



Keith Chapman
Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

MAYOR BETH DELBUONO

NEWINGTON TOWN COUNCIL

REGULAR MEETING MINUTES

Tuesday, June 23, 2020

RECEIVED FOR RECORD
IN NEWINGTON, CT

2020 JUN 26 AM 11:45

James E. Krupinski
Town Clerk

This meeting was presented as a Zoom Webinar/Meeting.

Mayor DelBuono called the meeting to order at 7:01 p.m.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

Councilor Anest
Councilor Braverman
Councilor Budrejko
Councilor Camillo (arrived at 7:05 p.m.)
Councilor Donahue
Councilor Manke
Councilor Miner
Councilor Nagel
Mayor DelBuono

Staff Attendees:

Keith Chapman, Town Manager
Craig Minor, Town Planner
James E. Krupinski, Town Clerk
Susan Gibbon, Council Clerk

Also present:

Dr. Maureen Brummett, Superintendent of Schools
Lou Jachimowicz, Chief Finance & Operations Officer

III. APPROVAL OF AGENDA

Motion by Councilor Anest to approve the agenda, as amended. Seconded by Councilor Manke. Councilor Manke made a motion to Table Item No. IV - Awards and Proclamations. Motion passed 8-0 (Councilor Camillo absent) (roll call vote)

IV. AWARDS/PROCLAMATIONS

- *Tabled*

V. PUBLIC PARTICIPATION - IN GENERAL (**Via Zoom Application or Phone**)
(4 MINUTE TIME LIMIT PER SPEAKER ON AGENDA ITEMS ONLY)

A. Public Comments

- Rose Lyons, 46 Elton Drive stated that she wanted to comment on the article in the New Britain Herald regarding the \$12 million pool. Have been following renovations. When you vote on forming of committee, may want to discuss scope of project and funding. Would also like to know timeline and if it will be a referendum this fall, it that is the plan, and will it be with

Anna Reynolds. Noticed it is two phases; hope both will be put to referendum. As a person who attends CIP on a regular basis, hope not to see anything for Mill Pond Park renovations in there. Heard it might be partially funded by a DEEP grant.

- Jennifer McCurdy, 60 Wells Drive reaching out regarding the referendum for Anna Reynolds School and for it to go forward.

B. Email Correspondence

- _____, 38 Patriot Lane (attached hereto).
- Mayor DelBuono wanted to reiterate for the public that the NTC Rules and Procedures were amended in January and letters used to be read into the record, but it became cumbersome, we do allow people to call, any letters provided to all members of the council 24 hours prior to the meeting will be noted and added as an attachment to the minutes.

VI. REMARKS BY COUNCILORS ON PUBLIC PARTICIPATION

- None

VII. CONSIDERATION OF OLD BUSINESS

A. Health Update – COVID-19

- Town Manager Chapman stated that they have been preparing Churchill Park Pool, press release today, cautious about opening pool if possible, not optimistic it will be open. Town buildings remain closed, but services still available.
- Councilor Manke asked whose decision opening the pool will be? Will that be the health department, Bill DeMaio or you?
- Town Manager Chapman stated that it will be a joint decision. Other three towns have opted to open pools. There is a lot of pressure - there are distancing issues, etc. Going to wait for clearance from the health district.
- Mayor DelBuono stated that there are small summer camps opening.
- Town Manager Chapman stated that small camps will be opened, nothing over 100 kids. If anyone has any questions, they can look on the parks and rec website.
- Councilor Budrejko stated it is important for the public to know that even if the pool is open, it will be a very different experience for everybody. It won't be the same fun time summer experience.
- Town Manager Chapman stated that he agrees with what Councilor Budrejko stated. The parameters we need to follow, it's almost not worth opening. Why risk your health.

B. Town Hall Project Update

- Town Manager Chapman stated that within the next month we will be moving into the new building. Furniture has been ordered; painting, flooring, etc. is being completed. The gym finishes are substantially complete. Still within budget, but getting close. Working with movers now. Trying to get rid of old furniture, etc. Working with auction house now; cost to move furniture more than its worth. Newington Theater has taken advantage of removing materials.

