



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.

**September 22, 2015**

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

### **I. PLEDGE OF ALLEGIANCE**

### **II. ROLL CALL**

Councilor Banach – absent  
Councilor Borjeson  
Councilor Castelle  
Councilor DelBuono  
Councilor Klett  
Councilor McDonald  
Councilor Marocchini  
Councilor Nagel - absent  
Mayor Woods

#### Staff Attendees:

John Salomone, Town Manager  
Jamie Trevethan, Asst. to the Town Manager – Administration

### **III. PUBLIC PARTICIPATION – IN GENERAL**

Gail Budrejko, 21 Isabelle Terrace: She was following the proposed reconstruction of I84 and the possible routes suggested. Even though construction was years away the final proposal would be presented within the next 18 months. The DOT encouraged input at this stage since once a decision was made it would be difficult to change it. A PAC had been formed to give input regarding planning, design and construction. She felt Newington had a major stake in what happened since the town would be impacted by the project. Since neighboring towns had representatives on the PAC she wondered if Newington had anyone following the project and if it was possible for Newington to become part of the it.

John Bachand, 56 Maple Hill Avenue: He agreed with Mrs. Budrejko and felt it would be life changing for Newington. Cedar Street would become a big part of the plans and asked that the situation be monitored by Newington. He thanked the Building Committee for their time and still felt it was not necessary to tear the present building down.

#### **IV. CONSIDERATION OF OLD BUSINESS (Action May Be Taken)**

##### **A. Discussion: Town Hall Renovations Project**

Mr. Bongiovanni discussed the committee's proposed plan that was reduced by 10% and the final projected to be \$32,500,000. An additional \$2,000,000 was projected for relocation of offices for a two year period. The committee agreed on a 5 – 1 vote to present the proposal to the Town Council.

Councilor DelBuono asked if there was money in the budget for the needed rewiring of NCTV. Mr. Bongiovanni said all infrastructure for all departments had been budgeted including NCTV. She also asked about the need for the three kitchens indicated in the plan and was told Parks and Rec had a kitchen and the other areas were break rooms.

Councilor Borjeson thanked the committee for all their work and felt the Town was getting close to where it needed to be.

Mayor Woods said a public hearing would be held prior to the next Council meeting at 6 p.m. and would start the Council meeting later if needed. It was important to bring the plan before the public for their input. Councilor Klett was concerned about notification to the public of the hearing. The Mayor said an announcement could be made in the local papers, and Mr. Salomone indicated he would research the best and most cost effective way of doing the announcement.

##### **B. Capitol Workforce Partners Intergovernmental Consortium Agreement**

Councilor McDonald moved the following:

#### **RESOLUTION AUTHORIZING CHIEF ELECTED OFFICIAL OR CHIEF EXECUTIVE OFFICER TO ENTER INTO AN AMENDED AND RESTATED INTERGOVERNMENTAL CONSORTIUM AGREEMENT ON BEHALF OF THE MUNICIPALITY OF NEWINGTON**

#### **TO IMPLEMENT THE WORKFORCE INNOVATION AND OPPORTUNITY ACT OF 2014 IN ACCORDANCE WITH FEDERAL AND STATE LAW**

**WHEREAS, the 105<sup>th</sup> Congress of the United States of America enacted the federal Workforce Investment Act of 1998 (“WIA”), for the purpose of providing workforce investment activities through statewide and local workforce systems; and**

**WHEREAS, pursuant to WIA, the Governor of the State of Connecticut created the North Central Region consisting of thirty-seven municipalities (the “Municipalities”), including the Municipality of Newington (the “Municipality”); and**

**WHEREAS, in or about 2003 the Municipalities entered into an Intergovernmental Consortium Agreement (the “Existing ICA”) to implement a local workforce system for the North Central Region; and**

**WHEREAS, the 113<sup>th</sup> Congress of the United States of America enacted and President Obama signed into law on July 22, 2014 the federal Workforce Innovation and Opportunity Act of 2014 (“WIOA”), to continue with certain changes the policies and programs created and administered under WIA, including the initial re-designation of the North Central Region as the North Central Connecticut Workforce Development Area (the “Local Area”); and**

