



John L. Salomone
Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

MAYOR STEPHEN WOODS

NEWINGTON TOWN COUNCIL **Conf. Room L-101 (Lower Level) – Town Hall** **131 Cedar Street**

March 12, 2013

8:00 P.M. or Immediately Following Public Hearing

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- I. PLEDGE OF ALLEGIANCE
 - II. ROLL CALL
 - III. PUBLIC PARTICIPATION – IN GENERAL (**In Person/Via Telephone**)
 - IV. REMARKS BY COUNCILORS
 - V. CONSIDERATION OF OLD BUSINESS (**Action May be Taken**)
 - A. Board of Education CIP Ordinance Revision Proposal
 1. Introduce Ordinance Amendment
 2. Set Public Hearing Date
 - VI. CONSIDERATION OF NEW BUSINESS (Action May Be Taken Only by Waiving the Rules.)
 - A. Board of Education Budget Presentation
 - B. Town Hall Renovations: Appoint Construction Manager
 - VIII. RESIGNATIONS/APPOINTMENTS (**Action May Be Taken**)
 - A. Appointments to Boards and Commissions
 1. Commission on Aging and Disabled
 2. Balf-Town Committee
 3. Newington Commercial Façade Easement Rehabilitation Loan Program Committee
 4. Clem Lemire Artificial Turf PBC
 5. Committee on Community Safety
 6. Conservation Commission
 7. Development Commission
 8. Downtown Revitalization Committee
 9. Education Facilities Project Building Committee
 10. EMS Committee
 11. Employee Insurance and Pension Benefits Committee
 12. Environmental Quality Commission
 13. Board of Ethics
 14. Fair Rent Commission

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15. Firehouse Expansion Project Building Committee
16. Human Rights Commission
17. NHS Track Renovation Project Building Committee
18. Open Space Committee
19. School Code Compliance Committee
20. Standing Insurance Committee
21. Town Plan and Zoning Commission
22. Vehicle Appeals Board

- IX. TAX REFUNDS (**Action Requested**)
- X. MINUTES OF PREVIOUS MEETINGS
 - A. Regular Meeting, February 26, 2013
- XI. WRITTEN/ORAL COMMUNICATIONS FROM THE TOWN MANAGER, OTHER TOWN AGENCIES AND OFFICIALS, OTHER GOVERNMENTAL AGENCIES AND OFFICIALS AND THE PUBLIC
- XII. COUNCIL LIAISON/COMMITTEE REPORTS
- XIII. PUBLIC PARTICIPATION – IN GENERAL (**In Person/Via Telephone**)
(3 MINUTE TIME LIMIT PER SPEAKER ON ANY ITEM)
- XIV. REMARKS BY COUNCILORS
- XV. EXECUTIVE SESSION RE: REAL ESTATE
- XVI. ADJOURNMENT



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OFFICE OF THE TOWN MANAGER

MEMORANDUM

To: Newington Town Council
From: John Salomone, Town Manager
Date: March 8, 2013
Re: Town Ordinance Amendment: Public School CIP Reserve Fund

At the February 26 meeting the Town Council discussed the Board of Education's request to revise the Town's Code of Ordinances as they pertain to Chapter 48, public school CIP reserve fund.

The ordinance revision process is comprised of several steps. If the Council concurs with the proposed revisions (attached), the next step is to formally introduce the amendments to the ordinance and to set a Public Hearing date. Following the Public Hearing, the Council may further discuss and take action on the proposed changes.

Attach.

Article IV
Public School Capital Improvement Projects Reserve Fund

[Adopted 6-16-1989 (§ 2-10 of the 1974 Code)]

PROPOSED AMENDMENTS
3-12-2013

§ 48-14. Definitions.

As used in this article, the following terms shall have the meanings indicated:

PUBLIC SCHOOL CAPITAL IMPROVEMENT PROJECT -

A repair, renovation and/or minor addition which has a life expectancy of at least seven years and costs in excess of ~~\$15,000~~ \$25,000 to a building and/or facility maintained by the Board of Education

§ 48-15. Creation of fund; revenues.

There is hereby created for the Town a Public School Capital Improvement Projects Reserve Fund. Said fund shall serve as a means to set aside moneys for the financing of public school capital improvement projects. There shall be paid into said fund the proceeds from the rental or sale of former school properties, including mortgage amortization payments, the earnings derived from investment of fund balances, the income from current school rental fees, tuition, and an annual appropriation of at least \$125,000, subject to § 48-16, when formulating the annual budget of the Town, and such transfers and appropriations as the Town Council may, from time to time, authorize.

