Mayor Zartarian called the meeting to order at 7:06 p.m. in Room L-101

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL
Councilor Anest
Councilor Arace
Councilor Budrejko
Councilor DelBuono
Councilor Manke
Councilor Marocchini
Councilor Miner
Councilor Serra
Mayor Zartarian

Staff Attendees:
Janet Murphy, Acting Town Manager
Andrew Brecher, Economic Development Director
Gary Fuerstenberg, Town Engineer
Craig Minor, Town Planner
Stephen Clark, Chief of Police
Steven Kosofsky, Town Assessor
Chris Schroeder, Fire Chief
James E. Krupienski, Town Clerk
Susan Gibbon, Council Clerk

III. APPROVAL OF AGENDA
Motion to approve the amended agenda by Councilor Manke seconded by Councilor Anest.
Motion passed 9-0.

IV. PUBLIC PARTICIPATION — IN GENERAL (In Person/Via Telephone: 860-665-8736)
(3 MINUTE TIME LIMIT PER SPEAKER ON ANY ITEM)
• Diane Stamm, 104 Steeplechase Drive, President of the Board of Trustees of the Library.
Here tonight to talk about the parking lot. Main question is what is the timeline for the completion of the library parking lot. When the town manager gave us notice that the parking lot was going to open, I asked about the outstanding issues identified by the town engineer and facilities manager last winter. At that time these issues prevented us from opening the park lot because neither the town nor the contractor were willing to cover insurance liability.
on the lot as is. We were told by the facilities manager that the plan was to fix the paving and complete the other items in the spring. Upon completion of these items, the lot would be opened and the town would take liability for insurance and ongoing maintenance. In March, the town manager told me that the pitch of the handicapped ramp needed to be fixed prior to the parking lot opening and that the quality of the paving was not an issue since the lot is going to be repaved in two years, which was one of the reasons they did not open the lot in the winter. Unfortunately, there are some serious items still wrong and not built to plan and per our signed lease agreement. The town manager told me the contractor was no longer working on the parking lot and that the engineering department and parks and recreation would take over completion of the project regarding grading and landscaping. At that time I reminded the town manager about our discussion regarding the moving of trees to the property line and she directed me to the Craig Minor who mistakenly directed us to the Zoning Board of Appeals who told us we need to go to the TPZ, which we plan to do. The following is a list of items that have not been completed according to the plan: the grading is not complete on the south eastern side of the lot; bio retention areas call for wetland plants, there are none there, there retention areas were not built correctly; erosion control is not in place; the sidewalks are not completed to ADA standards; the brail bumps are missing along with concrete posts in the handicapped parking areas. What it the status of the damage clause? The original bid contract stated that construction was to start within 14 days of the contract (last fall) and be completed within 90 consecutive days and that damages could be awarded at $500 per day for each consecutive day the lot was not complete. If they were 30 days late, that would have been $15,000. Don't know if that was received or enforced. The lot was started in September 2018 and as of of January 2019, the lot was not finished nor was it deemed useable or opened. I am looking for better communication from the town hall to the library staff, they are facing customers every day, and the board of trustees.