C. Mill Pond Park Pool PBC-Amendment

- Mayor DelBuono stated that she requested this be updated so that the project could be reined in and a budget given. What was delivered to us in our packet was not what I intended. My recommendation is that the motion in our packet be withdrawn or let the previous motion stand.
- Councilor Budrejko stated that she too is concerned about cost. Previously told it was an \$8 million project. Need to be concerned about cost and \$12 million not doable at this time. Not going to approve a \$12 million project and something so descriptive. Give the building

committee its charge with cost and for them to decide what is appropriate. Dismayed when I saw this.

- Councilor Anest stated that she too was taken aback when she saw the resolution. We had input in this, did Bill DeMaio?
- Town Manager Chapman stated that Bill DeMaio did have input. Take full responsibility, it was a total misunderstanding of what was expected. Agree that if this is not what you were looking for, no action should be taken on it. Table it or withdraw it.
- Councilor Anest stated that the previous presentation for the \$8 million, more than 5 items were included than what is listed on this resolution, this doesn't call for demolition of existing structure, the amphitheater, splash pad. People are looking at five items and saying wow, not much for \$8 million; that is not the whole scope of the project. Agree with Gail, that it should be up to the building committee with what the council sets for them. Not what this building committee was formed for Phase One for \$8 million. Revert back to existing one or amend the resolution. Not what we expected or discussed.
- Councilor Manke stated that he agrees, not what was anticipated. Do it over and give them a scope of what we expect to spend. Should also include looking at both pools. Don't want to spend money on one pool and then decide we need more money to spend on another pool. Look at all pools at the same time, with Mill Pond pool a specific charge.
- Councilor Anest asked if, hypothetically, this was on the ballot for November, what date in August would the public hearing need to be?
- Town Manager Chapman asked that the council allow Mr. Chapman to go back and regroup and present a new resolution. Don't have answers.
- Councilor Anest asked if it was 90 days out from referendum date.
- Town Manager Chapman stated that he will look into that.
- Councilor Donahue stated that it needs to be expressed that this is based on getting money from the state. That is how it was proposed to us.
- Town Manager Chapman stated it is to be a shovel ready project if any money became available.
- Councilor Nagel agrees that he was surprised by this as well. Needs to be a more realistic; caveat was shovel ready money. Not intended to go to referendum. In no way an approval of the project. The most important thing is to have people on PBC to have input and recommendations.
- Mayor DelBuono asked if this is a shovel ready project, would the referendum come before that or when the money becomes available.

D. Anna Reynolds School Renovation

Motion by Councilor Manke

RESOLVED,

That the Newington Town Council hereby authorizes Janet Murphy, Town Finance Director and Keith Chapman, Town Manager, to prepare bond language for the Anna Reynolds Renovation Project Referendum not to exceed \$35,537,100. The Referendum must be scheduled and results must be reported to the Office of School Construction and Grants Management prior to November 15, 2020.

Seconded by Councilor Anest. Motion passed 9-0 (roll call vote)

- Councilor Donahue stated that this is dependent on the state providing 45-50 funding of the project.
- Dr. Brummett stated that we are expecting the state to provide 57% reimbursement. So anywhere between fifteen and eighteen million dollars. This language allows to finish our grant application by the

end of this week and this is the final piece of it. The town has the right to make sure state funding is guaranteed and that will come after the grant application, then we'll get some information after that component.

- Councilor Nagel stated that he appreciated the additional language in the resolution, it made everything clearer.

E. Bid Waiver Request – LED Lighting Project

- Lou Jachimowicz provide a quick summary as presented at the June 9 council meeting.
- Mayor DelBuono asked Mr. Jachimowicz how this gets paid.
- Mr. Jachimowicz stated that this will be paid out of the operating budget.

Motion by Councilor Anest

RESOLVED,

That the Newington Town Council hereby approves a Bid Waiver for the Board of Education for the LED Lighting Project upgrades by Power Point Energy of Glastonbury, in conjunction with the HVAC Control System Project at Newington High School, Martin Kellogg Middle School, and John Paterson Elementary School, to ensure the maximum rebates for the improvements.

