



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.

July 9, 2013

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

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

Councilor Borjeson
Councilor Bottalico
Councilor Castelle
Councilor Cohen
Councilor DelBuono
Councilor Klett
Councilor McBride - Absent
Councilor Nagel
Mayor Woods

Staff Attendees:

Chris Greenlaw, Town Engineer
Jaime Trevethan, Executive Assistant to the Town Manager

III. PUBLIC PARTICIPATION - none

IV. REMARKS BY COUNCILORS

Councilor Bottalico stated that he has received some complaints about the construction equipment parked at the Deming Young Farm on Church Street for the upcoming MDC project. Mayor Woods stated that the item would be discussed later on the agenda.

V. CONSIDERATION OF OLD BUSINESS

A. OPM Grant: Building Bridges Between Police and Youth

Councilor DelBuono moved the following:

RESOLVED:

That the Newington Town Council hereby approves the acceptance of a grant of \$10,000 from the Office of Policy and Management for purposes of funding a Building Bridges Between Youth and Police program and authorizes John L. Salomone, Town Manager, to make, execute

and approve on behalf of the Town of Newington any and all contracts and amendments with regard to said grant.

Motion seconded by Councilor Nagel. Motion passed 8-0 (Councilor McBride absent)

VI. CONSIDERATION OF NEW BUSINESS

A. Report: MDC Blasting (Construction) Project

Town Engineer Chris Greenlaw and MDC representatives Toby Krantz, Jason Waterbury and Tom Robbins spoke about the MDC construction project to take place over the next several months on Church Street. They distributed the attached detour map of the area, to be put in place during construction.

Mr. Greenlaw noted that the equipment is stored at the farm due to an agreement between the MDC and the Town, in exchange for the MDC providing water and sewer service to the Deming Young Farm building and land/gardens. He stated the MDC will also remediate the area in which the equipment is stored at the end of the project. Mayor Woods indicated that the historical farm building can be open to the public once the water and sewer lines are added.

An overview of the project is as follows:

- This is part of the MDC's Clean Water Project, which is a long-term program put in place to meet EPA requirements.
- The project is getting under way, with sewer construction expected to be completed by the end of this construction season, and curb-to-curb milling and paving on Church Street and Windmill Lane expected to be completed by spring 2014.
- The project will encompass 2200 linear feet of sanitary sewer line and will include the abandonment and removal of a pump on Windmill Lane.
- The MDC has done extensive outreach to the residents in the affected area and has kept residents informed thorough meetings, mailings and continuous updates.
- A detour will be in place during the project (see attached maps).
- The blasting subcontractor has started the pre-blasting process, including property surveys, testing and seismograph preparation.

Mayor Woods noted that residents in that area were also affected by the recent nursing home strike and indicated that these residents may be sensitive to the disruption. Mr. Waterbury replied that the MDC has placed a large emphasis on outreach and information in order to put the residents at ease. Councilor Bottalico inquired whether the MDC is taking pictures of house foundations as a part of the pre-blast survey. Mr. Waterbury replied in the affirmative. Councilor Bottalico inquired as to who will oversee the seismograph readings. Mr. Waterbury replied that both the MDC and the Town Fire Marshal will oversee the readings.

Councilor Nagel inquired about local access to residents' homes during the process as well as access to the Deming Young Farm. Mr. Waterbury replied that there are plans in place local for access to be maintained to all properties along the detour area. Councilor Nagel inquired about signage during the detour. Mr. Waterbury replied that the detour will be well-marked and that there will be police officers on hand to direct traffic. Councilor Nagel stated that warning signage prior to the detour taking affect would be appreciated. Councilor Klett inquired about children walking to school along the detour area. Mr. Waterbury stated that the Board of Education is aware of the project and that the MDC will reach out to school officials prior to the start of the school year. He stated that pedestrian access will remain and that the MDC will work with the BOE and Police Department on school bus access. Councilor Bottalico inquired whether the detour will be in place around the clock. Mr. Waterbury replied that at of this time the plan is to only have the detour in place during the day, while construction is in progress.