V. REMARKS BY COUNCILORS ON PUBLIC PARTICIPATION
• None

VI. CONSIDERATION OF OLD BUSINESS (Action May Be Taken)
A. Discussion - Library Parking Lot Update
• Councilor Budrejko stated that she hopes that Mr. Minor and Mr. Fuerstenberg can help with some of the issues just brought up by Ms. Stamm. Can you explain the buffer issue? There seems to be different interpretations of it. My concern is several neighbors from Hartt Lane have been experiencing water issues since the parking lot was constructed. Can't be explained by the fact we have had a lot of rain; why is that happening, is it temporary or permanent and how is it being addressed?
• Craig Minor stated that Newington zoning regulations require a buffer when a commercial business buts up against a residential zone to prevent unwanted noise and lights from cars, etc. The regulation is awkwardly worded. Ideally the buffer would be woods, but that is not always realistic. So what is required is a line of trees along the outer edge of the buffer zone, a 25 foot wide swath of lawn to define the buffer zone. The plan that was approved puts that buffer zone approx. 50 feet from the edge of the property which is a waste of the property. I pointed this out to the facilities manager that this buffer only needs to be 25 feet, not 50 feet, but that did not get conveyed to the designers so it got approved and designed that way. My understanding is that the library want to make use of their land which is understandable, but the regulations require a 25 foot buffer.
• Councilor Budrejko asked where the trees would go?
• Mr. Minor stated that as approved, the row of trees would be 50 feet from the edge of the property, far more than they need to be.
• Councilor Budrejko asked if there has been communication with both the library board and the neighbors on Hartt Lane. Can you address the flooding?
• Gary Fuerstenberg stated that this project was inherited, this was supposed to be done by the contractor so we are moving forward. The western side of the site has been seeded, not happy with results, will need to readdress that. We started draining some of the water on the eastern side of the parking last week, that was ponding there. We are planning on sloping the area so it will drain better. We are also planning on removing some of the stumps there as well. Once the final plan for planting and landscape is complete, we will finish grading, plant the trees and seed the area.
• Councilor Budrejko asked how that will impact the drainage in the back yards of the people living on Hartt Lane.
• Mr. Fuerstenberg stated that he has not seen where storm water or runoff is running off from the library area on to those properties. That area is a naturally low area, there is drainage that drains to a catch basin on the property which appears to be functioning, we can further evaluate it.
• Councilor Budrejko asked is Mr. Fuerstenberg has been out there when there has been significant rain events.
• Mr. Fuerstenberg stated that he has been out there after, but not during.
• Councilor Budrejko stated that several people have mentioned that it was not like that before and it seems coincidental with the impervious surface of the parking lot.
• Mr. Fuerstenberg stated that the impervious surface drains towards the south and the west; so storm water runoff should be reduced.
• Councilor DelBuono asked how many complaints have been received.
• Mr. Fuerstenberg stated that about a month ago he reached out to the residents on Hartt Lane as a courtesy because several had encroached on town property and wanted to let them know that we were going to clearing and if they wanted something that belonged to them, they needed to remove it. A lot of that work was put on hold, until communications was completed. We want to only do that buffer work once.
• Councilor DelBuono asked how many water complaints were received.
• Mr. Fuerstenberg stated that two residents reached out to him because they lost their privacy or their fences; one had referenced the storm water during one particular event. That whole area is a low area.
• Councilor Manke asked who is in charge of making the parking lot whole?
• Mr. Fuerstenberg stated that it is the engineering department, the highway department and mostly the parks department. We are doing what it is on the plans. The only thing that may be changed is where the trees will be placed.
• Councilor Manke asked who should questions go to? When will the parking lot be complete?
• Mr. Fuerstenberg stated any questions can come to me. We plan to have all this work done by the end of May, middle of June. It also comes down to when the planting plan is finalized and everyone agrees on it.
• Councilor Anest who is responsible for the ADA compliance in the parking lot?
• Mr. Fuerstenberg stated that this is the first he heard of that. Will talk with the library folks to see what that is about and have it taken care of.
• Councilor Anest stated that she would also like to find out about the damage clause.
• Councilor Budrejko asked what the time line is to complete the issues raised by the library.
• Mr. Fuerstenberg stated the best way to address that would be to meet with the library. This is the first I heard of some of those things.

VII. CONSIDERATION OF NEW BUSINESS (Action May Be Taken by Waiving the Rules)
A. Anna Reynolds Project Building Committee

- Mayor Zartarian stated that this is something that we have been talking about and the agreement was that once the town hall project got underway, we would address Anna Reynolds school. We have a draft resolution formally creating the building committee in the packet. We will formally act on it at our next meeting.

B. Discussion-MDC Roadwork Update

- Gary Fuerstenberg provided an update on two MDC projects in town. The first one is on Eleanor and Dartmouth, the MDC completed a cross connect project at that location. The pipe will be put in service at the end of this month; this was to address a non-functioning hydrant on Dartmouth and an irrigation system for the Emmanuel Christian ball fields. Depending on how this works out, they may need to replace the full length of water main along Dartmouth north of New Britain Avenue and that would occur next year and the following year the Dartmouth is on our plan for road resurfacing. I communicate with the MDC, CNG, etc. that do underground construction in town and they know the roads we are going to be working. The Cedar Street project is a four step project and they are now on step two where they are installing sewer and water pipes in Cedar Street and that work is going to be done during the day. They did some night work at the intersection, that is now completed. The DOT is evaluating the traffic impacts of their work. They will be starting at 8:30/9 a.m. They do not plan to do any rock blasting on site. They sweep the site daily. Restoration to sidewalks, driveway aprons, etc. will take place in June. Step 3 will take place this summer and that is in front of the high school. Step 4, which is repaving, will occur in the spring of 2020.

