1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. APPROVAL OF AGENDA
4. AWARDS/PROCLAMATIONS
   A. Proclamation – Patty Foley, Volunteer of the Year 2022
   B. Proclamation – CERT, Volunteer of the Year 2022
   C. Proclamation – Americans with Disabilities Act (ADA) 32nd Anniversary
   D. Chair Recognition – Town Council Members
5. PUBLIC PARTICIPATION – IN GENERAL (Via Zoom Application or Phone)
   (3 MINUTE TIME LIMIT PER SPEAKER ON ITEMS IN GENERAL)
   A. Public Comments
   B. Email Correspondence
6. REMARKS BY COUNCILORS ON PUBLIC PARTICIPATION
7. EXECUTIVE SESSION
   A. CGS §1-200(6)(B) – Update on Pending Litigation
8. CONSIDERATION OF OLD BUSINESS
   A. Health Update – COVID-19
   B. Update on ARPA Project Funding
   C. Annual Appointment of Auditor
   D. John Patterson Parking Lot Improvement §8-24 Referral
   E. Agent of Record for PCL Insurance Coverage for the Town of Newington
9. RESIGNATIONS/APPOINTMENTS (Action May Be Taken)
   A. Appointment – Conservation Commission
10. REFUNDS (Action Requested)
    A. Approval of May 24, 2022 Refunds for an Overpayment of Taxes
11. MINUTES OF PREVIOUS MEETINGS
    A. May 10, 2022 Regular Meeting Minutes
    B. February 22, 2022 Regular Meeting Minutes
12. NEW BUSINESS
   A. Tax Fixing Agreement – Pike Apartment Complex
   B. Job Description – Assistant Town Manager (A-12)
13. WRITTEN/ORAL COMMUNICATIONS FROM THE TOWN MANAGER
14. COUNCIL LIAISON/COMMITTEE REPORTS
15. PUBLIC PARTICIPATION – IN GENERAL (Via Zoom Application or Phone)
    (3 MINUTE TIME LIMIT PER SPEAKER ON ITEMS IN GENERAL)
16. REMARKS BY COUNCILORS
17. INFORMATIONAL ITEMS
    A. Newington Summer Youth Adventures on June 9, 2022
    B. Newington Goes Country on June 9, 2022 from 6PM-10PM
    C. Food Truck Friday June 10, 2022
    D. Motorcycle Madness on June 11, 2022
    E. Public Shredding Event June 11, 2022 from 9 AM - 12 PM
18. ADJOURNMENT
AGENDA ITEM 4.A
DATE: 5/24/2022
RESOLUTION NO. 2022-__

PROCLAMATION

WHEREAS, each year the Town Council recognizes someone who has voluntarily
dedicated time and/or resources for the benefit of others and the
community at large; and

WHEREAS, this year Patricia (Patty) J. Foley is being recognized for her active and
continuing involvement and support of many volunteer jobs, especially
with Newington Community Television (NCTV) and the Lucy Robbins
Welles Library; and

WHEREAS, Patty Foley has also been involved with the environment and is currently
the chair of Newington Environmental Quality Commission and is working
hard to make Newington a part of Sustainable Connecticut; and

WHEREAS, Patty Foley, a certified CPA, has shared her expertise by helping seniors
with their financial needs as well as other non-profits; and

WHEREAS, Patty Foley is the person to go to if you want anything done. Her
dedication to NCTV is unmatched, and her reason for volunteering is
simply because she wants the Town of Newington to shine; and

WHEREAS, Patty Foley has been asked by Boards and organizations to be a
volunteer spokesperson to promote their interests because she is the
person to go to if you want things done and done well; and

WHEREAS, Patty Foley is a beacon of light for volunteering in Newington and truly
personifies what it means to volunteer to improve the lives of all
individuals that live in, work or visit the Town of Newington; and

NOW, THEREFORE, BE IT RESOLVED, that the Newington Town Council hereby
recognizes Patricia J. Foley and her commitment to the Town of Newington as she
represents the very best of Newington as its 2021 Volunteer of the Year in recognition
of her volunteer activities for the welfare of the community and for serving as a positive
role model and an example of all that can be accomplished through the spirit of
volunteerism.

Dated in Newington, Connecticut, this 24th day of May, 2022.

_________________________
Beth DelBuono, Mayor
On Behalf of the Newington Town Council

MOTION BY:__________________________
SECONDED BY:_____________________
VOTE:______________________________
WHEREAS, each year the Town Council recognizes an individual or a group of individuals who has voluntarily dedicated time and/or resources for the benefit of others and the community at large; and

WHEREAS, this year members of the Newington Community Emergency Response Team (CERT) are being recognized for their active and continuing involvement and support of so many local events; and

WHEREAS, Newington CERT supported all 36 of the Central CT Health District’s COVID-19 vaccination clinics for all four towns in the district. They were also critical in the distribution of Personal Protective Equipment and at home rapid test kits; and

WHEREAS, Newington CERT members also supported other various community events such as Motorcycle Madness, the Extravaganza, the Town’s 150th Anniversary Walk; and

WHEREAS, many of these same individuals also supported other CERT activations, including shelter supply staging, storm preparation as well as volunteering for other groups and organizations that benefit Newington; and

WHEREAS, Newington CERT members attend training in a variety of emergency response functions, such as sheltering and evacuations, and are critical in the successful implementation of the Town’s Emergency Operations’ Plan; and

WHEREAS, the value of the Newington CERT is highly significant; and

NOW, THEREFORE, BE IT RESOLVED, That the Newington Town Council hereby recognizes members of the Newington Community Emergency Response Team (CERT) and their commitment to the Town of Newington as they represent the very best of Newington as its 2021 Volunteer of the Year in recognition of their volunteer activities for the welfare of the community and for serving as positive role models and an example of all that can be accomplished through the spirit of voluntarism and teamwork.