Mr. Greenlaw stated that the MDC has met with various Town and BOE departments to ensure a smooth construction and detour period as well as safety for residents, pedestrians and students. He also indicated that the MDC has a webpage with up-to-date information and traffic alerts regarding the project and stated that this information will be linked from the Town's website.

B. Discussion: Grant Funding, Garfield Street Reconstruction

Mr. Greenlaw gave an overview of the project and grant application. He indicated that the application came about through a solicitation from CRCOG, with about \$25 million in total funding available for road reconstruction projects. He indicated that the potential relocation and reconstruction of a portion of Garfield Street has been identified as a strong candidate for grant funding. He indicated that staff has prepared an application at the direction of the Town Manager and stated that the Council will be asked to approve the application at a future meeting. He noted that the application is due on July 17; however, the Council's acknowledgement of the application may be submitted after the application is submitted.

Mr. Greenlaw gave an overview of the project:

- The project will encompass approximately 1000' of road relocation and reconstruction on Garfield Street in the vicinity of Town Hall.
- The relocation will move the portion of the street away from Town Hall, towards Mill Pond Park, and will improve the road geometry, sightlines, etc.
- If awarded, funding will also be used to improve lighting, sidewalks, curbing, crosswalks, pedestrian safety and traffic calming features in the area.

Mayor Woods inquired about a project budget. Mr. Greenlaw replied that the application packet includes a cost estimate section, utilizing unit costs assigned within the application. He stated that the Town has already completed preliminary surveys and studies in order to better estimate project costs. He also noted that contingencies are included in the totals. He indicated that the application will be for the maximum amount of \$2.5 million, which will be 80% grant funded, 10% Federally funded, and 10% Town funded; therefore the cost to the Town will be approximately \$250,000 if awarded the maximum funding.

Councilor Klett expressed concern that this was not discussed by the Council outside of the Town Hall renovations item and also expressed concern over the timeline, the close deadline and that the process has already started without the Council being aware of it. She noted that the next meeting will not be until after the application is due. Mr. Greenlaw stated that the Council's acknowledgement is not required at the time of submission; it will be submitted at some point. Councilor Klett stated that the Council has not been involved in discussing the merits of applying for the grant. She noted the economy and the State's budget. Councilor Klett stated that while there is merit to applying to the grant, she stated that this is tied into the future of the Town Hall; which hasn't been decided. She inquired as to what would happen if the grant is accepted and the Town Hall renovations don't go forward.

Mr. Greenlaw replied that if the Town's application is awarded and the Council approves the funding, the Town would have a process to follow - including hiring a consultant and going out to bid for construction. He noted that if approved, the project wouldn't break ground 2016 which gives the Council ample time to discuss and allocate CIP funding. He also noted that the staff was asked to look at this item some time ago and had already utilized resources to explore changes to the campus, the road and the Town Hall. Councilor Klett stated that the road alignment is part of the Town Hall Building Committee's discussion and again stated that the Committee has not yet made a decision as to whether straighten the road. Mayor Woods stated that it is not the Committee's decision to realign the road and indicated that the Town Manager believes that realigning the road is the best option for the Town. He also noted that the Town does not control the timing of grant funding availability. Councilor Klett stated that she would have liked the Council to have been made aware of the funding and also a list of items that would qualify for the grant.

Councilor DelBuono expressed concern over the application deadline and expressed relief that the Council would not have to take action at the present meeting. Mayor Woods reiterated that the timing is not in the Town's control. She inquired as to when the Town was notified of the funding availability. Mr. Greenlaw replied that CRCOG sent preliminary information regarding the grant in March; however, there was no solidification or formal application until May or June. Councilor DelBuono thanked Mr. Greenlaw for being involved in the process and taking steps to be ready for the application but expressed disappointment that this was not brought to the Council earlier. She noted a past incident that an application had been submitted prior to Council approval when the Council would have liked to had input into the application wording and she expressed concern that the same thing would happen again. Councilor DelBuono stated that she feels this project is worthy; she is questioning the procedure and process. Mayor Woods noted that the Town Manager did recommend this project and had discussed its

merits during the CIP process. He stated that he understands her point, though, and that they could work on the process.

