



John L. Salomone
Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

MAYOR STEPHEN WOODS

MINUTES

NEWINGTON TOWN COUNCIL
Conference Room L-101 Lower Level – Town Hall
7:00 P.M.

January 28, 2014

The Town Council met for Executive Session re: Collective Bargaining at 6:15 p.m. All Councilors, Finance Director Ann Harter, Chief Information Officer Paul Boutot and Labor Attorney Ken Plumb were present at the Executive Session. Councilor Castelle moved to adjourn from Executive Session at 6:55 p.m. Motion seconded by Councilor Cohen. Motion passed 9-0.

The regular meeting was called to order by Mayor Woods at 7:00 p.m.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

Councilor Baume
Councilor Borjeson
Councilor Castelle
Councilor Cohen
Councilor Dinunzio
Councilor Klett
Councilor Marocchini
Councilor Nagel
Mayor Woods

Staff Attendees:

Paul Boutot, Chief Information Officer (Temporary Acting Town Manager)
Tom Molloy, Highway Superintendent
Dr. William Collins, Superintendent of Schools
Pamela Muraca, Deputy Superintendent of Schools
Lou Jachimowicz, Chief Finance and Operations Officer
Andy Brecher, Economic Development Director
Jaime Trevethan, Executive Assistant

III. AWARDS AND PROCLAMATIONS

A. Volunteer of the Year: LeeAnn Wetherell Manke

Mayor Woods read the following proclamation:

WHEREAS, each year the Town Council recognizes a resident who has voluntarily dedicated time and/or resources for the benefit of others and the community at large; and
WHEREAS, Mrs. LeeAnn Wetherell Manke is being recognized for her active and continuing involvement with many volunteer organizations; and
WHEREAS, Mrs. Manke has been a member of the Lucy Robbins Welles Library Board of Trustees since 2009, and has served as chair of the Legacy Fund; and
WHEREAS, Mrs. Manke assists with the Newington Waterfall Festival and has been responsible for the logistics and vendor assignments for the Festival; and
WHEREAS, Mrs. Manke has been on the Board of Directors for the Newington Education Foundation since 1997 - a private, non-profit organization that raises funds and mini grants for enhancement of educational programs in Newington Public Schools; and
WHEREAS, Mrs. Manke has volunteered with the Boy/Girl Scouts of America in which she served as a den leader and was a Girl Scout leader for many years; and
WHEREAS, Mrs. Manke was involved with the Newington Junior Woman's Club, where she assisted with many countless activities serving women and children at risk, homeless shelters and veteran's troop support; and
WHEREAS, Mrs. Manke has consistently proven to be a leader and team player, not afraid to take initiative or test new waters, she approaches all endeavors with an open heart and open mind;
NOW, THEREFORE, BE IT RESOLVED, that the Newington Town Council hereby designates LeeAnn Wetherell Manke as its 2013 Volunteer of the Year in recognition of her volunteer activities for the welfare of the community and for serving as a positive role model & an example of all that can be accomplished through the spirit of volunteerism.

Motion seconded by Councilor Cohen. Mayor Woods and the Councilors recognized and thanked Mrs. Manke for her numerous volunteer efforts and contributions to the Town. Mrs. Manke thanked the Council for the honor and thanked her family and friends for their support. She stated that she is honored and humbled by the recognition and stated that she has made a lot of friends along the way. She stated that she was raised in the culture of giving back.

Public Participation, re: Volunteer of the Year Award

Sandy Nafis, 49 Whitewood Road: Rep. Nafis congratulated Mrs. Manke and stated that she is a wonderful person with a wonderful family. She remarked that the Council made a great choice for this honor.

Judy Igielski, 23 Old Musket Drive: Mrs. Igielski thanked Mrs. Manke for her efforts and noted that they have known each other since the 1980s. She stated that Mrs. Manke has always preferred to be a behind-the-scenes person who has taken a lot of initiative.

Patty Manke, 112 Northwood Road: Ms. Manke indicated that she is Mrs. Manke's daughter and is happy to have such an amazing mother. She stated that this recognition is long overdue and stated that both of her parents have been wonderful role models.

The motion passed 9-0.

IV. PUBLIC PARTICIPATION - none

V. REMARKS BY COUNCILORS - none

VI. CONSIDERATION OF OLD BUSINESS

Councilor Castle moved to move New Business item A, Visit with Legislative Delegation, for discussion prior to Old Business. Motion seconded by Councilor Marocchini. Motion passed 9-0.