Seconded by Councilor Manke. Motion passed 9-0 (roll call vote)

F. Annual Suspense List

Motion by Councilor Manke

RESOLVED,

That the Newington Town Council hereby authorizes transfers in the amount of \$162.46 to the Suspense Tax Book for the year 2017-2018 and \$115,215.86 to the Suspense Tax Book for the year 2018-2019. This action is being taken upon the recommendation of Corinne Aldinger, Revenue Collector, as shown in a report dated June 5, 2020.

Seconded by Councilor Donahue. Motion passed 9-0 (roll call vote)

Motion by Councilor Manke

RESOLVED,

That the Newington Town Council hereby authorizes the outstanding balance from the 2004 Grand List in the amount of \$42,245.37 be removed from the Town's receivable assets as of June 30, 2017 as per the recommendation of Corinne Aldinger, Revenue Collector.

Seconded by Councilor Donahue. Motion passed 9-0 (roll call vote)

- Town Manager Chapman stated that this is an annual event. Not going to stop trying to collect, but it's reached a point where the debtors are not readily available.
- G. Discussion – 2030 Plan of Conservation & Development (POCD)
- Mayor DelBuono stated that the TPZ hired a consultant to do this and will be holding a public hearing on July 22, 2020 to get information from the public.
 - Councilor Miner stated that it references a Zoom meeting. It is possible to hold this until an in person public meetings can be held. People have mentioned the frustration of trying to attend Zoom meetings and voice their opinions.
 - Mayor DelBuono stated that is a valid question, but that would be up to the TPZ to determine for format.

- Craig Minor stated that TPZ has built into the schedule enough time to keep this open for two weeks after the July 22 public hearing open and if possible resume at an in person meeting.
- Councilor Budrejko stated that she and Councilor Anest have been following this from the beginning as TPZ Liaisons. Already some meetings held regarding this. TPZ meetings had open meetings regarding this. Mr. Chandler met with many of the commissions and committees. There have been opportunities for people to come out and speak about this, hopefully people will come out and comment on July 22.
- Councilor Miner stated that now is the time and is the best opportunity for public input, it is a plan for the next 10 years.
- Mayor DelBuono stated that she is looking forward to hearing what the public has to say at the July 22 hearing.
- Councilor Manke stated that we should wait until public hearing comments and then revisit it.
- Councilor Anest asked if this should be tabled.
- Town Manager Chapman stated that it can be tabled.
- Motion to table this by Councilor Manke, seconded by Councilor Anest. Motion passed 9-0 (roll call vote).

VIII. NEW BUSINESS

A. Discussion – Sale of Town Property, Fenn Road

- Town Manager Chapman stated that this has been going on for some time now. Attorney David Griffith is here to discuss.
- David Griffith stated that he represents the Watch Center LLC. They currently own property at 49 Fenn Road and have received prior site plan approval to put up a building. Now interested in purchasing the abutting property to the south. Would get approval from Conservation Commission and TPZ. Believe benefit to both town and property owner. Urging council to move this forward to TPZ for 8-24 approval as quickly as possible.
- Town Manager Chapman stated that there is an error in the memo. Cost exceeds \$10,000 which requires public hearing.
- Councilor Nagel asked what the selling price is.
- Mr. Griffith stated it is \$65,000.
- Councilor Camillo asked if we expedite this, are you going to break ground just as fast?
- Mr. Griffith stated that the client is anxious to close on this and move forward. Not involved with all the particulars regarding the design and such, but do know that the client is anxious to move forward.
- Councilor Camillo stated that he was on the TPZ when this was approved. Just curious when you plan to break ground.
- Councilor Manke stated that we are just approving this at our next meeting for the to go to TPZ for an 8-24 to make the recommendation then schedule a public hearing.
- Town Clerk Krupinski stated that both actions can be in the same night.
- Councilor Anest asked if the person needed to get financing for this.
- Mr. Griffith stated no.

B. Discussion – Facilities Review Contract

- Mayor DelBuono stated that Suzanne Black and Tim Hulk of Owens Realty Service are here this evening to discuss this.
- Town Manager Chapman stated that this is a project that you had supported to go forward with several months ago, the COVID 19 situation has complicated matters for Owens, but I think we

are about ready to have them begin the process of evaluating and inspecting properties that are listed on there.