- Councilor Budrejko asked if there was supposed to be a week of night work.

- Mr. Fuerstenberg stated that the night work has been completed. That was at the request of the DOT to minimize traffic. The DOT is trying to reduce the traffic impact. The MDC is working hard to minimize impact to the community.

- Councilor Manke asked when they expect the project to be completed and when will the Cedar Street portion be completed?

- Mr. Fuerstenberg stated they anticipate the project being completed by the spring of 2020; the Cedar Street project will last through the summer.

C. Adoption of Hazard Mitigation Plan

- Craig Minor, Fire Chief Chris Schroeder and David Murphy of Milone & MacBroom presented an update to the Natural Hazard Mitigation Plan. The plan covers natural hazards. Mr. Murphy described what the plan is for and what is covered. Work with the town staff and come up with new actions. These actions are not mandates; you can apply for grants (a copy of the plan is available on the town's website.)

- Councilor Budrejko has a question about the report. It says that Newington has one of the largest repetitive loss claims for flood damages.

- Mr. Minor stated that is actually is one of the proposed actions that the town gave some push back too. It is a nationwide program, which is extremely labor intensive. The town of Newington has only 5 houses in the flood zone.

- Councilor Budrejko stated it talks about significant areas in the capital region are prone to flooding. Newington is highly developed, are we increasing the risk of flooding as we build more parking lots and buildings?

- Mr. Minor stated that is one of the reasons Newington embraced LID regulations. I can do more research on the competitive loss program.

- Councilor Budrejko stated that we have an issues with retention/detention ponds. Is that on our radar? We only one five, but there are others that don't seem to be properly maintained.
• Mr. Minor stated that they will look into that. The sustainable CT program, we are preparing an application.
• Councilor Marocchini stated that the engineering department is putting funds aside to work on the retention/detention basins. We are also putting money aside for MS-4.
• Mr. Minor stated that every town has a permit from the state to permit runoff.
• Councilor Budrejko asked if Newington had any structural projects.
• Mr. Murphy stated not right now and that this is a five year plan.
• Councilor Miner asked about the flooding at Main Street at Dowd and at Brookside. It seems to be an increasing problem over the past couple of years.
• Chief Schroeder stated that was in the previous plan, it should be in this one as well.

D. Discussion - All-Terrain Vehicles (ATV) Ordinance
• Councilor DelBuono stated that the issue of ATVs on the roads is hot topic; residents are always bringing it to our attention. When I saw that the City of New Britain adopted an ordinance, I thought we could ask the Chief if this is something that we should consider.
• Chief Clark stated that he is very much in favor of the adoption of the ordinance, need to incorporate state statute. Forwarded something to the town manager and the town attorney, and the town attorney had an issue with the seizure of the ATVs. We reached out to New Britain PD and they are seizing ATVs, one or two during the busy period. Very much in favor of it, the issue needs to be resolved with the town attorney. This would be an ordinance, not a criminal offense.
• Councilor DelBuono asked Chief Clark to forward what he wrote to the town council.
• Chief Clark stated if it is a criminal violation we can seize the property.
• Councilor DelBuono asked about the fines.
• Chief Clark stated that will all be in the ordinance. Right now the fine is $90.
• Mayor Zartarian asked where the money would go.
• Chief Clark stated it is his understanding that we would get the money. If it is a red light, speeding, etc. that goes to the state.
• Councilor Budrejko stated that there is a question of the seizure of the ATVs, etc.: and what to do with them.
• Chief Clark stated that he wouldn’t be comfortable auctioning them off, best to bring them to a scrap yard.
• Councilor Budrejko stated that this states electric bikes, that would include Lime Bikes.
• Chief Clark stated that we could tailor the ordinance to our needs.
• Councilor Manke asked if New Britain has success with this.
• Chief Clark stated that he isn’t sure; if they are seizing one or two a week that is good.
• Councilor Manke stated that it is good that we would be fining the people who sell the gas as well.