A. Visit with Legislative Delegation

State Representatives Tony Guerrero, Sandy Nafis, Rick Lopes and State Senator Paul Doyle addressed the Town Council regarding the State's budget and various other concerns. Senator Doyle indicated that the State is in the second year of a biannual budget and expressed optimism regarding State aid to local municipalities. Rep. Guerra indicated that this is a year of fine-tuning and that there will not necessarily be any cuts made that will harm municipalities.

The Representatives and Councilors discussed the State's budget, surpluses and unfunded mandates to municipalities. Rep. Nafis indicated that there are subcommittees to look at unfunded mandates in order to continue to help towns with the mandates. Councilor Nagel inquired about the budget surplus and whether it will benefit the Town. Senator Doyle indicated that it is his priority to save for the budgetary challenges that will occur in upcoming years. Councilor Nagel inquired about anything on the State's agenda that will help the Town, specifically in the areas of Cedar Mountain and economic development. Rep. Nafis stated that they are open to suggestions.

Councilor Castelle inquired about possible tax reform or solutions to the problems with the education cost sharing formulas. Rep. Nafis replied that the Governor is expected to make an announcement the following week but that she doesn't know specifics. The Representatives discussed the economy and the State budget surplus. Rep. Guerrero indicated that he would like to use the surplus to help small business and to draw businesses to the State.

Councilor Dinunzio inquired about funding for school safety, and how the Town can stay current in school security and safety procedures now and in the future. Rep. Nafis replied that the Town has always been ahead of the curve in regards to school safety and that the Town's Board of Education is currently looking into ways to apply for available funding. Mayor Woods inquired about funding for school construction grants and whether that funding source is expected to dry up in the coming years. Rep. Guerrero replied in the negative and indicated that there may even be further increases 5-6 years from now. Senator Doyle indicated that this is a large part of the budget and a continuing commitment. Mayor Woods also mentioned the Best Market Plaza and inquired about streetscape improvement funding along Constance Leigh Drive.

The Town Council reverted to Old Business

A. Ordinance Amendment, Chapter 367: Streets and Sidewalks

Mr. Boutot indicated that the Council is requested to take action to formally introduce the ordinance amendments and to set a public hearing date of February 11 regarding the amendments. Highway Superintendent Tom Molloy discussed the proposed amendments with the Town Council. He indicated that there are two proposed changes: to change the lien requirement for non-removal of snow on sidewalks from 60 to 30 days, per State Statute and to add language prohibiting the placement of snow or ice into public ways. Councilor Castelle expressed concern over item 3 of the new language:

(3) Plow or deposit snow or ice on that portion of the public right-of-way that adjoins another person's property without the consent of that person.

He stated that it appears to be contradictory to the remainder of the ordinance. The Council discussed the item and asked staff to change or clarify the language.

Councilor Marocchini moved the following:

INTRODUCTION:

I hereby introduce for the Town Council's consideration proposed amendments to the Town of Newington Code of Ordinances, Chapter 367: "Streets and Sidewalks", a copy of which has been filed with the Clerk of the Council.

Introduced by: Councilor Marocchini

RESOLVED:

That a Public Hearing be held on February 11, 2014 at 6:50 p.m. in consideration of proposed amendments to the Town of Newington Code of Ordinances, Chapter 367: "Streets and Sidewalks".

Motion seconded by Councilor Cohen. Motion passed 9-0

VII. CONSIDERATION OF NEW BUSINESS

A. Martin Kellogg Middle School STEM Academy: Approve Plans and Specifications

Superintendent of Schools Dr. William Collins, Chief Finance and Operations Officer Lou Jachimowicz, Deputy Superintendent Pamela Muraca and Board of Education Chair Dr. Mark Finkelstein presented the plans, specifications and project budget to the Council for the Martin Kellogg Middle School STEM Academy. (Presentation attached)

Mr. Boutot indicated that there will be an item on the next Council agenda for consideration of approving the plans and project budget and authorizing the project to proceed to bid.

B. Discussion: IBPO Union Contract

Mayor Woods indicated that this item was discussed during Executive Session and will be on the next Council agenda for further discussion and consideration.