Councilor Borjeson asked how many parking spaces would be created by the realignment, if the Town Hall renovation project does not take place. Mr. Greenlaw replied that approximately 70 parking spots will be created but cautioned that the State would likely not participate in funding for parking as it is a road reconstruction project. Mayor Woods stated that the parking lot would be part of the Town Hall construction referendum. Councilor Borjeson inquired about bicycle lanes. Mr. Greenlaw stated that the Town could direct a consultant to look into bicycle lanes. Councilor Borjeson noted that he had not even heard about the funding from CRCOG as recently as the CRCOG Annual Meeting in June. Mr. Greenlaw stated that the basis of the funding is still subject to change, which could be advantageous for Towns with bid-ready projects. Councilor Borjeson stated that while it would be great for every project to come to the Council early, it cannot always happen in that manner. He stated that the action is for the Council to support the application only; it is just the first step in the process. He noted that the Council had looked at Garfield Street as far back as January, so it has been on the Council's radar. Councilor Borjeson stated that the Town hires people to do these specific jobs and stated that sometimes professional judgments need to be made within certain timelines that are outside of the Council. He stated that while it would have been ideal to hear about this project earlier, sometimes professional decisions need to be made by people who are paid to make them in order to move forward.

Councilor Cohen inquired as to when an award decision would be made. Mr. Greenlaw replied that while CRCOG does not have a specific timeline in place he expects that the CRCOG and State reviews should be complete by January 2014, with several months after for the Town to hire consultants for design, bids going out in 2015 and construction beginning in 2016. Councilor Cohen stated that the Council may not even hear about acceptance until January which gives the Council plenty of time to review everything. She stated that applying for the grant does not lock the Council into anything. She stated that even if the Council approves the application it still has plenty of say in the project and does not even have to approve the funding, if awarded. Mr. Greenlaw indicated that CRCOG will likely not even forward the applications to the State until November.

Councilor Nagel inquired about the location of the realigned portion of the street and whether it would include the area in front of the bus garages. Mr. Greenlaw replied that the bus garages would remain; construction would begin at the entrance to the lower Town Hall parking lot and would extend about 1000 ft. east to area by the ball field at Mill Pond. Councilor Nagel expressed concern with pedestrian safety in the bus garage to Willard Avenue area of Garfield Street. Mr. Greenlaw stated that while preliminarily the project does not encompass that area, the consultants and engineers can look at that area as a possible portion of the project's scope.

Councilor DelBuono clarified that she is not against the project and noted that while the Council did discuss the need for reconstruction in general terms, there was no discussion of any grants at that time. She requested that the Council receive the actual completed application and renderings for review prior to approving the application. Mayor Woods remarked that the realignment will improve safety for Parks and Rec program participants, particularly summer camp participants, by improving the sightlines for the crossing to the park. He stated that finding money is a great thing. He also stated that he understands the frustrations of the other Councilors about the process, but noted that the Council does only meet twice per month. Councilor DelBuono agreed about the safety issues on the street. Mr. Greenlaw noted that the project will not affect Mill Pond Park itself; no park space will be lost.

Councilor Klett noted previously received grant funding of \$20,000 to study housing, \$2 million for National Welding, \$1 million for the Town parking lot, \$10,000 for the Building Bridges Between Youth and Police, etc. and stated that while receiving money is a great thing, for her it always goes back to the fact that someone is paying for it somewhere, whether it is federal funds or funds from taxes. She cautioned the Council to be careful when discussing the safety of the road, noting that the traffic pattern has been the same since reconstruction of the Willard Avenue end of the road 10-15 years ago. Councilor Klett noted that the Town Manager had brought the project to the CIP in January but it did not move forward. She remarked that she doesn't recall ever seeing so many grants and inquired as to who is actually paying for them. Mayor Woods stated that everyone pays State and Federal taxes and stated that he sees it as a great thing to get some of that funding back into the Town. He remarked that he feels that the State has fallen short in funding in past years and is grateful for any funding available. Councilor Klett remarked that many people feel that they pay too much in State and Federal taxes.

