Mayor Zartarian called the meeting to order at 7:00 p.m.

I. PLEDGE OF ALLEGIANCE

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

Staff Attendees:
- James E. Krupienski, Town Clerk
- Susan Gibbon, Council Clerk

III. APPROVAL OF AGENDA

Motion to approve the agenda, as amended, by Councilor Manke. Seconded by Councilor Anest. Motion passed 8-0 (Councilor Arace absent)

IV. PUBLIC PARTICIPATION — IN GENERAL (In Person/Via Telephone: 860-665-8736)

(3 MINUTE TIME LIMIT PER SPEAKER ON ANY ITEM)
- Barbara Schoolacoat (sp?), 275 Shield Street stated that she had a question for the Council. She attended an MDC meeting on June 10th regarding the Clean Water project and one item she came away with is that they are going to separate the sewers from the storm water lines. It is going to impact residents in terms of having to install sump pumps. It is also going to impact towns that have MDC because they will need to install storm drains. MDC said that they were going to have the Town Managers of each town to speak to their council to open this up to their residents. Want to know if this has been approached? One thing MDC said is that the storm drains need to have a certain capacity; does Newington have that? Any of the new CIP projects that the town is talking about needs to provide storm drains for those as well. Also want to know what the cost is going to be to the town as a result of this undertaking. Thank you.

V. REMARKS BY COUNCILORS ON PUBLIC PARTICIPATION

- Councilor DelBuono stated she wanted to thank Ms. Schoolacoat for coming out and for her questions. We will share those questions with the Town Manager and hopefully she or one of her staff will get back to you to answer those questions.
VI. CONSIDERATION OF OLD BUSINESS (Action May Be Taken)

A. Town Hall Project Update

- Marc Schweitzer from Colliers stated that the last meeting he attended was May 28th and they were excavating the junior high foundation and that has been complete. We have excavated for the basement foundation and have poured the footing and walls and will do the slab pour on Thursday; which will complete the basement concrete works. We are now excavating on the Cedar Street towards the library. The utilities are basically down. We are still waiting for the MDC resolution to move the line; waiting for them to get back to us. Net credit of $38,000 to budget; MDC water line could be substantial amount. We discovered an underground storage tank, that is leaking, near the stair tower of the existing town hall. that needs to be addressed; part of the original contaminated soil. We have our LEP coming out to let us know how to address this.

- Mayor Zartarian asked if Mr. Schweitzer knew how much soil was contaminated by this leak.

- Mr. Schweitzer stated that he cannot state at this time. Does not know the extent; saw it and stopped until the LEP can address this.

- Mayor Zartarian asked if this was from the junior high school?

- Mr. Schweitzer stated that it is tough to tell. It could have been for this building or the junior high.

- Councilor Budrejko stated that the tank is still there. Do we know how much is in it?

- Mr. Schweitzer stated that they do not know that at this point. Once they encountered it, they stopped.

- Councilor DelBuono stated you mentioned the MDC sewer line. What was the MDC solution?

- Mr. Schweitzer stated that the MDC wants the sewer line moved away from the building to the right of way of Mazzocoli Way for easier access if needed.

- Councilor DelBuono asked if there was an approximate cost on that and is it 700 feet?

- Mr. Schweitzer stated that they do not have information on the cost. Yes, it is 700 feet. Downes is looking to lessen the impact on the schedule with the MDC line, they will work around moving the sewer line.

- Mayor Zartarian asked who will be moving the sewer line? Will it be MDC or our forces?

- Mr. Schweitzer stated that is yet to be decided between the Town and the MDC. There is talk of both, we will have the onsite price contractor price it out.

- Councilor Manke asked if this line has existed for a while. Surprised that all of a sudden there is a water line this close to the building. Is it in the wrong spot or did we not know it was there?

- Mr. Schweitzer stated that it is on the plans, but the MDC didn’t want the line that close to the building, they preferred that it be moved. It is an approx. 60-year old water line; felt that is was in their best interest that it be moved to a moved to a easier access point.

- Councilor DelBuono stated that Mazzocoli Way is now torn up, that wasn’t in the plans, now that the pavement is gone it makes it more at risk for the pipe, is that correct?

- Mr. Schweitzer stated that they did say that. Downes provided coverage on it and has gone the extra length and provided more protection for it.