**WHEREAS, the implementation of WIOA and the re-designation of the Local Area shall require amending the Existing ICA through the execution of an amendment creating an Amended and Restated Intergovernmental Consortium Agreement (the “New ICA”) among the Municipalities in the Local Area specifying among other things the powers and authority of the Consortium of the Municipalities created thereby (the “Consortium”), the process for the selection of the members of the workforce development board, the designation of a grant recipient and of a sub grant recipient/administrative agency/fiscal agent and a statement of accountability for allocated federal workforce funds; and**

**WHEREAS, the Municipality wishes to remain a part of the Consortium and the Local Area and to continue to receive funds under WIOA and other related workforce funding streams so as to provide workforce services to its constituents, by entering into the New ICA;**

**NOW THEREFORE BE IT RESOLVED, that the Municipality having complied with all of its municipal and other applicable requirements to enter into the New ICA, authorizes its chief elected official or chief executive officer to execute any amendment or other documents and to do such other lawful things as are necessary to enter into the New ICA on behalf of the Municipality; and**

**BE IT FURTHER RESOLVED, that the Municipality authorizes its designated representative to the Consortium to act for the Municipality on all Consortium matters as set out in the New ICA.**

The motion was seconded by Councilor Castelle and passed 7 – 0 (Councilors Banach & Nagel-absent).

Councilor Castelle stated the resolution concerned job centers in the immediate area and which did a wonderful job in assisting individuals.

**C. Lease-Purchase – Fire Department Apparatus**

Councilor Marocchini moved the following:

**WHEREAS, the Town of Newington, Connecticut (the “Town”) issued a Request for Proposals for lease purchase financing for the acquisition of one (1) Velocity Custom Heavy Fire Rescue Truck and related equipment (the “Equipment”) from the manufacturer, Pierce Manufacturing, Inc.; and**

**WHEREAS, First Niagara Leasing, Inc. (the “Lessor”) submitted the lowest responsible bid to lease the Equipment; and**

**WHEREAS, the Town desires to acquire the Equipment and enter into a lease purchase agreement with the Lessor to finance the acquisition of the Equipment.**

**NOW THEREFORE, BE IT RESOLVED,**

**(1) That (i) the bid proposal of the Lessor to lease the Equipment and finance the acquisition of the Equipment is hereby accepted and (ii) the Town Manager is hereby authorized to enter into a lease purchase agreement (the "Lease") by and between the Town and the Lessor for the lease of the Equipment for a period of no more five (5) years, in such form and having such terms and details as determined by the Town Manager, subject to the following limitations. The amount to be financed under the Lease shall be no greater than \$700,000 payable in semi-annual installments of principal and interest at an interest rate of approximately 1.62%. At the conclusion of the term of the Lease, provided all the payments required under the Lease, including payments of rent, have been made, the Lessor's interest in the Equipment shall terminate. Payments in respect of the Lease shall be subject to annual appropriations of the Town. The Lease shall include a "non-appropriation of funds" clause allowing for termination in the event that sufficient funds are not appropriated to make payments of rent and other amounts each fiscal year.**

**(2) That the Town Manager is hereby authorized to make such representations and covenants and to execute and deliver such contracts, financing statements, affidavits, agreements and documents, including but not limited to, an escrow agreement and a tax regulatory agreement, as are determined by the Town Manager to be necessary or desirable to evidence and secure the Town's obligations pursuant to the Lease, to ensure the interest paid on the Lease is free from taxation under the Internal Revenue Code of 1986, as amended, and to finance the purchase of the Equipment, and that the execution of such contracts, financing statements, affidavits, agreements and documents shall be conclusive evidence of such determination.**

**(3) That the Town Manager, the Director of Finance and other proper officers of the Town, or any one of them as appropriate, are hereby authorized to appoint a bank or trust company to act as escrow agent in connection with the foregoing lease purchase transaction and to do or cause to be done any and all other acts and things necessary or proper to further the purposes of this resolution and the terms and obligations in respect of the Lease.**

**(4) That the Town reasonably expects to incur expenditures (the "Expenditures") in connection with the project for which a general functional description is provided above. The Town reasonably expects to reimburse itself for the cost of such Expenditures with the proceeds of the obligation described above. The maximum principal amount of such obligation is not expected to exceed \$700,000. This declaration of official intent is a declaration of official intent made pursuant to Treasury Regulation Section 1.150.**

Councilor Castelle stated the interest rate was 1.6%, which was a rate not normally seen.