Councilor Borjeson also requested to have a copy of the completed application as soon as possible. He stated that funding is only 10% local; therefore 90% is funded elsewhere. He noted that this money will do important things for the Town. Councilor Bottalico inquired about how much the Town will actually receive of the \$2.5 million and noted that the Town Manager had previously quoted a price of \$500,000. He asked about the difference. He also noted that the ball field (at Mill Pond Park) would have to be reconfigured. Mayor Woods replied that the project will not affect the ball field. He also noted that the higher figure includes things not in the original plan, such as adding decorative lighting. Mr. Greenlaw stated that the State funding requires many items that are not included in the Town plan, taking into account many possible percentages for contingency items, incidentals, environmental items, etc. He stated that the actual budget may decrease once those items have been accounted for. Councilor Bottalico inquired as to what the Town missed while quoting the project. Mr. Greenlaw replied that comparing the two budgets is like comparing apples to oranges; and would include items such as different lighting and the cost of moving the lighting, etc.

Mayor Woods directed Mr. Greenlaw to submit the completed application to the Town Manager's Office for Council distribution as soon as it is completed.

C. Discussion: Town Hall/Community Center Architect Selection

Councilor DelBuono indicated that the Committee had narrowed down the architect selection to three firms, with interviews and a recommendation scheduled to take place on July 15. Mayor Woods inquired as to why the item is on the Council agenda at the present meeting. Mrs. Trevethan replied that staff had requested this item to be placed on this agenda under New Business so that the Council could take action at the July 23 Council meeting under Old Business to approve the Committee's recommendation. She stated that this is to meet the timeline requirement of having an architect in place by August 1, 2013 in order to stay in line for a referendum in early 2014.

The Council agreed by consensus to hold off on any discussion and action on the item until the Committee has made its recommendation.

D. Consideration of Canceling the August 27, 2013 Council Meeting

Mayor Woods and the Council agreed by consensus to discuss the item at the next Town Council meeting.

VII. RESIGNATIONS/APPOINTMENTS - none

X. MINUTES OF PREVIOUS MEETINGS (Action Requested)

A. June 25, 2013

Councilor Cohen indicated a correction on page 6, fourth paragraph, should read "right of way" rather than "right away".

Councilor Cohen moved to approve the minutes as amended. Motion seconded by Councilor DelBuono. Motion passed 8-0 (Councilor McBride absent)

XI. WRITTEN/ORAL COMMUNICATIONS FROM THE TOWN MANAGER, OTHER TOWN AGENCIES AND OFFICIALS, OTHER GOVERNMENTAL AGENCIES AND OFFICIALS AND THE PUBLIC - none

XII. COUNCIL LIAISON/COMMITTEE REPORTS

Councilor Nagel reported on the following meetings:

- NCTV: Funding from State grants will not be available at this time; therefore NCTV will have to look into other funding avenues when it comes time for equipment to be replaced.
- School Code Compliance Project Building Committee: Several change orders have been approved. Progress is being made in abatement and seat removal work, and the Committee learned about costs

associated with air conditioning replacement. Issues related to the problems with work done by a contractor last summer are still being addressed.

**XIII. PUBLIC PARTICIPATION – IN GENERAL (In Person/Via Telephone)
(3 MINUTE TIME LIMIT PER SPEAKER ON ANY ITEM)**

Rose Lyons, 46 Elton Drive – Ms. Lyons indicated that while she has no problem with the grant application she does feel a bit disconcerted about the timing and notification of the process. She noted that the money will still have to be approved and noted comments by former Mayor Mortensen and Councilor Klett that the “money is coming from somewhere”. She noted that the realignment of Garfield Street has been discussed by the CIP and Town Hall Renovations Committees and inquired as to whether the realignment is slated for a future CIP budget. Ms. Lyons requested to see the big picture when it comes to these large projects and grants, rather than receiving information in a piecemeal fashion.

XIII. REMARKS BY COUNCILORS

Councilor Cohen noted that the Newington Kiwanis Club will be in attendance at the upcoming fireworks on Saturday, July 20, to collect donations for the fireworks. She stated that those who donate will receive Kiwanis peanuts and stated that the entire amount of the proceeds will go towards the cost of the fireworks.

Councilor Klett inquired about whether the Town has identified the location of the blighted property complaint on Maple Hill Avenue. Mrs. Trevethan replied in the affirmative. Councilor Klett inquired about the blighted property complaint on Boulevard. Mrs. Trevethan replied that she would pass the questions along to the Town Manager.