- Ms. Black stated that up until this point we have primarily been doing preparation and planning for the audit and have not done a lot of work on site and, as Keith mentioned, it's primarily due to the COVID 19 situation where you know our resources and our personnel, many of them and we're working from home and had reluctance to go out, but we didn't meet with Gary Furstenberg on site in Newington on May 21. We also met with Doug, the building inspector. A couple weeks ago we picked up the building plans for most of the buildings and brought them to our office and they are in the process of copying them. On Thursday they will be returning those plans and picking up the last batch of plans to copy. We are planning on this coming Monday, June 29 to be on site, starting with the school facilities. Friar will be doing the structural, the engineering, the architectural, the ADA compliance, the roofing and Owens will be doing the mechanical, electrical and plumbing. We have a revised schedule that Friar had prepared and I did get to Gary today. We will be preparing reports along the way and we expect to have a draft facilities report by July 27. The final facility analysis report, after we compile all the facilities together and put it into the final book, is probably more in the November timeframe. There was a little discrepancy between the list of buildings that was in the RFP and in the contract. So we've been working with Doug on that. I think with the buildings that were taken out and the buildings that were put in the only question of the two buildings that were not listed are the Deming Farm House and Farm. Those are highlighted in red. They were not in either document. We did take out the BOE office and a couple of other buildings. Looking forward to getting starting and coming back to another meeting with updates over the next couple of months.
- Mayor DelBuono thanked Ms. Black for providing a report and update on this for. Have been putting off projects to make sure they are a priority and are anxious to get the results.
- Councilor Budrejko asked about the chart. Looking forward to results of this. We keep talking about shovel ready projects and this will be a key document in helping decide which buildings go to referendum.
- Ms. Black apologized for the delay in getting started with our employees and Friar working at home. Thinks things are getting a little bit back to normal. Ready to move forward with this project and come back and update you at future meetings.
- Councilor Anest asked what the new schedule was.
- Ms. Black stated they will be on site on Monday, June 29 and that they will begin with the schools because they are now vacant and will start on the other buildings around August 10. We will provide a draft facilities report around July 27. We will provide reports on the buildings all along. We will have more meetings again around October 5 and will provide a final report and presentation to you by November.
- Councilor Anest stated that she thinks Deming Farm had a structural analysis done.
- Mayor DelBuono stated that she believed DTC was involved.
- Town Manager Chapman stated that if there are reports around of those being done, we will provide them to Suzanne and it may not require further inspection.
- Mayor DelBuono stated that at the time there were concerns about the stability of it and allowing visitors.
- Councilor Manke stated that he too is anxious to see this project move forward and getting the reports in July and again in October and November.
- Councilor Camillo stated that in the presentation in January we talked about 131 Cedar Street and you have it listed here as out of scope. What happened with that?

- Ms. Black stated that was taken out of the scope because I understand that the building is going to be raised.
- Councilor Miner asked if you could possibly have Anna Reynolds be at the beginning of your work since we have to decide in early August if this is going to go to referendum it would be prudent to have the information.
- Mayor DelBuono stated that the last date for the town council to approve a questions to go to referendum is September 3. That would put us much earlier than that.
- Ms. Black stated that she will put that at the top of the list.
- Councilor Nagel stated that getting back to Deming Young Farm, there was a structural analysis done. Not sure if the Deming Young Barn is included, not just the house.
- Ms. Black stated that those were not listed in the contract. Town needs to decide if they want them to be included.
- Councilor Nagel stated there was discussion about that particular barn and the historical significance of it and not historical significance of it. So this might clarify everything from what results you find out and also make it clear about the Deming Young Farm. I'm sure Mr. Goodale knows.
- Councilor Camillo stated that Mill Pond should be second on the list since it's another big project coming up. There is a building there now, does it warrant coming down and building another one?
- Ms. Black stated that they will do that as the second facility.
- Councilor Miner stated that one building you don't need to look at at Mill Pond is the concession stand. That was just rebuilt a couple years ago because of a fire there. Everything in the building was completely redone.