The motion was seconded by Councilor Klett and passed 7 – 0 (Councilors Banach & Nagel-absent)

- D. Disband Completed Project Building Committees**
  - 1. Newington High School Track Renovation PBC**
  - 2. Senior & Disabled Center Roof Replacement PBC**
  - 3. Newington School Improvements PBC**
  - 4. Firehouse Expansion PBC**
  - 5. BOE Roof Replacement PBC**
  - 6. West Meadow Cemetery Expansion PBC**

Councilor Castelle moved the following:

**RESOLVED: Pursuant to Section 8-45M of the Newington Code of Ordinances, the Newington Town Council hereby disbands the following completed project building committees:**

- 1. Newington High School Track Renovation PBC**
- 2. Senior & Disabled Center Roof Replacement PBC**
- 3. Newington School Improvements PBC**
- 4. Firehouse Expansion PBC**
- 5. BOE Roof Replacement PBC**
- 6. West Meadow Cemetery Expansion PBC**

Councilor Castelle asked the Town Manager about the amount of \$215,336 in the Board of Ed roof replacement fund. He stated the footnote indicated the amount had been budgeted as a revenue source in the 2014-15 budget. The money was anticipated to be surplus pending the dissolution of the committee and was allocated in the 2014-15 budget to the General Fund per Mr. Salomone.

Councilor Borjeson seconded the motion and passed 7 – 0 (Councilors Banach & Nagel-absent).

**E. Status of Indian Hill Country Club Committee**

Mr. Salomone said there were questions about the projected viability of the future lease that depended on the income flow, etc. He stated the committee would review what the impact would be if the club could not meet their obligations. The goal would be for the work to be done by February so budgetary concerns could be addressed in the spring. They currently were reviewing leases for other golf courses like Manchester Golf Club, East Hartford and other municipal courses.

Councilor Klett requested a progress report be given to the Council in December.

**V. CONSIDERATION OF NEW BUSINESS**

**A. Acceptance of Green Avenue**

Mayor Woods indicated the section referenced was between Standard and Pine and was currently used by emergency vehicles, busses, and snow plows, etc. The acceptance would mean it would be put on a list for future improvements and that the Town would maintain the road. He was not sure it would require Council action but wanted it on the agenda to have a discussion and to inform the members.

**VI. RESIGNATIONS/APPOINTMENTS (Action May Be Taken)**

**A. Appointments to Boards and Commissions**

- 1. Affordable Housing Monitoring Agency**
- 2. Commission on Aging and Disabled**
- 3. Balf-Town Committee**
- 4. Board of Education Roof Replacement Project Building Committee**

5. Board of Ethics
6. Capitol Region Council of Governments
7. Central Connecticut Health District Board of Directors
8. Committee on Community Safety
9. Conservation Commission
10. Development Commission
11. Downtown Revitalization Committee
12. Employee Insurance & Pension Benefits Committee
13. Environmental Quality Commission
14. Board of Ethics
15. Fair Rent Commission
16. Newington Housing Authority
17. Human Rights Commission
18. Library Renovations/Addition Project Building Committee
19. Newington School Career Technical Program Renovation Project Building Committee
20. Open Space Committee
21. Board of Parks and Recreation
22. School Improvements Project Building Committee
23. STEM Academy PBC
24. Senior & Disabled Center Roof Replacement Project Building Committee
25. Standing Insurance Committee
26. Town Hall Renovations Project Building Committee
27. Town Plan & Zoning Commission
28. Tri-Town Community Cable Access
29. Vehicle Appeals Board
30. West Meadow Cemetery Expansion Project Building Committee
31. Zoning Board of Appeals

## **VII. TAX REFUNDS (Action Requested)**

Councilor Marocchini moved the following:

### **RESOLVED:**

**That property tax refunds in the amount of \$5,429.32 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.**

The motion was seconded by Councilor McDonald and passed 7 – 0 (Councilors Banach & Nagel-absent).