E. Quarterly Economic Development Update
• Andy Brecher stated that BBL, the developer who expressed interest in the National Development site withdrew, now talking with another developer. Hoping to get a proposal soon. The Villas at Cedar Mountain, construction has not commenced, still waiting on financing. 3333 Berlin Turnpike, last time I stated the deal with Grossman Development was terminated, Eversource not anxious to sell the property; Grossman still lists the project on their website. Local Market, the owners of the plaza have hired a new real estate broker that has a more national network, pursing leasing and/or sale of the plaza. They have been working on fixing up the plaza as well, it is all about curb appeal. ProHealth Physician’s Pediatric opened up on West Hill; White Orchid Spa opened up on Cedar Street; E.B. Car Parts and Metal Structures is moving from Elmwood to the old
Fafnir building and what is significant about that is that the six hundred thousand SF building will be entirely full. Whiplashes Salon opened up on Carr Avenue. Stay True Body Piercing opened up at 1052 Main Street, 2nd Floor. Super Club was purchased by LifeWay Church and will continue the day care. Artichoke Basille opened up and next to them ReNu Med Spa. Chick-Fil-A opened to a muted fanfare, doing a steady business. Across the street from them is UBreakIFix. Industrial Protection Products opened up, they sell safety shoes and safety eyewear, open to the public. At 287 Main Street, next to the Mediterranean Market a new barber shop is being outfitted. Truss Manufacturing is working on their headquarters on Fenn Road. Dan Pizzaferrato is building two new flex building on Alumni Road. DiCioccio Brothers are moving from Kelsey Street to Costello Road. Tony Bologna deli is going to be opening up at 2184 Berlin Turnpike. Biz Wiz sign will be opening up in the old sunset cleaners space. Neptune Cremation has signed a lease at McBride Plaza, next to Karma’s Closet, they advised people on cremation. O’Reilly Auto Parts building is progressing. The Best of Hartford Magazine came out with their awards a couple of weeks ago, and 33 businesses from Newington were awarded first, second or third place in 40 different categories with a particular emphasis on spas and salons. Unemployment remains at historic lows. In response to a question from an EDC member, we received information that there is 360,000 SF of vacant commercial space in Newington, which sounds terrible and it is, but it translates to a 3.9% vacancy rate because we have over 9.3 million square feet of commercial space in town. We would like to fill that up, the absorption is very slow. Keep in mind, places like Bone Fish and Farmington Bank don’t count because they are still paying rent. The EDC has completed updates to the Economic Development portion of the website. Adding some clarifying text and fixed links. The EDC Commission has decided to reestablish districts so each member has a responsibility for a certain area of town. They also want to do visits and stop in to the business to see how they are doing. We have drafted a Newington Means Business brochure and created a script so there is a commonality. The three most common questions I get are about taxes, how come I am getting hassled about signs, parking etc. and how do I get more business from the town? What should our sales pitch should be? What can be offer that no one else can? Which lead to a discussion of what is our brand and hiring a consultant to help with that.

- Councilor Anest asked how many of the businesses are brand new to the town and how many are new locations?
- Mr. Brecher stated that four were relocations within town.
- Councilor Serra asked how many business moved out and why.
- Mr. Brecher stated that Tyler English moved out; the Subway on the Berlin Turnpike closed; the CT School of Massage is relocating to Cromwell and Farmington Bank closed. On balance we are ahead.
- Councilor Miner stated that on Day Street at the old International Bridge there has been a lot of activity, what is going on there?
- Mr. Brecher stated that that about 10% of the building is for the owner; and a large part is being leased.
- Councilor Serra asked if anyone has spoken to the businesses that are leaving.
- Mr. Brecher stated that he has not. We don’t usually hear about businesses closing or leaving until it is sometimes too late.

F. TVDD Draft Regulations Presentation
- Andy Brecher presented an update to the TVDD plan. The purpose of these regulations is to create a transformative development near a new train station that are distinct but also compatible with what our town is. Think people will want to do this, there is a potential amount of money to be made here. Only selected regulations that would be relevant to
Newington. He also stated that draft regulations, which are about 70 pages, were provided to the Town Councilors via email. They are overlay regulations, underlying zoning regulations no not change. Will apply only to specific areas only. TVDD South consists of Beacon Manufacturing, Sousa Heat Treating and the vacant property owned by Eblens. TVDD North is six properties, including 550 Cedar Street, The Bar, Dunkin Donuts, etc. Mr. Brecher described the different types of zones involved in TVDD. Mr. Brecher also stated that the developer will be responsible for the removal of any buildings and remediation on the property. The big thing about these regulations is form, what things look like. No big box stores, no office towers, has to have a New England feel to it. Would like to have a design review committee as well.