C. Town Hall Site Plan

- Town Manager Chapman stated there is a memo in your packet regarding Mazzoccoli Way and the abandonment of a piece of it. This has already gone to TPZ for an 8-24 so its back on your agenda for approval and for you to take action at your next meeting if you so desire.
- Councilor Camillo stated that there wasn't a public hearing on that. Still need to have that before we can act on it.
- Town Manager Chapman sated ok, we can take care of that.
- Councilor Manke stated that when you say abandon, it is just a small portion of it, the road basically stays the same.
- Town Manager Chapman stated that is correct, just a portion of it. If you look at the back page of your package, you will see the are being abandoned.
- Councilor Camillo stated that the property line was moved as well, we've narrowed the road. Is that something that was part of the recommendation, taking it back to the 26 to 32 feet, instead of the 19 that it is right there and it's a sort of choke right in the middle there at then end.
- Town Manager Chapman asked what the question was.
- Councilor Camillo stated that the road narrows just before Garfield, can the curb be moved over on the Lucy Wells property so it might still has a good in and out because you don't have enough room to have two buses or a truck or two cars.
- Town Manager Chapman stated it is wide enough for two-way traffic. No room to park. No parking signs will be posted.
- Councilor Miner question whether this is the actual current drawing or based off the old road configuration?
- Town Manager Chapman stated that the road is now done. It would have been nice if the road was straight instead of curving, but that is how it was designed.

- Councilor Nagel stated that where it narrows, part of that property belongs to the library.

IX. RESIGNATIONS/APPOINTMENTS (Action May Be Taken)

A. Appointment – Board of Ethics

Motion by Councilor Anest

RESOLVED:

Pursuant to a recommendation by Keith Chapman, Town Manager, the Newington Town Council hereby makes the following appointment of an unaffiliated member of the Board of Ethics:

BOARD OF ETHICS

Name	Address	Party	Term	Replaces
Frank Marci	72 Southwood Road	U	Immed. – 11/30/2021	Self-Defacto Term

Seconded by Councilor Manke. Motion passed 9-0.

X. TAX REFUNDS (Action Requested)

A. Approval of June 23, 2020 Refunds for an Overpayment of Taxes

Motion by Councilor Budrejko

RESOLVED:

That property tax refunds in the amount of \$367.99 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 Nagel. Motion passed 9-0.

XI. MINUTES OF PREVIOUS MEETINGS

- A. June 9, 2020 Special Meeting Minutes
- B. June 9, 2020 Regular Meeting Minutes

Motion by Councilor Manke to approve the above referenced minutes. Seconded by Councilor Donahue. Motion passed 9-0.

XII. WRITTEN/ORAL COMMUNICATIONS FROM THE TOWN MANAGER

- Town Manager Chapman stated that he is contemplating having a board, commission, etc. regarding the protests that took place, not specifically dealing with police activity, but trying to understand each other better. Time for the town to have some type of organization that talks about these issues on an ongoing basis. Will provide you with information on that.
- Councilor Anest asked what the new address will be as of July 1st and please put it on the website.
- Town Manager Chapman stated that the address will be on Garfield Street, not Cedar Street.
- Councilor Anest also asked about the deferment of taxes to October 31st.

XIII. COUNCIL LIAISON/COMMITTEE REPORTS

- Councilor Donahue stated that NCTV received a grant. Making changes to rooms in new building. Tentative move date is July 24th.
- Mayor DelBuono stated that the new town hall address will be 200 Garfield, Library 100 Garfield, Police Department 300 Garfield, Bus Garage 401 Garfield, BOE Bus parking lot will be 800 Garfield. Those addresses will be effective September 1, will need to clarify that.