C. Consideration of Contract Agreement with the CRDA, RE: the Former National Welding Site

Director of Development Andy Brecher gave an overview of the Capital Region Development Authority (CRDA). He indicated that with the Town's approval the CRDA will provide professional development services in regards to the former National Welding site. He indicated that the CRDA's \$75,000 fee will be paid for as part of the \$2 million grant from the DECD.

CRDA Executive Director Michael Freimuth further explained the role that the CRDA would take in the process. He indicated that it is a complex process and stated that the CRDA is not a planning agency, rather, they would be used help evaluate all options and ultimately to implement the Town's decisions regarding the property. He stated that the property's use is the Town's decision via its land use agencies and the Town Council. Mr. Freimuth gave a brief background of the CRDA's background, region, board of directors and staff.

Councilor Borjeson indicated that the Town does not have the staffing and expertise to handle this project internally and stated that this is an important resource. Mr. Freimuth indicated that many communities do not have the recourses to handle these types of projects. Councilor Marocchini concurred with Councilor Borjeson and stated that it is an important resource and indicated that the Town will have the opportunity to re-evaluate the agreement and possibly extend the agreement after one year. Mr. Friemuth stated that the agency works at the Town's concurrence and convenience and can terminate the relationship with the CRDA at any time. Councilor Castelle remarked that he was surprised by the complexity of the project and is in favor of utilizing the CRDA's services.

Councilor Nagel inquired whether there was any investigation into whether there are means for the Town staff to handle this project on its own. Mr. Brecher replied that as part of the \$2 million grant application the Town had to lay our expected overheads and looked at in-house capabilities versus outside professional assistance. He also indicated that the \$75,000 in funding cannot be used to pay the salaries of in-house staff. Councilor Nagel stated that while he appreciates the information and the agency's work, he expressed concern over the lack of information presented to the Council prior to this meeting. Mr. Brecher stated that he did not present this information prior to the meeting because there were many things that needed to come together prior to presenting the information and stated that he needs to use discretion until all sides feel that the information can be brought into the public realm. Councilor Klett requested a copy of the grant document. Mr. Boutot stated that he will gather that information from the Town Planner and distribute. Councilor Cohen inquired whether the Town can restrict its options

regarding the \$50,000 portion of the grant. Mr. Freimuth indicated that both parts of the program work together; the cleanup of the property can be tailored to fit the location's desired use. He stated that the Town has the ultimate decision, utilizing the CRDA's guidance. Councilor Cohen inquired who determines the usage of the land. Mayor Woods replied that the Town's land use commissions have that authority and Mr. Brecher indicated that the Council must approve any sale of the land.

Councilor Dinunzio stated that the Town needs outside help, given the scope of the project but he expressed concerns regarding the CRDA's experience with a project of this size in a community like Newington. Mr. Friemuth reviewed his experience and the agency's experience regarding Brownfield projects, projects of a similar size and scope and in various communities. He stated that he has also worked in other capacities in finance, development and real estate. He also outlined the experience and qualifications of his staff. He stated that he is learning the site's nuances and the market in this area. Councilor Klett inquired about the relationship between the CRDA staff and the CRDA Board. Mr. Friemuth replied that the CRDA staff is ultimately accountable to the Board.

Mayor Woods stated that this will be a good partnership and that he looks forward to working with the CRDA and to getting the building demolished.

VII. RESIGNATIONS AND APPOINTMENTS – none

VIII. TAX REFUNDS

Councilor Marocchini move the following:

RESOLVED:

That property tax refunds in the amount of \$21,192.92 are hereby approved in the individual amounts and for those named on the "Requests for Refund of an Overpayment of Taxes," certified by the Revenue Collector, a list of which is attached to this resolution.

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

IX. MINUTES OF PREVIOUS MEETINGS (Action Requested)

A. Regular Meeting, January 14, 2014

Councilor Cohen noted that on page 5, sixth line from the bottom, the line reading: "*At a CIP meeting Mrs. Cohen made a recommendation for a public hearing on the straightening of Garfield Street*" she misspoke; she meant "public input" rather than "public hearing". Councilor Klett indicated that according to the tape of the CIP meeting, Councilor Cohen did use the term "public hearing", which is why she had asked the Town Manager for information about how to go about doing that. Mayor Woods indicated that Councilor Cohen is correcting her own comment in the minutes. Councilor Dinunzio inquired as to whether Councilor Cohen is correcting her own comment or Councilor Klett's comment. Councilor Klett indicated that the comment was made at a CIP meeting. Mayor Woods replied that Councilor Cohen is correcting her own comment in the minutes as she made at the last Council meeting.