- Councilor Miner stated that the line was identified and reinforced for the interim period while waiting to identify where to move it.
• Mr. Schweitzer stated that masonry is scheduled to start on the 2nd and steel is set to start on September 9th and that is contingent upon the water line. Steel will be on site on the 9th and Downes is working their way around the schedule to start with steel on the 9th.
• Councillor Budrejko stated that they have been working overtime to get back on schedule, are they caught up, or are they still doing overtime?
• Mr. Schweitzer stated that they are still doing overtime when it makes sense. They are not working overtime to work overtime.
• Councillor Budrejko asked, excluding the MDC schedule, are they pretty much on schedule?
• Ms. Schweitzer stated that, yes, they are.
• Councillor Miner stated for clarification — was there an underground storage tank located or just the pad?
• Mr. Schweitzer stated that is an underground storage tank that was discovered.
• Councillor Miner stated that he wasn’t sure if they removed the tank and left the pad.
• Mr. Schweitzer stated that no, there is number two in the soil next to the pad, so there had to be residual fuel in there.

B. Tax Deferral for Low Income Seniors
• Steve Kosofsky, Town Assessor stated that everyone should have received a memo from the Town Attorney regarding the program. Had a long conversation with him last week, overall pleased with the program. He had one minor change and that is the inclusion of existing persons in our program who have a current mortgage on their home. My initial thought was difficult to put them on a program; the reason they have to be excluded is procedural. It they have a mortgage, they are required as part of their mortgage to pay it monthly, that is where their responsibilities lie.
• Councilor Anest asked if someone had a line of credit, but no tax escrow, can they participate in the program?
• Mr. Kosofsky stated that they can be on the program.
• Councilor Anest stated that they would be in default of their mortgage.
• Mr. Kosofsky stated that is something that needs to be worked out with the bank. As far as line of credit, I don’t have a problem with that, but if the bank wants the taxes paid in July and January then there is nothing I can do.
• Councilor Anest stated that during the application process people need to let you know whether or not they have a mortgage or line of credit.
• Mr. Kosofsky stated absolutely. It is going to be an important part of the program.
• Councilor Budrejko stated that you stated that modeled this on Manchester’s program. When looking at some other programs when mentioning deferral, it wasn’t just for one year, it was for several years and tax will become due during the sale of the property or conveyance. What are we talking about?
• Mr. Kosofsky stated that it can be either. They can do that. If it is an heir situation, the heirs will be left with a hefty amount at that point. The point is to take that one payment and split it into twelve payments.
• Councilor Budrejko stated that they have the option of completely deferring the payments until death or conveyance. Think it is important to have the two option, but think most people will opt for the twelve months. Also, looking at these other towns, very few people are going for the full program of just deferring taxes until the end. If we do do that, most towns had 75%, why did you choose 100%.
• Mr. Kosofsky stated that we will model that as well. The balance you have to pay at the end cannot be for more than the property is worth; if that is the case, the heirs will walk away.
• Councilor Budrejko stated that several towns have the deferral with interest.
Mr. Kosofsky stated that Manchester waives the interest.
Councilor Budrejko stated that Manchester does, but towns like Glastonbury, Middlefield, Portland, Trumbull, Darien all do. It is just an opinion and was just wondering why we would do that.
Mr. Kosofsky stated that based on the makeup of this community it would be more beneficial to have 12 payments with no interest.
Councilor Budrejko stated that several other towns did have this option, but a per year limit of $5,000, $7,000. Is there a dollar limit that?
Mr. Kosofsky stated that he wasn’t aware of that. What towns?
Councilor Budrejko stated Clinton, Madison, Norwalk are some of them.
Mr. Kosofsky stated that he did look at Clinton’s and for other reasons chose not to use that and felt that Manchester’s was the best to model.
Councilor Budrejko stated that she is in favor of doing this and not all towns have this option for senior and proud that Newington is doing something for them. Just curious how you chose what to put into it.
Mr. Kosofsky stated that is was based on demographics compared to the other communities. Some of those communities have the ability to pay more than we do.