Dated in Newington, Connecticut, this 24th day of May, 2022.

_________________________
Beth DelBuono, Mayor
On Behalf of the Newington Town Council

MOTION BY: _________________________
SECONDED BY: _____________________
VOTE: _______________________________
WHEREAS; the Americans with Disabilities Act (ADA) was signed into law 32 years ago on July 26th, 1990 by President George H.W. Bush, and

WHEREAS; Newington, CT affirms the principals of equality and inclusion for persons living with disabilities as set forth for the State of Connecticut and as embodied in the ADA, the laws of the State of Connecticut and ordinances of Newington, CT, and

WHEREAS; the ADA has transformed the lives of the more than 61 million American people living with disabilities, and

WHEREAS; the ADA has promoted equal access to employment, government services, public accommodations, commercial facilities, and public transportation, and

WHEREAS; the ADA has prohibited discrimination against people living with disabilities, and

WHEREAS; the ADA has guaranteed that people living with disabilities have the same opportunities as everyone else to participate in the mainstream of American life, and

WHEREAS; all of Newington's governmental departments work with constituents and residents to bring forth the promise of hope, freedom, and independence that is envisioned by the passage of the ADA, and

WHEREAS; in addition, the ADA Coalition of Connecticut (ADACC) has granted funding to provide education and awareness at a celebratory anniversary special event at Mill Pond Park on July 21, 2022 at 6:30 p.m.

NOW THEREFORE, BE IT PROCLAIMED; the Newington Town Council renews our commitment to empowering Americans with disabilities through equal access so they can achieve their full potential and have every opportunity to realize the American Dream while we hereby extend greetings and best wishes to all observing July 26, 2021, as Americans with Disabilities Act Awareness Day.

Dated in Newington, Connecticut, this 24th day of May, 2022.

__________________________________________
Beth DelBuono, Mayor
On Behalf of the Newington Town Council

MOTION BY: ________________________________
SECONDED BY: ___________________________
VOTE: ____________________________________
PROCLAMATION

WHEREAS, Carol Anest served during the 2015-2021 Newington Town Councils and voluntarily provided service to the Town and did so professionally and proudly; and

WHEREAS, Chris Miner served during the 2017-2021 Newington Town Councils and voluntarily provided service to the Town and did so professionally and proudly; and

WHEREAS, these community leaders placed the interests of the Town above their personal lives, sacrificing major events in the daily activities of their spouses, children and families to attend numerous Town Council, Board, Commission and other public meetings and gatherings; and

WHEREAS, these dedicated public servants diligently performed their role, knowing that the future of our Town was affected by their actions; and

WHEREAS, former Town Council members Carol Anest and Chris Miner, are hereby recognized for their loyal and dedicated service; and

WHEREAS, over the years an official Town of Newington chair has been presented to former Councilors in recognition of their work and to serve as a symbol of the Town’s gratitude;

NOW, THEREFORE, BE IT RESOLVED, that the Newington Town Council, on behalf of the residents of the Town of Newington, hereby present an honorary chair to the former members of the Town Council and extends sincere appreciation to them for a job well done.

Dated in Newington, Connecticut, this 24th Day of May, 2022.

Beth DelBuono, Mayor
On Behalf of the Newington Town Council

MOTION BY: ____________________________
SECONDED BY: _________________________
VOTE: ________________________________
AGENDA ITEM: 7.A
DATE: 5/24/2022
RESOLUTION NO. 2022-

RESOLVED,

That the Newington Town Council, in accordance with CGS §1-200(6)(B) hereby moves to go into Executive Session, and invites the Town Council members, the Mayor, Keith Chapman, Town Manager, Ben Ancona, Town Attorney, Kenneth Plumb, Assistant Attorney and Kenneth Slater, Assistant Attorney, to discuss Pending Litigation against the Town of Newington.

MOTION BY: ________________________
SECONDED BY: ____________________
VOTE: ____________________________
MEMORANDUM

To: Newington Town Council
From: James E. Krupienski, Town Clerk (On behalf of Keith Chapman, Town Manager)
Date: May 18, 2022
Re: Health Update – COVID-19

Keith Chapman, Town Manager, will update the Town Council on the status of the COVID-19 virus and the actions being taken within the municipality.
MEMORANDUM

To: Newington Town Council  
From: James E. Krupienski, Town Clerk (On behalf of Keith Chapman, Town Manager)  
Date: May 20, 2022  
Re: ARPA COVID-19 Project Funding

Janet Murphy, Director of Finance, with the relative department Staff, during the May 10, 2022, Regular Meeting, presented three (3) proposals regarding the use of ARPA funds; one to expand the existing Town Fiber-Optics/Broadband Network. Second, the Back Indexing of Town Land Records. Lastly, the proposed Drainage Improvement Projects for Pheasant Run, Fisk-Gilbert and Morland Drive, in addition to the acquisition of a CCTV Inspection Equipment.

Included as part of this item is a Resolution to endorse the proposed use of the ARPA funds for the above proposals.