Councilor Marocchini moved to approve to approve the minutes as amended. Motion seconded by Councilor Castelle. Motion passed 9-0.

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

Mayor Woods thanked Mr. Boutot for filling in during the Town Manager's absence.

Mr. Boutot indicated that the Council has received the budget review special meeting schedule.

X. COUNCIL LIAISON/COMMITTEE REPORTS – none
XI. PUBLIC PARTICIPATION

Mady Kenny, 53 Crestview Drive: Ms. Kenny requested that the Council consider allowing public comments/questions when necessary during the regular portion of the Council agenda.

Rose Lyons, 46 Elton Drive: Ms. Lyons expressed concerns regarding safety issues at Chapman Street, as related to the busway. She indicated that she is dismayed by the State DOT's response to her concerns and that she would continue to pursue this item. She also urged Town residents to attend and participate in the Town Hall Renovations Project Building Committee meetings and stated that the next meeting is scheduled for February 10 at 5:00 p.m.

XII. REMARKS BY COUNCILORS

Councilor Cohen remarked on the importance of clearing fire hydrants of snow.

Councilor Klett requested that the Town Council Rules of Procedure Subcommittee set up a meeting to discuss the Council's rules.

XIII. EXECUTIVE SESSION RE: CONTRACTUAL LEASE AGREEMENT

Councilor Borjeson moved to go into Executive Session regarding contractual lease agreement at 9:10 p.m. Motion seconded by Councilor Marocchini. Motion passed 9-0. All Councilors present at the regular meeting, Mr. Boutot, Town Attorney Peter Boorman, Assessor Steve Juda and Deputy Finance Director Lisa Rydecki were present at the Executive Session.

Councilor Borjeson moved to go out of Executive Session at 9:50 p.m. Motion seconded by Councilor Nagel. Motion passed 9-0.

XIV. ADJOURNMENT

Councilor Borjeson made a motion to adjourn at 9:51 p.m. and was seconded by Councilor Castelle. The motion passed 9 – 0.