- Councilor DelBuono asked if the design review committee would also go to TPZ, would they be the zoning body for that area?
- Mr. Brecher stated that the design review committee would be advisory. Making sure that all is consistent within the plans. The DRC would report to Town Planner and TPZ.
- Councilor DelBuono asked how do you envision the committee?
- Mr. Brecher stated that he would like to see the DRC with a landscape architect, etc.
- Mayor Zartarian stated that this all hinges of the existence of a train station.
- Mr. Brecher stated that is correct. Do not see this happening without that. It hinges on the train station and what happens with Cedar Street; DOT needs to do whatever they need to do to get this accessible by bike, walking, etc.
- Councilor Miner stated that this also instrumental with our acknowledgement with DOT that we have established interest from developers around the station should it be built, correct?
- Mr. Brecher stated that it is all cause and effect. There is not station from New Haven to Springfield that has no great potential for development.
- Councilor Budrejko stated that when talking about sidewalks, etc. DOT also recognizes the traffic issues. You said that within this zone, there are 3 mini zones.
- Mr. Brecher stated that within the neighborhood (north and south) you will have different zones.
- Councilor Budrejko asked if there was a required percentage. Can they just build houses?
- Mr. Brecher stated that they cannot do that. There is a table in the regulations.
- Councilor Budrejko asked what happens if someone wants to buy the property. Do we have flexibility.
- Mr. Brecher stated that this is all private property. No eminent domain, etc. If someone comes in before that can happen. Mr. Brecher stated that the south property has a bigger attraction to it.
- Councilor Budrejko stated that this is an interesting concept and if for some reason, Newington could still be marketed as a transportation center.
- Mr. Brecher stated that is it a great idea, but without the train station and Cedar Street, with it's walkability, not sure if developers would take that risk.
- Councilor Miner stated that this reminiscent of walk Glastonbury did with their Hebron Avenue. With the right demographics and components. A train station would be nice to pull it all together.
- Councilor Manke stated that Cedar Street is the cog in the wheel.
- Mr. Brecher states that we think a developer or developers could be inspired by the concept. Even without a train station, we can do something. There will be a train station, just how long do we want to wait for one?

G. Bid Waiver Request for Revaluation 2020
• Steven Kosofsky, Town Assessor is requesting a Bid Waiver to allow for use of our current software vendor for the upcoming town-wide revaluation process. Focus was on providing the citizens with the best possible product and getting it at the best price possible. The last three valuations that Newington did, they had three different vendors; what is unprecedented. It makes more sense to stay with the vendor we currently have. The software is compatible with other departments within the town. Software costs for conversion from another vendor would be from $10 to $25 thousand dollars and would be up to 30% less than what we paid previously. Mr. Kosofsky provided a memorandum outlining reasons for his request. *(a copy of the memorandum is attached hereto).*

• Mayor Zartarian stated that there is no room for error when doing this. I see no problem with this assuming they don’t come in with an unreasonable price.

• Councilor Budrejko stated that by staying with them, assume that there would be a percentage discount for being an existing client.

• Councilor Miner stated that it makes complete sense to stay with them since we have the integrated software and as long as the come in at a reasonable price.

• Councilor DelBuono stated that Mr. Kosofsky made a great case for staying with the current vendor.

H. Budget Transfers
• Janet Murphy, Director of Finance stated that the memo should say fiscal year 18-19; not 17-18. Broken in to different sections. The first is for wage increase for admin and part time. Similar to what we did last year, retro to July 1, 2018. Next are additional budget transfers that are needed to cover additional expenses.

I. Annual Appointment of Auditor
• Janet Murphy stated that they went out to bid this year and got two bids. Committee chose to stay with Blum Shapiro. Will need to provide update to state.

VIII. RESIGNATIONS/APPOINTMENTS *(Action May Be Taken)*
• None

IX. TAX REFUNDS *(Action Requested)*
A. Approval of May 14, 2019 Refunds for an Overpayment of Taxes

Motion by Councilor Budrejko

RESOLVED:

That property tax refunds in the amount of $1,497.33 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.

Seconded by Councilor DelBuono. Motion passed 8-0 (Councilor Marocchini out of room).

X. MINUTES OF PREVIOUS MEETINGS
A. April 2, 2019 Public Hearing Meeting Minutes
B. April 2, 2019 Special Budget Meeting Minutes
C. April 9, 2019 Regular Meeting Minutes
D. April 16, 2019 Special Meeting Minutes
E. April 18, 2019 Special Meeting Minutes

Motion to accept the minutes of the above meetings by Councilor Manke. Seconded by Councilor Anest. Motion passed 9-0.