Attachment:

- Resolution – Endorsement of Town Fiber-Optics/Broadband Network, Back Indexing of Town Land Records, Various Drainage Project and CCTC Inspection Equipment
RESOLVED:

That the Newington Town Council hereby endorses the use of American Rescue Plan Act (ARPA) funds for the following programs/uses:

1. Town Fiber-Optics/Broadband Network
2. Town Land Records Back Indexing;
3. Drainage Improvement Projects; Pheasant Run, Fisk-Gilbert and Moreland Drive and CCTV Inspection Equipment.

MOTION BY: _______________________
SECONDED BY: ____________________
VOTE: ____________________________
Old Business 8.C

Memorandum

To: Newington Town Council
From: Janet Murphy, Director of Finance
Date: May 10, 2022
Re: Appointment of Auditor

Pursuant to §610 of the Town Charter, the Town Council shall annually appoint an independent public accountant or firm to examine and certify the Town’s financial records in accordance with statutory provisions. Connecticut General Statutes §7-396 and §4-232 provide that the appointing authority of any municipality must file with the State of the Office of Policy and Management (OPM) the name of the independent auditor designated to conduct its annual audit within at least thirty (30) days prior to the end of the fiscal year.

In the spring of 2019 the Town issued a Request for Proposals for audit services for the fiscal year ending June 30, 2019 and for three subsequent years. As a result of the RFP, the firm of Clifton Larsen Allen, LLP, formerly Blum Shapiro, was selected as the Town’s independent auditor. The auditor must be re-appointed each year, this is the final year of the four-year agreement. This item appears on the May 10, 2022 agenda for discussion, with Council action to be taken at the May 24, 2022 meeting.
RESOLVED:

Per Section 610 of the Newington Town Charter, the firm of Clifton Larsen Allen LLP, formerly Blum Shapiro, is hereby appointed as auditor for the Town of Newington for the fiscal year ending June 30, 2022; said firm agrees to file a complete report on or before December 15, 2022.
MEMORANDUM

To: Newington Town Council
From: James E. Krupienski, Town Clerk (On behalf of Keith Chapman, Town Manager)
Date: May 18, 2022
Re: John Patterson Parking Lot Improvement §8-24 Referral

The Board of Education, is preparing for a parking lot expansion project at John Paterson Elementary School. Linden Landscape Architects, LLC has prepared project plans for the expansion of 30 additional parking spaces. Mr. Jachimowicz has requested that the Town Council refer the project to the Town Plan & Zoning Commission for their review. The Town Council received an overview of the project design during the May 10, 2022 Regular meeting.

A Resolution has been included to authorize the Town Manager to submit the referral to the Town Plan & Zoning Commission, for your consideration.

Attachment:

- Resolution – Referral of John Paterson Elementary School Parking Lot Project to TPZ
- Memorandum from Lou Jachimowicz, dated May 9, 2022 Re: Section 8-24 Review - John Paterson Parking Lot Expansion
- Project Site Plan Mapping (Supplied under separate cover due to size)
Date: May 9, 2022

Memo to: James Krupienski
        Newington Town Clerk

Memo from: Lou Jachimowicz
        Newington Board of Education

Subject: Section 8-24 Review – John Paterson Parking Lot Expansion

Over the last 10 years, parking requirements at John Paterson Elementary School have drastically expanded. Besides the general K-4 student population, John Paterson now also provides expanded Special Education Pre-School programs along with being the primary school site for the all day NECCI Pre-School program. This brings with it additional employees and community traffic.

In addition to regular employee parking needs, the school has a very high daily parent drop off and pick up of students. These daily events create a significant amount of traffic congestion and pedestrian activity that impacts both Church Street and Halleran Drive. These traffic/parking/vehicle access demands on the John Paterson school property are not expected to diminish for the foreseeable future.

For the 2022-23 school-year, the anticipated parking requirements for John Paterson are as follows:

<table>
<thead>
<tr>
<th>Category</th>
<th>Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Full Time/Itinerant Staff</td>
<td>51</td>
</tr>
<tr>
<td>3:00 p.m. Custodians</td>
<td>3</td>
</tr>
<tr>
<td>Cafeteria Workers</td>
<td>4</td>
</tr>
<tr>
<td>Security Car/Guard Car</td>
<td>2</td>
</tr>
<tr>
<td>Paraprofessionals</td>
<td>12</td>
</tr>
<tr>
<td>Learning Tutors</td>
<td>3</td>
</tr>
<tr>
<td>Lunch Aides</td>
<td>4</td>
</tr>
<tr>
<td>NECCI Staff</td>
<td>9</td>
</tr>
<tr>
<td>Daily Guests/Visitors</td>
<td>8</td>
</tr>
</tbody>
</table>

Current Daily Spaces Needed 96

Temp Staff Transfers from AR (22-23 and 23-24) 6

Total Parking Needs 102

Current Non-ADA parking spaces 75

Parking Space Shortfall 27

This shortfall requires that many cars need to utilize on street parking or end up being parked on the grass in the vicinity of the Church Street entrance.
The expansion plan for John Paterson will increase parking by 30 spaces to a total of 105. ADA parking spaces in the existing North lot will be moved to be directly across from the school main entrance. A concrete sidewalk will also be added along the west side of the school that will join the main sidewalk at the front of the school. This sidewalk area will also provide a consistent and safe drop off area for the daily pre-school student drop offs. The curb cut at the Church Street side entrance will be moved about 20 feet southward. Once the parking lot is complete, this will become a one-way entrance going through the parking areas, then connecting to the front driveway, and then exiting all traffic onto Halleran Drive.