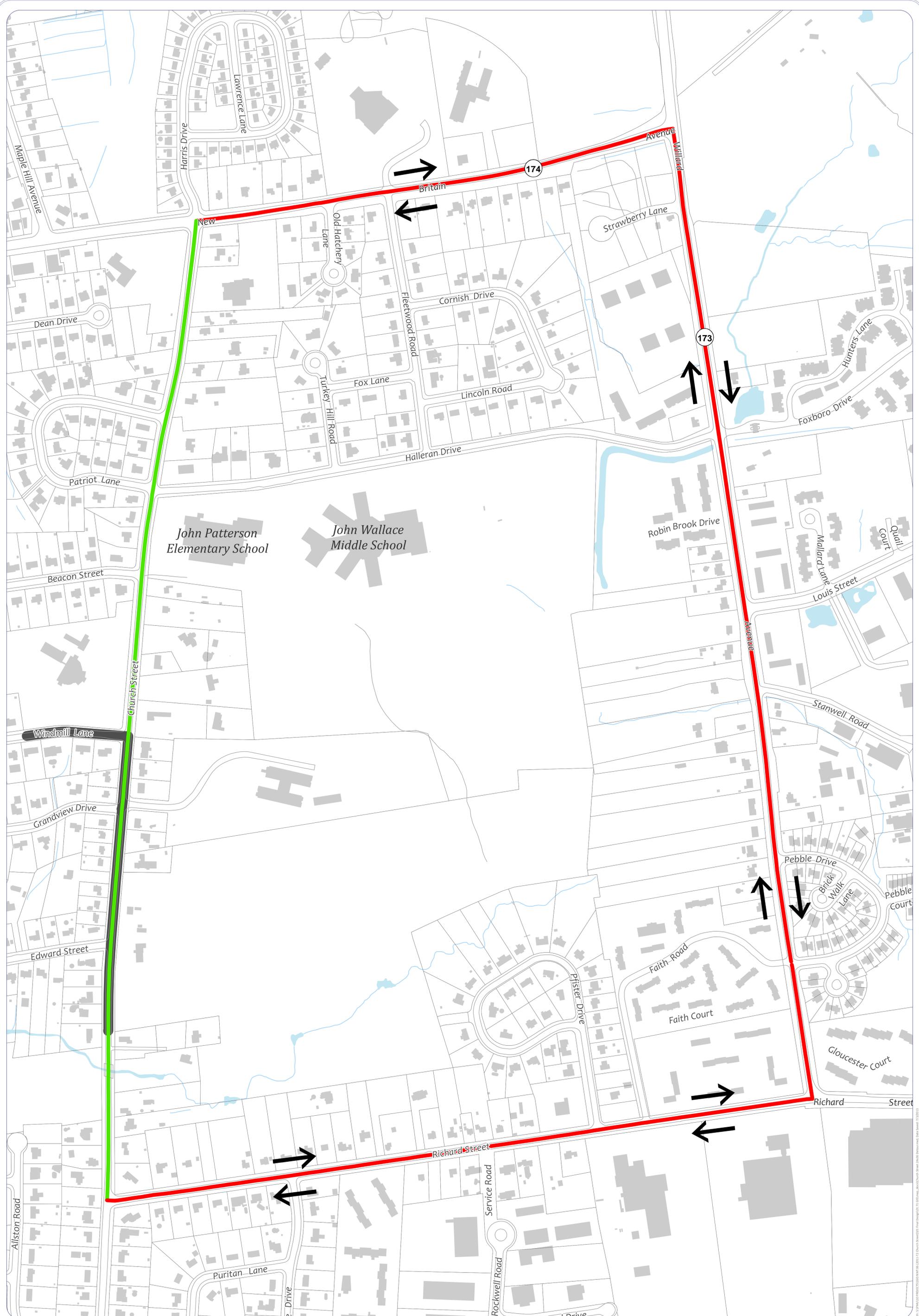
XIV. ADJOURNMENT

Councilor Bottalico moved to adjourn at 8:35 p.m. and the motion was seconded by Councilor Cohen. The motion passed 9 – 0.