• Councilor DelBuono stated that she was not present at the April 9 meeting.
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 Budrejko stated that the Environment Quality Commission had their litter pick up, and the picked up over 30 bags of trash. Sites included Veterans Drive, the municipal parking lot, North Mountain Road, Willard Avenue. At the beginning of the day there was an awards ceremony for the winners of our poster contest; we had over 100 entries. The winning posters as well as other at an view at the Legislative Office Building. We will be displaying some of the posters at the extravaganza. We had a lot of support from the Chamber of Commerce, they really promoted it. We also involved the library this year, Michelle made sure there were reading materials about the environment.

• Councilor DelBuono stated that she attended the Early Childhood Development meeting with the Board of Education, had the last meeting of the year, don’t meet during summer. It was a great experience, we gathered data throughout the year from providers, including day care, trying to get a handle of what is out there, what is offered and the types of programs. Sifted through and compiled all the data and will provide to the new superintendent who has some experience with universal pre-k in Plainville. Anxious to see what she can offer and what we need to do moving forward.

• Councilor Manke stated that he is pleased to announce that he and Councilor Anest attended the first meeting of the 150th Anniversary Steering Committee meeting last Tuesday. They seem to have a lot of good ideas around the table and they are off to a good start. The two of us can now bow out of it and let them run on their own.

• Councilor Marocchini stated that as of the beginning of this week, 98% of the old transition academy has been demolished; they needed to remediation on the roofing, etc. The gas line in the northwestern part of the lot will be moved; the gas company was going to relocate that for free. Also along that side, they had to build an electrical box to run the fiber optics to the library. The biggest issue is the contaminated soils from asbestos contaminated materials, we had budgeted for 1,500 tons, if all the soil was to be removed it would have been around 3,500 tons, at a cost of approx. $240,000; seems to be much lower than. That was a worst case scenario. Could possibly be on budget. Weather not helping with site work. Multiple things will be going on (site work and foundation work). Next meeting is May 29th at 5:00 p.m.

• Councilor Miner stated that the war memorial has been relocated to in front of the police station.

• Mayor Zartarian stated that on April 29th that he, along with Councilor Budrejko, Councilor Miner, the town planner attended the public hearing of the Government Administration and Elections Committee to bare witness to our claim in the 18 acres of Cedar Mountain that somehow disappeared from the legislature to the governor’s desk. Word from Representative Turco is that the measure is still intact and moving smoothly. It won’t be outright ownership, it will be a conservation easement, but it will be preserved, that is the important thing. I was at the capital again on May 9th for the awards ceremony for the annual EE Smarts contest where school children of all ages enter projects promoting ideas for energy conservation. Newington had a first place winner this year in the Kindergarten division by Karina Marsh, whose sister two years ago placed in the same division. They are E. Green students. We will probably be honoring them here. We had another Newington resident, Rishan Anaduri (sp?), who attends the CREC Technology and Engineering Academy in Windsor. He was on a team that won a prize in the 9th – 11th grade division.

XIII. PUBLIC PARTICIPATION – IN GENERAL (In Person/Via Telephone: 860-665-8736)
(3 MINUTE TIME LIMIT PER SPEAKER ON ANY ITEM)

• Diane Stamm, 104 Steeplechase Drive, stated that she is coming back up to answer a few questions that were asked about the parking lot. Basically, the things I pointed out are laid out in the plan to build the parking lot. Our concern and the town engineer and facilities manager concern was that in the wintertime they had not met these building conditions. I will meet with Gary and show that to him. He is the engineer; he should be in charge of that. That plan is part of our lease agreement that we signed. These things need to be done correctly and that plan was approved by TPZ. Case in point: the ponding area, the pitch in the back, they can fix that, they don’t need to wait until the plantings go in, that can go forward. When I spoke to parks & rec about when they were going to plant those trees, and request movement from the way those trees were planned, they told me they would be planted in the fall. Curb cuts are not in, the water is supposed to drain into the existing Garfield lot, that has not been done or it has not been done correctly. Erosion control was not done correctly, it is missing the silt sack for drainage; where the curb cuts are at the bio retention there are supposed to be wire cages, they are called stone gabions with 4-10 inches of stone, there are no gabions, there is only ¼ inch of stone and some fabric there. What was approved by the TPZ was not what was installed by the original contractor, which is probably why the original contractor is not finishing the job. These are the things the town has to go back and pay attention to. It is not just the lines in the handicapped parking spaces, although those are important; all of those specs, everything I brought up is in the plan. When they evaluate it, they will see what is going on. Happy to provide them with my list. That is what has to be done and again, it is based on the lease agreement that we signed with the town in the building of the parking lot based on the TPZ design and what was acceptable. So, if they are not putting in the plants in the bio areas and different things then we are not meeting the TPZ. It is not town land; it is library land and that is why we have to follow TPZ rules and not have any consideration across from that. In terms of the buffer zone, it is our understanding that we can put plantings along the property line, we are not looking to put any structures in the 25 foot area; we will take that up with TPZ. When we went to the Zoning Board of Appeals it was quickly apparent that was not the right venue, but there were several property owners there and their concern was all about drainage and they were quite upset. There were 4 or 5 families, several people spoke, you can pull up the meeting minutes if you want to see what is going on. Again, I thank you for your time. As a volunteer on one committee, I really appreciate what is on your plate here. Again, thank you for your time and consideration of what is going on.