Attached you will find the preliminary plans for this project. Gary Fuerstenberg, Town Engineer, started this work and it has been finished by Tom Linden of Linden Landscape Architects in Wethersfield.

Final stamped and sealed plans and specifications are expected to be delivered by May 9th. I would like to have this requested presented to the Town Council at their May 10th meeting. Presuming the Town Council refers this to Planning and Zoning, I would like to know if it would be possible to get this onto their next agenda on May 11th.

The Board of Education will be starting the bid process for various aspects of this project as soon as the plans are ready. In all likelihood, the bid process will be running concurrent with the 8-24 Review process.

Please let me know what additional tasks need to be done to move this forward as well as any additional information needed for either the Town Council or Planning and Zoning.

Please feel free to contact me anytime on my cell at (860) 573-4673.

Thanks in advance.

Lou

Attachments – Preliminary Plans – Separate E-Mail

Cc: Maureen Brummett
    Jason Plumb
    Tom Linden
    Gary Fuerstenberg
RESOLVED:

That the Newington Town Council hereby directs and authorizes Keith Chapman, Town Manager to refer the matter of the John Paterson Elementary School Parking Lot Expansion Project to the Town Plan and Zoning Commission for its report in accordance with Section 8-24 of the Connecticut General Statutes.

MOTION BY: ________________________
SECONDED BY: _____________________
VOTE: _____________________________
MEMORANDUM

To:        Newington Town Council
From:      James E. Krupienski, Town Clerk (on behalf of Keith Chapman, Town Manager)
Date:      May 18, 2022
Re:        Agent of Record – Property/Casualty/Liability

At the April 28, 2022 meeting of the Standing Insurance Committee, it was voted to recommend to the Town Council the appointment of USI Insurance Services, LLC of Meriden as the Town’s Agent of Record for the next three years. The Town Council received an overview of the RFP and interview process from Committee Chairman Manke.

This item was presented at the May 10, 2022 meeting for discussion. A Resolution has been included for your consideration and adoption prior to the end of the Fiscal Year.

Attachments:
- Resolution to Appoint Agent of Record-Property/Casualty/Life
RESOLVED:

Pursuant to §8-28 of the Newington Code of Ordinances, the Newington Town Council hereby appoints the firm of USI Insurance Services as Agent of Record for the Town of Newington for the period covering July 1, 2022 through June 30, 2025 for the purposes of soliciting, negotiating, placing, overseeing and monitoring the Town’s property, casualty and liability insurance package. The fee for this appointment shall be as follows:

<table>
<thead>
<tr>
<th>Year</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>2022-23</td>
<td>$17,500.00</td>
</tr>
<tr>
<td>2023-24</td>
<td>$17,500.00</td>
</tr>
<tr>
<td>2024-25</td>
<td>$17,500.00</td>
</tr>
</tbody>
</table>

MOTION BY: ____________________________
SECONDED BY: _________________________
VOTE: __________________________________
AGENDA ITEM: 9.A.
DATE: 5/24/2022
RESOLUTION NO.: 2022-

RESOLVED:

That the Newington Town Council here by makes the following appointment:

**Conservation/Inland Wetlands Commission**

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Party</th>
<th>Term</th>
<th>Replaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bernadette Conway,</td>
<td>177 Hartford</td>
<td>D</td>
<td>5/24/2022-11/30/2025</td>
<td>J Casasanta, Deceased</td>
</tr>
<tr>
<td>Member</td>
<td>Avenue</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

MOTION BY: ______________________
SECONDED BY: ___________________
VOTE: __________________________
RESOLVED:

That property tax refunds in the amount of $63.53 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.
<table>
<thead>
<tr>
<th>Nissan Infiniti – LT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tax Operations</td>
</tr>
<tr>
<td>PO Box 650214</td>
</tr>
<tr>
<td>Dallas, TX 75265-0214</td>
</tr>
</tbody>
</table>

TOTAL

$ 63.53
MEMORANDUM

To: Newington Town Council
From: James E. Krupienski, Town Clerk (On behalf of Keith Chapman, Town Manager)
Date: May 20, 2022
Re: Proposed Tax Fixing Agreement at 227 Pane Road

SHAG Newington LLC has requested Tax Fixing Agreement for proposed development at 227 Pane Road. We will have available for questions and discussions, Steve Kosofsky, Economic Consultant and Fauna Eller, Town Assessor discuss the overall site development and the proposed Tax Fixing Agreement for the Commercial Development, with Residential Housing units.

Fauna Eller, Town Assessor and Steve Kosofsky, Economic Consultant have supplied a Tax Abatement Analysis showing the overall total abatement proposal for the commercial development.

Additional documents that have been supplied included conceptual site plan, and a copy of the proposed Tax Fixing Agreement.

A Resolution is proposed for the June 14, 2022 Regular Meeting to authorize the Town Manager to enter into the agreement with the developer.

