold its annual meeting on Wednesday, June 11 at the Library to announce its volunteer of the year.
- The Board discussed the success of this year's 5k race which saw a 10% increase in participants.
- The Board welcomed the return of a Librarian after an absence due to illness.
- The Board announced that Marian Amodeo will be honored for her ten years of service as the Library Director at the Kiwanis event at Paradise Pizza on June 30 at 7:00pm.
- The Board announced that Newington is the fifth highest lender of books in the State and that the number of books lended out correlates with the amount of funds received by the State.
- The Board is discussing concerns with a storage container that they wish to place on the adjacent property with the Town.
- The Library will distribute notices and bookmarks to the public regarding the closing of Garfield Street during the bridge replacement.

NCTV

- Previously purchased equipment has been received and installed.
- NCTV is going back to a definite programming schedule which can be found on the scroll and also on the NCTV website.
- NCTV has expressed ongoing concerns with status of funding from Cox Cable.
- Recent programs included the Memorial Day Parade and NCTV is planning on airing a pre-Extravaganza information program.
- NCTV has been recognized by the Board of Education for its work in conjunction with the Board.
- The NCTV annual picnic will be held on June 26, 2008. It is open to the public and is potluck. Please RSVP by June 19, 2007 by calling 667-5814.

Town Manager Salomone stated that Garfield Street is tentatively set to close for bridge reconstruction on June 23. He stated that parking will be limited and that all employees will be parking in the lower lot of the Town Hall with the upper lot reserved for the public. Town Manager Salomone stated that information regarding the closing will be posted on the Town's website and that notices have been sent to all Town employees. He stated that the road should be reopened in August.

Councilor Cohen reported on the following committees:

Commission on Aging

- The Commission is progressing with the Senior Center reaccreditation program.
- There will be ribbon cutting on the new information center on June 23 at 10:00am – RSVP by 6/13.
- The Commission is purchasing new chairs and tables using donated funds. This will be done at no cost to taxpayers.
- Dianne Stone and Marian Amodeo will be honored for their years of service at the upcoming Kiwanis Dinner at Paradise Pizza in New Britain on June 23. Order from the menu starting at 6:30, the program starts at 7:00.

Youth/Adult Council

- The Youth/Adult Council is moving forward with its 6FI (6 Feet of Influence) program at the Extravaganza.

Safety Committee

- Concerns were expressed about traffic and speeding problems throughout Town.

IX PUBLIC PARTICIPATION – None

X REMARKS BY COUNCILORS

Deputy Mayor Lenares inquired whether the meetings of the newly established Downtown Revitalization Committee will be open to the public, and if so how the public will know the schedule of the meetings so that residents can share their ideas and opinions with the Committee. Mayor Wright replied in the affirmative and stated that meeting schedules and information will be posted on the Town's website. Councilor Cohen requested to receive copies of the minutes of the Committee's meetings.

Councilor Nagel stated that he recently attended a regionalism panel forum in New Britain and offered to share information gathered from the panel to any interested Councilors. He stated that the Town and CROG seem to be on the cutting edge of utilizing equipment and systems that benefit both Newington and neighboring towns.

Mayor Wright inquired about the progress of the Louis Street repaving and inquired whether the project will be done by the next Council meeting. Town Manager Salomone replied that the binder coat will be done by next week but the finishing touches will take a bit longer to complete. He stated that rapid progress is being made on the project. Town Manager Salomone also noted that preparations are being made for a State project on Main Street.

XI EXECUTIVE SESSION RE: PERSONNEL

Councilor Bottalico moved to go into Executive Session RE: Personnel at 9:17pm. Motion seconded by Deputy Mayor Lenares. Motion passed 9-0. All Councilors, Town Manager Salomone, Mayor Wright and Labor Attorney Ken Plumb were present at the Executive Session.

Councilor Bowen moved to go out of Executive Session at 10:10 pm. Motion seconded by Councilor Nagel. Motion passed 9-0.

XII ADJOURNMENT

Councilor Bowen moved to adjourn the meeting at 10:11pm. Motion seconded by Councilor Boni. Motion passed 9-0.

Respectfully Submitted,

Mrs. Jaime Trevethan
Clerk of the Council