§ 48-16. Fund balance.

The balance of the Public School Capital Improvement Projects Reserve Fund existing at the close of any fiscal period shall remain credited to such fund and shall not lapse to the general fund. The balance of said fund or any portion thereof may be invested separately or in conjunction with other idle Town funds, provided that any applicable interest earnings shall be credited to said fund. The fund balance shall not exceed the sum of ~~\$450,000~~ \$1,200,000 at any time. All funds in excess of ~~\$450,000~~ \$1,200,000 shall be immediately returned or deposited to the general fund balance.

§ 48-17. Expenditures.

- A. Expenditures from the Public School Capital Improvement Projects Reserve Fund shall only be used to finance public school capital improvement projects. Such expenditures from said fund shall conform to appropriations made by the Town Council, as requested by the Board of Education, in accordance with Article VIII of the Town Charter.
- B. No other expenditures shall be made from said fund nor shall any transfer be made from said fund for any purpose not authorized herein.

AGENDA ITEM: V.A.1.

DATE: 3-12-13

RESOLUTION NO. _____

INTRODUCTION:

I hereby introduce for the Town Council's consideration proposed amendments to the Town of Newington Code of Ordinances, Chapter 48: Funds a copy of said proposed amendments has been filed with the Clerk of the Council.

Introduced by: _____

RESOLVED:

That a Public Hearing be held on Thursday, March 28, 2013 at 6:55 p.m. to consider proposed amendments to Town of Newington Code of Ordinances, Chapter 48: Funds.

MOTION BY: _____

SECONDED BY: _____

VOTE: _____



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OFFICE OF THE TOWN MANAGER

MEMORANDUM

To: Town Council
From: John Salomone, Town Manager
Date: March 08, 2013
Re: Board of Education Budget Presentation

Dr. Collins and members of the Board of Education will make their annual budget presentation to the Town Council during the March 12, 2013 regular Council meeting.



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Town Manager

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OFFICE OF THE TOWN MANAGER

MEMORANDUM

To: John L. Salomone, Town Manager
From: Jeff Baron, Director of Administrative Services
Date: March 07, 2013
Re: Construction Manager Services

The Town Hall Renovations Project Building Committee met on March 4th, at which time they recommended that the Town Council accept the proposal of Downes Construction Company of New Britain to provide construction manager at risk services for the Town Hall Renovations and Mortensen Community Center Project. This recommendation was based on Downes' response to the Town's Request for Proposals No. 2, 2012-13, their subsequent interview with the Committee and their cost proposal. The Construction Manager at Risk is the firm that would be responsible for construction, at a guaranteed maximum price, if funding is approved at a Town-wide referendum.

Fourteen firms responded to the Town's RFP. Thirteen were determined to be qualified and were considered by the Committee. Five firms were interviewed and asked to submit cost proposals. Those cost proposals covered a variety of items, such as the construction management fee as a percentage of the cost of work, the pre-referendum and pre-construction fees, and the monthly costs for general conditions during the construction phase. General Conditions would include such items as supervision, the field office, equipment and supplies. The costs of each firm's general liability insurance and bonds were also considered. Three finalists were selected and those firms were asked to submit revised cost proposals. Downes was determined to be the firm that best met the needs of the Town and that had the lowest overall cost when the same assumptions about the project (for total anticipated construction cost and total anticipated length of construction) were applied to all three firms.

The work for this project is expected include a new, stand alone Mortensen Community Center, primarily for Parks and Recreation offices and programs. It is also expected to include the total renovation of all Town Hall space not previously renovated. Previously renovated space includes the Transition Academy wing and sections of the Lower Level.

Initially the construction manager will work with the Project Building Committee in developing the rough cost estimates and the size of both aspects (Town Hall and Community Center) of the project. Once the square footage is more clearly defined it is the intent of the Committee to host a design competition, which will be used to select the Project Architect.

Please ask the Town Council to place appointment of Downes Construction, and authorization for you to enter into contract with them, on the Town Council's agenda for action later this month.

AGENDA ITEM: VIII

DATE: 3-12-13

RESOLUTION NO. _____

RESOLVED:

That property tax refunds in the amount of \$5,893.59 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 BY: _____

SECONDED BY: _____

VOTE: _____