Attachments:
- 235 Pane Road Conceptual Plan
- Tax Abatement Worksheet
- Draft Tax Fixing Agreement
Parking Numbers

Total Parking Spaces - 274
Accessible Spaces - 12
Parking / Green Ratio - 13.3% green space
<table>
<thead>
<tr>
<th>Year</th>
<th>Gross</th>
<th>Abatement</th>
<th>Net</th>
<th>%</th>
<th>Mill Rate</th>
<th>Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year 1</td>
<td>$677,072</td>
<td>291,141</td>
<td>385,931</td>
<td>43.00%</td>
<td>0.03847</td>
<td>2023</td>
</tr>
<tr>
<td>Year 2</td>
<td>$690,624</td>
<td>296,968</td>
<td>393,656</td>
<td>43.00%</td>
<td>0.0392394</td>
<td>2024</td>
</tr>
<tr>
<td>Year 3</td>
<td>$725,718</td>
<td>312,059</td>
<td>413,659</td>
<td>43.00%</td>
<td>0.03885</td>
<td>2025</td>
</tr>
<tr>
<td>Year 4</td>
<td>$740,232</td>
<td>318,300</td>
<td>421,932</td>
<td>43.00%</td>
<td>0.03963</td>
<td>2026</td>
</tr>
<tr>
<td>Year 5</td>
<td>$755,037</td>
<td>324,666</td>
<td>430,371</td>
<td>43.00%</td>
<td>0.04042</td>
<td>2027</td>
</tr>
<tr>
<td>Year 6</td>
<td>$770,138</td>
<td>331,159</td>
<td>438,979</td>
<td>43.00%</td>
<td>0.04123</td>
<td>2028</td>
</tr>
<tr>
<td>Year 7</td>
<td>$785,541</td>
<td>337,782</td>
<td>447,758</td>
<td>43.00%</td>
<td>0.04205</td>
<td>2029</td>
</tr>
<tr>
<td>Year 8</td>
<td>$864,915</td>
<td>371,913</td>
<td>493,001</td>
<td>43.00%</td>
<td>0.03995</td>
<td>2030</td>
</tr>
<tr>
<td>Year 9</td>
<td>$882,213</td>
<td>379,352</td>
<td>502,861</td>
<td>43.00%</td>
<td>0.04075</td>
<td>2031</td>
</tr>
<tr>
<td>Year 10</td>
<td>$899,857</td>
<td>386,939</td>
<td>512,919</td>
<td>43.00%</td>
<td>0.04156</td>
<td>2032</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>$7,791,346</td>
<td>$3,350,279</td>
<td>$4,441,067</td>
<td>43.00%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
AGREEMENT ("Agreement") made this ____ day of _____________________ and between

SHAG Newington, LLC, a limited liability corporation located in the County of Palm Beach, and State of Florida, and, the Town of Newington, a municipal corporation located in the County of Hartford and State of Connecticut (hereinafter referred to as the "Town").

PREAMBLE

WHEREAS, Section 12-65b of the Connecticut General Statutes, as amended, provides, inter alia, that any municipality may enter into a written agreement with any party owning an interest in real property in such municipality fixing the assessment of the real property and all improvements thereon or therein and to be constructed thereon or therein for a period of not less than five (5) years and not more than ten (10) years, provided the cost of such improvements to be constructed is not less than Ten Million Dollars ($10,000,000) Dollars and are constructed for certain uses which include office, manufacturing, permanent or transient residential, retail, warehouse, storage or distribution, and structured multilevel parking in connection with a mass transit system, information technology or transportation facilities; and

WHEREAS, SHAG Newington, LLC has indicated its intent, if it receives the tax benefits herein provided for, to acquire, or cause an affiliate to acquire the Property located at 227 Pane Road and 253 Maselli Road (the “Property”) and construct improvements to which will permit it or its affiliates to operate a multi-unit residential apartment facility (the “Facility”); and

WHEREAS, such improvements will be based upon new construction as approved by the Newington Town Planning & Zoning Commission and

WHEREAS, said Facility will contain at a minimum, approximately Forty Million Dollars ($40,000,000) of investment upon completion; and

WHEREAS, the Facility as proposed, will meet the conditions and requirements for entering tax assessment agreements contained in Section 12-65b of the Connecticut General Statutes, as amended; and

WHEREAS, as an inducement to SHAG Newington, LLC, or its affiliates, successors and or assigns (which shall collectively be referred to herein as “SHAG Newington”) to construct the improvements, the Town deems it desirable to enter into an agreement fixing the assessment with respect thereto; and
WHEREAS, the Town, and SHAG Newington each have full right and lawful authority to enter into this Agreement, the Town as the taxing authority and SHAG Newington as the owner of the Property:

WITNESSETH:

NOW, THEREFORE, in consideration of the mutual promises contained herein, the parties hereto agree as follows:

ARTICLE I - UNDERTAKING

1. Compliance with Statutory Requirements. SHAG Newington understands and acknowledges that the availability of this Agreement and the benefits to them both conferred hereby, is expressly conditioned on complying with the requirements of Section 12-65b of the Connecticut General Statutes. In the event that either (i) the aggregate cost of such improvements is not less than approximately Ten Million ($10,000,000) Dollars, or (ii) the improvements are not used for purposes listed in Section 12-65b(b), or in any other way the terms of this Agreement do not meet the requirements of C.G.S. § 12-65b, this Agreement and the tax assessment fixed hereby shall be null and void and SHAG Newington shall be responsible for and shall pay for the full amount of the taxes which would have been due and payable to the Town in the absence of this Agreement.

2. Cost of Improvements. Notwithstanding the provisions of Paragraph 1 of this Agreement, this Agreement is contingent upon the aggregate costs of SHAG Newington improvements and development costs being not less than Forty Million ($40,000,000) Dollars. This Agreement and the tax assessment fixed hereby shall be null and void and SHAG Newington shall be responsible for and shall pay for the full amount of the taxes which would have been due and payable to the Town in the absence of this Agreement, if such minimum investment amount is not met.