Respectfully Submitted,

Jaime Trevethan
Executive Assistant to the Town Manager



HARDING AVENUE



NORTH

WILLARD AVENUE
Michell Ln

LLOYD STREET

September 11, 2013

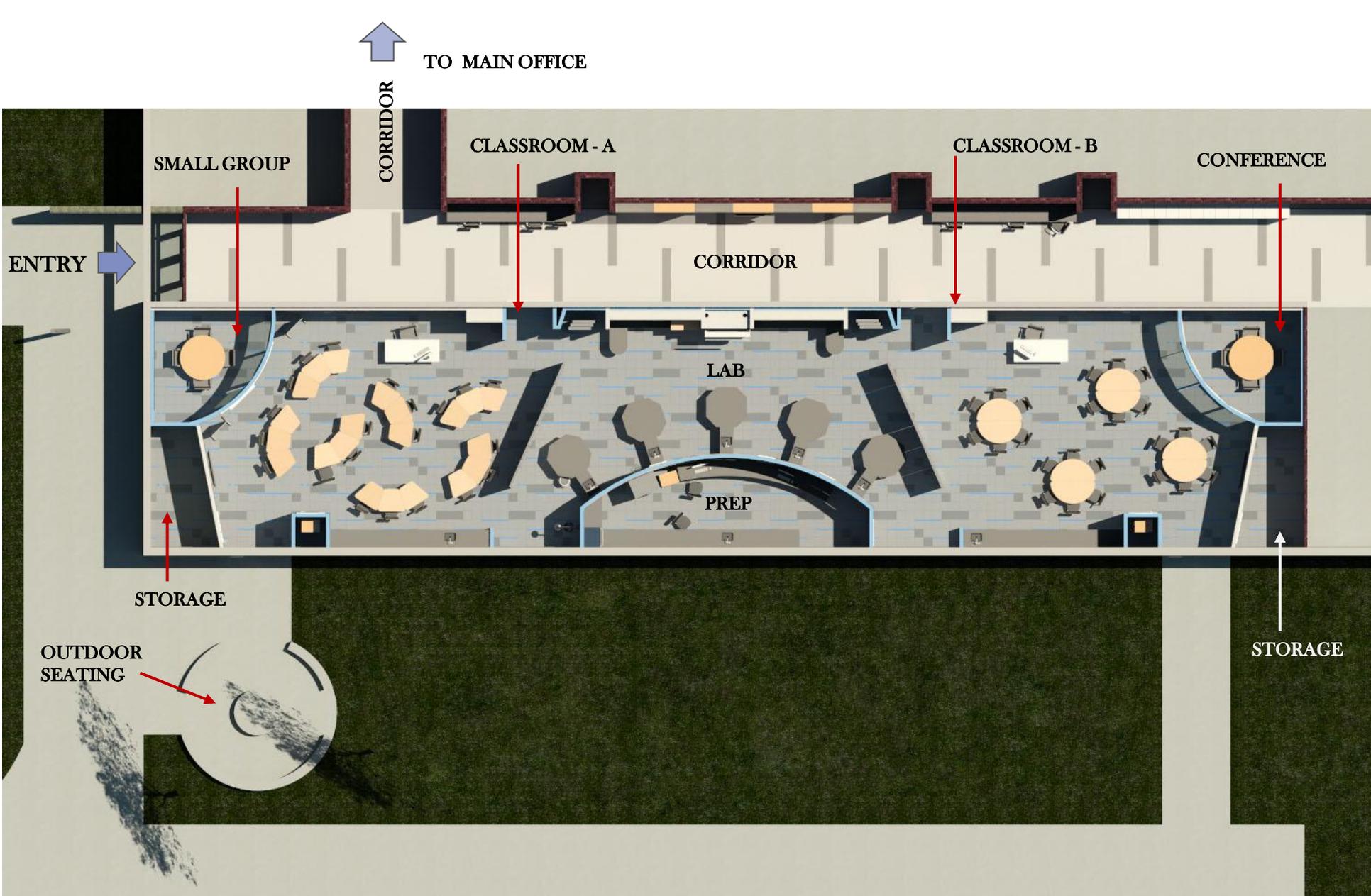






Martin Kellogg MS Bio-Engineering STEM Academy - Exterior View of Entrance





Martin Kellogg MS Bio-Engineering STEM Academy - Floor Plan





Martin Kellogg MS Bio-Engineering STEM Academy - ACADEMY CORRIDOR





Martin Kellogg MS Bio-Engineering STEM Academy - CLASSROOM "A"





Martin Kellogg MS Bio-Engineering STEM Academy - Laboratory





Martin Kellogg MS Bio-Engineering STEM Academy - Laboratory





Martin Kellogg MS Bio-Engineering STEM Academy - PREP ROOM





Martin Kellogg MS Bio-Engineering STEM Academy - CLASSROOM "B"



Martin Kellogg Middle School

Renovation Area 3,514 SF

Project Budget \$550,000

Construction Estimate \$491,715

Construction Contingency \$ 30,000

Project Development \$ 27,500

Design

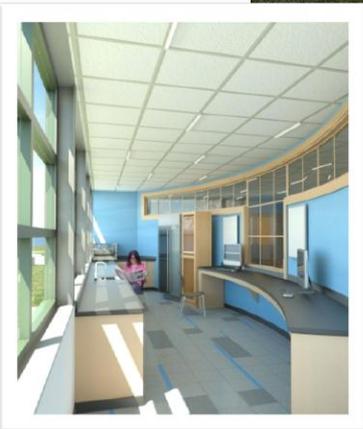
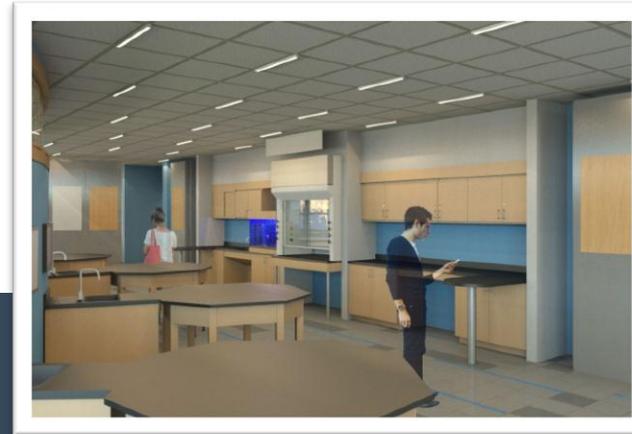
Testing

Permit

Total Estimated Project Cost \$549,215

Bio- Engineering STEM Academy





Martin Kellogg Middle School Newington, CT

Bio- Engineering STEM Academy