• Leann Manke, 112 Northwood Road, Treasurer of the Library Board of Trustees stated that she has been involved with the process of negotiating the lease agreement with the town for this parking lot. Just want to stress that the land is library land, but it is not a library project. There is a lot of misinformation out there. A lot of people don’t understand the relationship between the library and the town, they assume the library is a town facility. Hoping to address these issues quickly, can’t wait two years to take care of them. The neighbors are unhappy and although the engineer stated he has not heard these comments; a lot of folks impression is that is it a library issue and they are coming to the library and complaining to us. Don’t want you to think that this is not a concern, they are unhappy about what is happening over there. Various individuals have various stories to tell us about their particular situation, drainage issues and things like that. Critical that one of the things that we agreed was those parcels were purchased by the Board of the Trustees for about $500,000; that was a lot of fundraising, not purchased by the town; with the idea that at some point we would put an addition on to the library. Going forward, and being good neighbors, the addition to the library is something in the future. But with the town hall project, we needed parking, so again, in that regard, that is why we went ahead with the lease agreement. But because it is a town project, on our land, we have no control over it, so we really need your assistance to make sure that this comes to an appropriate and complete understanding in terms of that build
and not where we are right now. We can’t be left like that now. As a town we can’t and certainly the neighbors can’t be either. Encourage the communication aspect of it; know that there is no longer a facilities manager coordinating the hub of all of this; our director needs to be in the loop, and our board needs to be in the loop. Really appreciate you taking a look at this and making it right. Thank you.

- Rose Lyons, 46 Elton Drive stated that you have to remember that there is a delay with NCTV. I received a phone call regarding the adoption of the Hazard Mitigation Plan, but did hear Councilor Budrejko bring up the retention/detention ponds and Councilor Miner bring up the flooding at Main and Dowd and Harding, Brookside, etc. Seeing it is going to be on the next agenda for approval, I would hope to hear more discussion about this. If it is part of the plan, what exactly is the plan and is it available on the town website to look at. That is about it, that is my new agenda for this year, the flooding along the brook. Thank you Councilors Budrejko and Miner for bringing that up.

XIV. REMARKS BY COUNCILORS
- None

XV. ADJOURNMENT

Motion by Councilor Marocchini to adjourn meeting at 9:36 p.m. Seconded by Councilor DelBuono. Motion passed 9-0.

Respectfully submitted,

Susan Gibbon
Council Clerk
To: Tanya Lane, Town Manager  
Janet Murphy, Finance Director

From: Steven Kosofsky, Town Assessor

Date: April 29, 2019

Re: Request Permission to Waive the Bidding Process for Revaluation 2020

The Town of Newington is required by state law to complete a town wide revaluation of all real property effective for the October 1, 2020 Grand List. There are presently five major revaluation companies doing business in the State of Connecticut:

- eQuality Valuation Services - Waterbury, CT. (present vendor)
- Vision Governmental Services Inc. - Hudson, MA.
- Tyler Technologies Inc. - Moraine, OH
- Northeast Revaluation Group LLC – Warwick RI
- Municipal Valuation Services LLC. - Fairfield CT

The town has used three of these five companies in the past to conduct prior revaluations at one time or another, with eQuality Valuation Services being our present vendor who assisted in the completion of our last revaluation back in 2015.

Changing out revaluation vendors and the associated software is highly unusual at the rate the town has. As an example, while I was the Assessor in the Town of Windsor, I kept the same revaluation vendor and software for seven consecutive revaluations.