3. Fixed Assessment Period. The Town and SHAG Newington agree that the tax abatement on the improvements during the ten (10) consecutive years (Fixed Assessment Period) commencing with the assessment made with respect to the Grand List for the first year following the issuance of the Final Certificate of Occupancy of the entire building by the Newington Building Official, shall be fixed on the Grand List of the Town for the "Fixed Assessment Period" at Forty Three (43%) Percent of the real estate taxes that would be due under the conventional method of valuation and assessment of the Town. Attached hereto as Exhibit A is a schedule of the assessed value during the Fixed Assessment Period. Such fixed period will be for a period of not less than ten (10) years following the issuance of the Final Certificate of Occupancy of the entire building by the Newington Building Official. Pursuant to Section 12-62 (b) of the Connecticut General Statutes, the Town of Newington will be required to conduct town wide revaluations of all real property located in the town, effective October 1, 2025 and again in October 1, 2030, which will affect the overall
valuation of the “FACILITY”. While the valuation will change, the effect of this agreement will be applied to the valuation and net assessments for each remaining year within the Fixed Assessment Period.

4. **Appeal Rights Not Affected.** Nothing contained herein shall be construed as waiving any right *SHAG Newington* may have to contest or appeal any assessment made or tax imposed by any taxing authority (other than the assessment fixed hereunder) in the manner provided by law with respect to the Property, Facility, any of the improvements or any other property owned or leased by *SHAG Newington*.

5. **Termination:** If *SHAG Newington* in good faith determines that it is not economically feasible to proceed with the development of the Facility, or any time during the Fixed Assessment Period, abandons or vacates the Facility, either party may terminate this Agreement upon thirty (30) days written notice thereof to the other party.

6. **Property Taxes:** As a condition of this Agreement, *SHAG Newington* (or its successor) agrees to keep all property taxes levied on this property current during the term of this Agreement. If at any time during the term of this Agreement, the property taxes on this parcel become delinquent, the taxpayer shall have sixty (60) days to bring them current. If they fail to do so within (60) sixty days, then this agreement becomes null and void and the taxpayer shall be responsible for and shall pay for the full amount of the taxes which would have been due and payable to the Town in the absence of this Agreement.

7. **Income & Expense Report:** Pursuant to Section 12-63c of the Connecticut General Statutes, as a condition of this Agreement, *SHAG Newington* (or its successor), agrees to comply with the requirement of filing the annual Income & Expense Report with the Town Assessor. If at any time during the term of this Agreement, SHAG Newington (or its successors) fails to submit such report in the time period prescribed by law, the taxpayer shall have thirty (30) days to submit such a report. If the taxpayer fails to do so within thirty (30) days then this Agreement to become null and void and the taxpayer shall be responsible for and shall pay for the full amount of the taxes which would have been due and payable to the Town in the absence of this Agreement.
ARTICLE II - MISCELLANEOUS

1. **Interest of Successors.** The covenants and agreements herein contained shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns. Any person or entity succeeding to the interest of a party shall succeed to all of such party's rights, interest and obligations hereunder, subject to all of the terms and conditions of this Agreement.

2. **Right to Transfer.** The obligations of the Town and **SHAG Newington** under this Agreement are continuing obligations which shall survive transfer of all or any portion of the Property or the Facility, provided that the use of the Property continues to be in compliance with Section 12-65b of the Connecticut General Statues, as amended.

3. **Entire Agreement.** This Agreement sets forth all (and is intended by the parties hereto to be an integration of all) of the promises, agreements, conditions, understandings, warranties and representations between the parties hereto with respect to the assessment of real property and imposition of real property taxes, and there are no promises, agreements, conditions, understandings, warranties or representations, oral or written, express or implied, between them with respect to said assessment and imposition other than as set forth herein.

4. **Amendments:** This agreement shall not be modified or amended unless in writing and signed by both parties.

5. **Paragraph Headings:** The paragraph headings in this Agreement are for convenience and reference only and in no way define or limit the scope or content of this Agreement or in any way affect its’ provisions.

6. **Severability:** A ruling by any court or administrative body that a portion of this Agreement is invalid or unconstitutional shall have no effect on the other terms hereof which shall remain in full force and effect and binding on the parties hereto.

7. **Applicable Law:** This Agreement shall be interpreted and enforced in accordance with the laws of the State of Connecticut.
IN WITNESS WHEREOF, the parties have executed this Agreement and affixed their seals hereto, as of the day first above mentioned.

Signed and Delivered in
The presence of:

TOWN OF NEWINGTON

By__________________________________
                        Keith Chapman, Town Manager

SHAG Newington, LLC

By__________________________________
                        Its Duly Authorized

__________________________________

__________________________________

__________________________________
On this ______ day of _____________, 2022, before me, the undersigned, personally appeared, Keith Chapman, known to me (or satisfactorily known to me) subscribed to the within Instrument and acknowledged that he is the Town Manager of the Town of Newington, and that he, in such capacity being authorized to do so, executed the same for the purposes therein contained, and acknowledged the same to be his free act and deed and the free act and deed of said Town of Newington, before me:

Notary Public/
Commissioner of the Superior Court

STATE OF CONNECTICUT )
COUNTY OF HARTFORD

On this ______ day of _____________, 2022, before me, the undersigned, personally appeared ________________________________, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Instrument and acknowledged that he/she is the ____________________________ of SHAG Newington, LLC, and that he/she, in such capacity being authorized to do so, executed the same of the purposes therein contained, and acknowledged the same to be his free act and deed and the free act and deed of said SHAG Newington, LLC before me:

Notary Public/
Commissioner of the Superior Court

STATE OF CONNECTICUT )
COUNTY OF HARTFORD

ss: Newington

ss: Newington

________________________________________
To: Newington Town Council
From: James E. Krupienski, Town Clerk (on behalf of Keith Chapman, Town Manager)
Date: May 19, 2022
Re: Job Description – Assistant Town Manager (A-12)

This Draft Job description for the Assistant Town Manager (A-12) is an update to a previous description that is part of the Classification & Pay Plan.