Respectfully Submitted,

Jaime Trevethan
Executive Assistant to the Town Manager

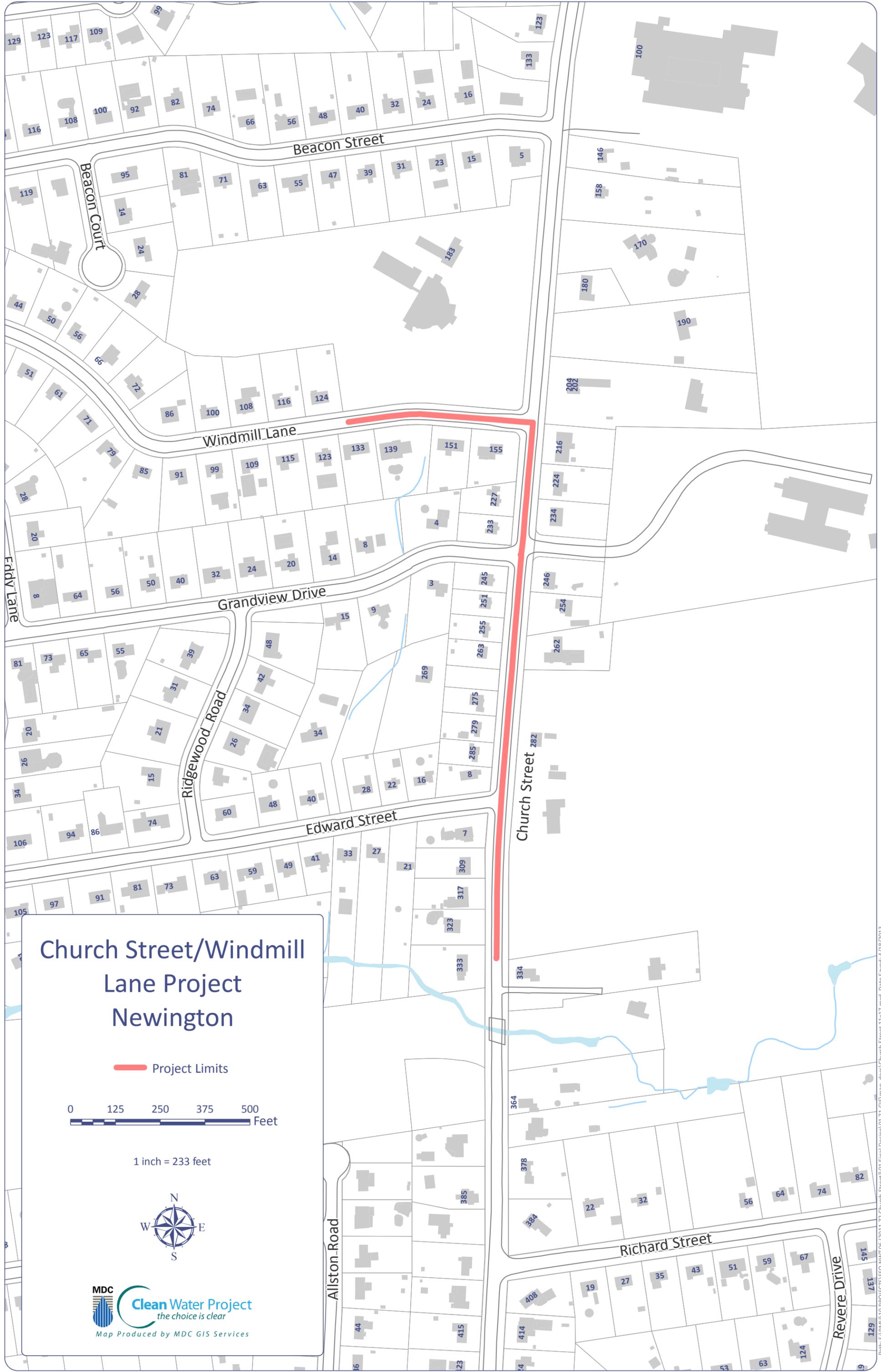
Attach.



Detour Route Church Street

-  Project Extent
-  Current Traffic Route
-  Proposed Detour Route





Church Street/Windmill Lane Project Newington

Project Limits



1 inch = 233 feet