While all five of these companies have the resources to complete a revaluation for a town the size of Newington, this memo will attempt to summarize my reasons for requesting a waiver of the bidding process and enter into direct negotiations to hire our present vendor eQuality Valuation Services.
eQuality Valuation Services

- We are presently using eQuality Valuation software to determine our property values and have been since our last revaluation in 2015. Office staff is familiar with using the software so there would be no training curve as there would be required if the software was replaced.

- In addition, eQuality Valuation is a subsidiary of Quality Data Services which is the software vendor for tax billing that is also used by the Town Assessor and Collector of Revenue. As a result, the operation between the CAMA software used to determine the property values and the Tax Collection software used to bill and process property taxes, is seamless.

What that simply means is that all work that we do in our eQuality CAMA software, goes directly into the Tax Collector's billing system instantly. There is no additional “bridging” type of function required to bring information from the CAMA system into the billing system.

- The software platform used by eQuality Valuation is also compatible with the Town of Newington’s Information Technology network. Additionally, the IT staff is also familiar with not only the basic support functions of the software but have also developed a working relationship with the support staff at eQuality.

- The town IT department has successfully integrated the eQuality database to be used in conjunction with other town applications such as the Town GIS system and ViewPermit, which is the program that the town Building Department uses to issue and monitor building permits which would in most instances, directly affect the property valuation.

- Having completed the 2015 Revaluation, eQuality is familiar with the town and the classifications of the various properties. By using the same vendor, there will be consistency in the methodology as well as the individuals determining the valuations. Our former Town Assessor, Steve Juda is presently a commercial valuation consultant with eQuality and is extremely familiar with the town and its property values.

- eQuality Valuations has completed revaluations and/or has their software installed in 26 municipalities in the State of Connecticut including Newington. Their municipal clients range in size from the City of Waterbury to the small Town of Warren including the neighboring towns of Wethersfield, Farmington, and Canton. They are a local company with their office located in Waterbury.

- Finally, by keeping our present vendor, there is no software data conversion process and costs to deal with. The Town of Wethersfield just completed a revaluation for the 2018 Grand List using eQuality and data conversion cost quotes from two of the other vendors mentioned above ranged from $15,000 - $20,000 for that municipality.
Vision Governmental Services Inc.

- Leading provider of revaluation software in Connecticut. Presently has approximately 100 municipalities in Connecticut that has their software installed.

- Virtually all of the software installations are presently running an Oracle based version of the software which is NOT compatible with the Town of Newington’s Information Technology Network.

- The vendor is in the process of converting all of their clients that are running this version of the software to a new enhanced version that is written in Microsoft SQL which would be compatible with the towns Information Technology Network. However, as of this date, I believe at this time, there are only 3 of the 100 towns that have installed the new version of the software. Cost to convert from the existing software program to the new enhanced version ranged so far from $10,000 to $38,000. Many of the towns that are scheduled for revaluations that presently have Vision as their vendor are objecting to these high conversion costs and are looking seriously at other vendors.

- With a new program installed, there would be a learning curve for both assessment staff to learn the new program as well as Information Technology staff to become familiar with the support functions of the program.

- Provided software and revaluation services to the Town of Newington for the 2011 revaluation.

Tyler Technologies Inc.

- Largest revaluation service provider in the world. Has approximately 20+ municipal clients in Connecticut.

- Software is designed for very large jurisdictions (county and statewide basis)

- Provided software and revaluation services to the Town of Newington for the 1991, 2000 & 2005 revaluations

Northeast Valuations LLC

- Rhode Island based revaluation company that presently has 4 municipal clients in Connecticut (Hartford, Meriden, Cromwell & Berlin)
Municipal Valuation Services LLC

- Connecticut Revaluation Company that is operated by two designated appraisers. They have no proprietary software and thus use the installed software in the municipality to complete the revaluation.

- Presently has five clients in Connecticut (Bristol, East Hartford, Danbury, Southington & Torrington

- If hired, municipality has the reality of having two firms involved in the revaluation process, one conducting the operational functions and a second company responsible for the software issues associated with revaluation.

With all of this information considered, but specifically focusing in on the familiarity with the town and its property values, the consistency of the valuation personnel and their methodology, the compatibility with our existing town Information Technology network, the integration of the eQuality database with other town of Newington software functions and the overall financial cost of the project, I am strongly suggesting that the Town Council approve my request to waive the bidding process and negotiate directly with our present vendor.

I would be happy to answer any questions that you may have.