Attached, please find a copy of the Draft Job description for the position as well as the current job description that is on file.

The Draft Job description, as presented, is updated to address the changes that have been realized locally and nationally in the management and oversight of municipal operations. I am requesting that the council consider approving the updated description, as presented.

After review, if the Town Council is in favor of the proposed changes, a Resolution will be placed on an upcoming meeting for adoption.

Attachments:
- Current Job Description - Assistant Town Manager (A-12)
- Draft Job Description – Assistant Town Manager (A-12)
Title: Assistant Town Manager

Position Summary: Responsible for important management activities within the Town executive function.

Description of Duties:
Develops, implements, and monitors management programs and procedures in assistance to departments. Identifies and researches problem areas in Town operations on own initiative and under direction. Directs special capital and management programs in such areas as physical facilities and equipment, energy, grants, and research. Performs full range of personnel management functions including classification and compensation, hiring, collective bargaining, and employee relations. Manages Town Hall custodial and central services including mail, telephone, office machines, and pool cars. Performs purchasing functions including preparation of advertising and specifications, supervising bid openings and awards, securing and monitoring contracts and bonds, and approving purchase orders. Assists Town Manager, Director of Finance, and department heads in preparing and managing budgets. Serves as acting chief executive officer in the Town Manager's absence. Investigates and resolves taxpayer complaints about Town services. Compiles the annual Town report. Serves as risk management officer for the development of loss control, safety and self-insurance programs. Performs related work as required.

Supervised By:
Works under the general direction of the Town Manager

Qualifications Profile:
Graduation from a recognized college or university with a master's degree in public administration and four years of responsible, diversified experience in local government; OR, a bachelor's degree in public administration from a recognized college or university and five years of responsible diversified experience in public administration; OR, three years of municipal experience at the level of Assistant to the Town Manager; OR, any combination of experience and training which provides a demonstrated ability to perform the duties of the position. Considerable knowledge of the principles and practices of local government administration. Good knowledge of budgetary procedures. Good knowledge of labor negotiations. Good knowledge of public personnel administration. Ability to establish and maintain effective working relationships with Town officials, employees and the general public. Ability to effectively administer the assigned programs and activities. Ability to research, organize and present reports orally and in writing.

License or Certificate:
Must have a valid State of Connecticut driver's license.
TOWN OF NEWINGTON

TITLE: Assistant Town Manager
GRADE: A-12
DEPARTMENT: Town Manager’s Office
DRAFT: April 29, 2022

POSITION DESCRIPTION
Under the supervision and direction of the Town Manager, performs administrative, confidential, and responsible nature in the Town Manager’s office. Must have considerable knowledge, skill and ability in the functions of municipal government. Considerable knowledge of organizational and department operating requirements.

ESSENTIAL JOB FUNCTIONS
- Assists in the planning, coordination and administration of all municipal operations; coordinates activities with other Town departments and outside agencies as needed.
- Provides leadership and direction in the development of short- and long-range plans; coordinates and participates in management and systems analysis, and service and procedures improvement; prepares recommendations regarding proposals for programs, systems, service improvements, grants, budget, equipment, etc.
- Assists the Town Manager in the preparation and administration of the Town budget and capital improvement program.
- Prepares reports for submission by Town Manager to Town Council and other groups and individuals; assists in preparation of Council agenda; attends meetings of the Council as required by the Town Manager; tracks progress of Council referrals.
- Prepares administrative directives and policies, resolutions, ordinances, contracts, etc.
- Assures that assigned areas of responsibility are performed within budget; monitors revenues and expenditures in assigned area to assure sound fiscal control; assures effective and efficient use of budgeted funds, personnel, materials, facilities and time.
- Carries out a variety of routine administrative procedures; answers in-coming calls and routes callers or provides information; responds to inquiries from the public and staff regarding administrative procedures; receives public and provides customer assistance.
- Serves as acting chief executive officer in the Town Manager’s absence.

ADDITIONAL JOB FUNCTIONS
- Participates in meetings, seminars and training sessions; serves as a member of various employee committees; serves on special committees as assigned by Town Manager.
- Presents public testimony on legislation of importance to the Town.
- Performs related work as required.

REQUIRED KNOWLEDGE, SKILLS AND ABILITIES
- Thorough knowledge of the principles and practices of modern public administration and related research methods and techniques; good knowledge of organizational development, municipal finance, public works, public safety and community development.
- Skill in preparing and administering municipal budgets; skill in planning and administering municipal programs; skill in operation of listed tools and equipment.
- Good executive ability to carry out assigned projects to their completion; good ability to prepare factual reports and to make reasonable conclusions and recommendations; good ability to present reports in a clear and concise manner; good ability to establish and maintain effective working relationships with other employees, public officials and the general public.
- Considerable knowledge of data processing and computer operations.