XIV. PUBLIC PARTICIPATION – IN GENERAL (Via Zoom Application or Phone)

(3 MINUTE TIME LIMIT PER SPEAKER ON AGENDA ITEMS ONLY)

- Rose Lyons, 46 Elton Drive thanked the council for putting a hold on the Mill Pond park PBC until you have a complete understanding of what the charge is of that committee. She also stated that she will volunteer as a resident to be the Democratic member of the committee. Happy to hear Frank is reappointed to Ethics Board.
- Susan Mazzoccoli, 149 Harris Drive stated that she wanted to bring up the Ethics Commission. Not sure if still a member of the commission; hope to have an annual meeting. Know that you meeting only if there is an issue. Good idea to create a new commission, regarding issues going on in the world. Hope both democrats and republicans reach out to those who they think will be. Thank you for all you do for the Town of Newington.
- John Bachand, 56 Maple Hill Avenue stated that he wanted to talk about Zoom meetings; hope we can get back to real meetings soon, don't understand why we don't have regular meetings. Notion of feel good committee for what is going on. In my email, I asked for recognition of police department, support for police department. There's this onslaught of criticism of law enforcement, which is truly unfair in our town and speaking specifically about Newington, I'm not talking about other cities where we have no control over. But in our town, I think just for the practical purpose of assuring the residents and businesses that we will not be defunding our police department to any significant degree that something is said publicly. I know I mentioned in that email that I did a poll on online and I think there was about 200 people responded, or maybe a little bit more and between two different Facebook groups, 80 to 90% of people agreed with that notion that Newington police department does not need significant reform. So again, I wish we could clarify that. I also mentioned something about recognition for a Conservation Commission member who left after many years of service; deserves some sort of recognition. Please consider in-person, in town hall meetings.

XV. REMARKS BY COUNCILORS

- Councilor Miner stated he is responding to John's request for an in person meeting in the old town hall which could possibly be our last meeting in there.
- Councilor Camillo stated that he agrees with John Bachand, should definitely do a resolution for the Police Department in our town. They deserve recognition, a resolution, something.
- Councilor Anest stated that she asked the Town Manager when they could have live meetings.
- Town Manager Chapman stated that he will discuss that with Charlie Brown over the next week or so, will try to have final meeting in the town hall before it is closed down, most likely after July 4th. Just want to make sure that we stay safe.
- Mayor DelBuono stated that if we do decide to have an in person meeting she wants to make sure that there are options for those who prefer not to attend an in person meeting.
- Councilor Donahue stated that there has been a lot of chatter on Facebook today about the high school changing its mascot, know that the BOE is in charge of that.
- Mayor DelBuono stated that people should contact the BOE if they have any question or concerns regarding that.
- Councilor Budrejko thanked the teachers and support staff. Shout out to staff at the high school and the BOE for 2020 graduation ceremony; they did a great job, really out did themselves. Congratulate class of 2020, glad able to have a ceremony; certainly memorable; tough year for them, their senior year ended early - didn't have prom, overnight party or get to walk across stage.
- Mayor DelBuono stated that the committee has been formed, no appointments as of yet; intent is to provide guidance, that will be revisited. Mr. Bachand mentioned public meetings, people have opportunity to stay home. Regarding recognition of committee member, don't typically do something at the council level. In terms in support of police, not recommending resolution at this

point. Each of us have had the opportunity to speak to them directly. Want to thank the town manager for bringing up the formation of commission/committee looking into these issues going forward.

XVI. ADJOURNMENT

Motion by Councilor Braverman to adjourn the meeting at 8:54 p.m. Seconded by Councilor Anest. Motion passed 9-0

Respectfully submitted,



Susan Gibbon
Council Clerk

Dear Town Council Members,

My name is Idalina Cultrera and I am a Kindergarten Teacher at Anna Reynolds Elementary School. I would like to speak in support of moving the Anna Reynolds project forward to referendum. I have taught at Anna Reynolds since 2012. My Kindergarten classroom has been affected by a leaky roof for a number of years now. The same spot has been "fixed" multiple times and yet with every hard rain it manages to reoccur. The leak runs behind my cabinets and makes a pool on the counter top. I can't imagine the money that has already been spent on this one spot and obviously the Band-Aid is not holding up. I have grown up in this town and am raising my own family in this town. I am very proud of the education system we have here in Newington. The current state of disrepair at Anna Reynolds is unacceptable and must be tended to immediately. Our schools are a reflection of our town and our children deserve better. We must continue to invest in our schools for our children. Thank you for your support in moving the Anna Reynolds project forward.

Sincerely,

Idalina E. Cultrera

Kindergarten Teacher
Anna Reynolds

Newington Resident
38 Patriot Lane