## **VIII. MINUTES OF PREVIOUS MEETINGS (Action Requested)**

- A. Public Hearing, September 8, 2015**
- B. Regular Meeting, September 8, 2015**

Councilor DelBuono asked that the names of the MDC representatives be added. Toby Krantz, Manager of Construction and Assistant District Council, Chris Stone.

Councilor DelBuono moved to accept the minutes as amended and was seconded by Councilor Klett. The motion passed 7 – 0 (Councilors Banach & Nagel – absent).

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

None

**X. COUNCIL LIAISON/COMMITTEE REPORTS**

Councilor Castelle said the Employee Insurance Committee had met and had the final figures for the fund. He indicated there would be another surplus of \$82,215 for the Town and the Board of Ed surplus was \$731,899.

**XI. PUBLIC PARTICIPATION – IN GENERAL (In Person/Via Telephone: 860-665-8736)**

Rose Lyons, 46 Elton Drive: She stated there had been talk of a possible grant for Streetscape and wondered if the Economic Developer could attend a meeting to give an update on the status. She agreed with the disbanding of the various committees and wanted an update on the Community Safety Committee. The committee had been established after an incident at the high school and had not seen anything about it for years. She suggested writing letters to the editor would be a good way to get people out to a public hearing. She indicated there would be a TPZ meeting to get input on what residents wanted to see around the two Fastrak stations. She stated there was discussion on whether or not Councilor Banach could be on the Open Space committee and indicated she gave no opinion on the subject but did wonder if Jay Bottalico could be on the Ethics Commission. Mrs. Lyons had not seen his resignation and wondered if he should resign since he was campaigning for public office. She mentioned they were scraping the rock on the mountain and had scraped everything but the graffiti. She asked if the graffiti could be taken down.

John Bachand, 56 Maple Hill Avenue: He indicated Green Avenue was not between Standard and Pine but between Evergreen and Standard. Pine is a dead-end.

**XII. REMARKS BY COUNCILORS**

Councilor DelBuono indicated she had contacted Chris Stone at MDC who advised they visited the site to perform the following: racking the area, picking up all the stones, fertilizing and two other areas would have more rock removed. She was glad action was taken.

Councilor Klett thanked the Police Department for handling the recent ATV problem. She asked for an update on the regional dispatch since the State was backing off from it as well as an update on the number of calls being made to local motels and the nature of each since January. She mentioned that blight was still a concern of residents and suggested reconvening the Blight Committee. Jamie Trevethan suggested all residents should call the Town Managers Office when blight is an issue so someone could be sent out to review each issue.

Councilor Borjeson stated he had been attacked at the last meeting by Councilor DelBuono and wanted to clarify that he had been talking about Councilor Dinunzio and others who attacked the Mayor on the dirt gate issue.

Councilor McDonald acknowledged the concerns regarding I84 construction. She stated the busway was an alternate solution for transportation in Connecticut. She was pleased the TPZ was having a meeting to obtain input from residents on the area around the busway and how it would be developed. The Councilor was concerned about giving anyone the impression that Newington was next door to the murder capitol of

the United States. Hartford did not rank in the top 40 in the list of murder statistics and the top 35 are not in New England.

Mayor Woods thanked the Police Department for responding quickly to an ATV incident he reported. He encouraged residents to call the police at 666-8445 and \*5 would get a resident connected directly to dispatch after hours. The job at the mountain of scraping the rock was being done by the State. The graffiti would be cleaned off in the future. The State was removing loose rock currently. He asked Mr. Salomone to contact someone about getting a seat on the PAC mentioned by Mrs. Budrejko.

### **XIII. EXECUTIVE SESSION RE: PERSONNEL**

The Mayor adjourned the meeting at 8:20 p.m. to go into Executive Session.

### **XIV. ADJOURNMENT**

Councilor Borjeson moved to adjourn the Executive Session at 8:50 p.m. Motion seconded by Councilor Castelle.

Respectfully Submitted,

Linda Irish-Simpson  
Clerk of the Council

cc: T. Lane, Town Clerk