REQUIRED PHYSICAL AND MENTAL EFFORT AND ENVIRONMENTAL CONDITIONS
(The physical demands and work environment characteristics described here are representative of those an employee encounters while performing the essential functions of the job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.)
- Works in office setting subject to continuous interruptions.
- Ability to work under stress from demanding deadlines and changing priorities and conditions.
Ability to sit/ remain/ stand continuously for prolonged periods of time.
Ability to hear normal sounds with some background noise and to communicate effectively.
Ability to concentrate on fine detail with constant interruption.
Ability to attend to task/ function for more than 60 minutes at a time.
Ability to carry and lift documents and office equipment weighing up to 25 pounds.
Ability to move throughout the Town Hall and other Town buildings and sites.
Ability to remember multiple task/ assignments given to self and others over long periods of time.

REQUIRED MINIMUM QUALIFICATIONS
• Master's degree in public administration, business management or a related field, with five years increasingly responsible municipal government experience; or
• Any equivalent combination of education and experience.

LICENSE OR CERTIFICATE:
Must possess:
• A valid Connecticut Motor Vehicle Operator’s License or ability to obtain one.

Note: The above description is illustrative of tasks and responsibilities. It is not meant to be all-inclusive of every task or responsibility.

I understand that nothing in this position description restricts the Town’s right to assign or reassign duties and responsibilities to this job at any time. I also understand that this position description reflects the Town Administration’s assignment of essential functions; it does not prescribe nor restrict the tasks that may be assigned. I further understand that this position description may be subject to change at any time due to reasonable accommodation or other reasons.

I have reviewed this document and discussed its contents with my supervisor and I fully understand the nature and purpose of this position description and its related duties.

______________________               ______________________
Employee                                      Date

______________________               ______________________
Supervisor                                   Date
NEWINGTON SUMMER YOUTH ADVENTURES

REGISTRATION DUE DATE IS: Thursday June 9, 2022
OPEN TO STUDENTS ENTERING GRADES 5 THROUGH 9

2022

NEWINGTON SUMMER YOUTH ADVENTURES PHILOSOPHY

Newington Summer Youth Adventures is a positive youth development program designed to introduce and support the pursuit of leisure and recreational activities that combine adventurous, educational, creative and cultural aspects of the youth experience. Our goal is to provide interesting, inclusive, safe, challenging, and fun activities that encourage young people to grow and develop within themselves and their community.

FOR INFORMATION CONTACT:
Youth Services Coordinator, Rik Huggard
(860) 665-8594
Or email: rhuggard@newingtonct.gov
The Newington Parks and Recreation Department presents

NEWINGTON GOES COUNTRY

Thursday, June 9th
6 - 10 PM at Mill Pond Park

with Nashville Recording Artist

JORDAN OAKS

Trophy Truck Contest | Mechanical Bull Riding | Cowboy Hat and Boots Contest | High Striker | Line Dancing | Potato Sack Races | Cowboy Tug-of-War | Cornhole | Trackless Train Rides | Beer and Wine Garden | Rabbits, Pygmy Goats, Llama, Donkey and a Horse to Feed

Newington Parks & Recreation
Newington Parks and Recreation presents

**Food Truck Friday**

Join us June 10th, 5:00 - 10:00 PM, at Mill Pond Park for...

FOOD TRUCKS, LIVE MUSIC BY Jordan Oaks, TRAIN RIDES, BEER & WINE TENT & MORE!

Thank you to our sponsors:

- THE FLOOD LAW FIRM, LLC
- iHeart MEDIA
- HAPPY HARRY'S

The Largest Selection of Beer, Wine, and Liquor
Newington Parks and Recreation Department
Building a Strong Community

6th Annual Motorcycle Madness

General Bike Admission: $10
Bike Show Contest Entry: $15
Spectators: Free!

Saturday, June 11, 2022
4:00 - 8:00 PM
Mill Pond Park, Newington, CT
Rain Date: Sunday, June 13

Prizes for:
Mayor’s Choice
Perfect Paint
Terrific Tank
Crazy Chrome
Sponsor’s Choice

* live music featuring “Screamin’ Eagle Band” * food trucks * beer & wine garden *
* contests * kids activities *

Trantolo & Trantolo, LLC
GEICO
LOCAL OFFICE

Cycle Fish
Biker & Motorcycle Network

Happy Harry’s
The Largest Selection of Beer, Wine, and Liquor

For more information, please call Newington Parks and Recreation Department at (860) 665-8666.
When you shred your old confidential documents, you can help prevent identity theft, safeguard your personal information, and recycle; all at the same time!

Suggested items for shredding:
- Bank Information
- Canceled or Blank Checks
- Credit Card offers
- Financial Statements
- Income Tax Records
- Personal Bills
- Insurance Coverage
- Investment Income
- Investment Information
- Legal Records
- Medical Documents

COVID-19 PRECAUTIONS = CONTACTLESS SERVICE

A mobile shredding vehicle will be on site to shred personal household documents only. Please stay in your vehicle. Place a maximum of 3 banker boxes (10.5” x 15” x 12”) in your trunk or unoccupied rear seat. Documents should be loose, no binder clips, paperclips or binder covers. All boxes will be returned to the resident for reuse or recycling. A masked volunteer will remove them and place them into a secure container for shredding. Proof of Residency required. (Commercial documents will not be accepted.)

In lieu of a charge for shredding, donations to Newington Human Services, are encouraged and greatly appreciated.

Requested Items for Donation
- Various Food Items
- Personal Care Items
- Cleaning Supplies

Additional details can be found on the Sustainable CT Department page

For additional details, please visit the Town of Newington website at: www.newingtonct.gov