Motion by Councilor Manke

WHEREAS, section 12-129n of the General Statutes of Connecticut, as may be amended from time to time, grants municipalities the authority to enact property tax relief at local option for residential property of the elderly, permanently and totally disabled; and

WHEREAS, the Newington Town Council wishes to provide additional tax relief for elderly, permanently and totally disabled taxpayers of the Town of Newington who presently participate in the aforementioned local program; and

WHEREAS, the Newington Town Council has previously adopted the Local Elderly Tax Relief program pursuant to Resolution 2006-55 dated May 5, 2006; and

NOW, THEREFORE, BE IT RESOLVED:

That the Newington Town Council hereby enacts an additional option for the property tax relief program in accordance with Sections 12-129n(f) to provide eligible participants of this program a tax deferral option which would provide for the payment of their annual property tax in installments without interest; and

BE IT FURTHER RESOLVED:

That this tax relief program shall be effective commencing with the Grand List of October 1, 2019 and for each assessment year thereafter until changed by resolution and that this benefit will commence for eligible homeowners effective with the billing date of July 1, 2020.

Seconded by Councilor Anest. Motion passed 8-0 (Councilor Arace absent).

C. Library Parking Lot Update

Gary Fuerstenberg, Town Engineer stated that Craig Minor, Town Planner presented a memo for tonight’s meeting. It states that the Library will submit an application to the TPZ to revise the original plan regarding the buffer zone. Last night I met with members of the Library Board; it was a long overdue and productive meeting. It covered a lot of ground and we came up with several solutions. Our plan is to tentatively resume the weekly meetings, having them on Tuesday mornings. To resume that dialogue will be highly beneficial. As with any construction project there are changes, that comes with the territory. We are going to lump all changes together and manage them. First is the buffer distance; right now on the plan it is 75 feet and the plan is to reduce that to 25 feet per
zoning regulations and open up that land for library use and it does require TPZ approval. We will put together a sketch showing the buffer change and we will go to TPZ and present that change. The library needs to be present because they are the owner of the site. The town will be making the presentation. There have been several field changes that have been made and the way we plan to manage them is to discuss them during our weekly meetings. Right now we are very much in agreement, in concept, of what needs to be done to complete this project. Once the changes are agreed upon, we will make the changes to the lease agreement per my understanding.

- Councilor Budrejko asked how this is going to impact the homeowners. Have their issues been addressed?
- Mr. Fuerstenberg stated that the town has corrected the storm water drainage on the town's property. We did some grading and the site is dry. We plan to install trees in the buffer zone as shown on the original drawing. That is the current concept.
- Councilor Manke asked if there was a timeline of when this will be completed. Don’t want a specific date, but will it be the end of September, end of October?
- Mr. Fuerstenberg stated that he doesn’t have a date at this point. We didn’t really discuss schedules last night, but made great progress on the concept. Going from no dialogue to 2½ hours of dialogue is great.
- Councilor Manke stated that dialogue is great, but we really don’t want to go through another winter season with it looking ugly as it does now.
- Mr. Fuerstenberg stated that we plan to do this work during the fall planting season.
- Councilor Miner stated that this needs to be resolved during the fall growing season. This cannot continue. This is all stuff that should have been handled with the original contract. Understand you stepped in to resolve the issues and appreciate all you are doing to keep the timeline going.
- Mr. Fuerstenberg stated that we are doing all we can to resolve these issues. We all have a can do attitude, and resolve to work together.
- Councilor Miner stated that this is based on the fact that they have to go to TPZ for approval.
- Mr. Fuerstenberg stated that is correct.
- Councilor Miner stated that is because what is being changed is different from what they approved.
- Mr. Fuerstenberg stated that the site plan that was approved had a 75 foot buffer, the library wants to change it to a 25 foot buffer according to zoning regulations.
- Councilor Marocchini stated that the library has to go to zoning to move a row of arborvitaes to within twenty five feet of the property line.
- Mr. Fuerstenberg stated that the buffer zone is a site feature. Changing a plant or moving a sidewalk a little is minor change, but this is a major site feature. The buffer is intended to protect to the adjoining neighborhood. We want to move this forward fairly rapidly.
- Mayor Zartarian asked if arborvitaes are native plans.
- Mr. Fuerstenberg stated that is beyond his area of expertise.

D. Ordinance Amendment-Don’t Block the Box, Article VII, Chapter 404-24 (Newington Code to include Main Street southbound at Welles Drive)

Motion by Councilor Budrejko

RESOLVED:

That the Newington Town Council hereby approves the amendment to the Newington Code of Ordinances, Chapter 404, Article VII, “Don’t Block the Box”, a copy of said ordinance is attached to this resolution.
Seconded by Councilor Marocchini. Motion passed 8-0 (Councilor Arace absent)

- Mayor Zartarian stated that we need to go through the State on this since it is a State road. Regarding procedures; the police department keeps tab on intersections; we would welcome input for suggestions through the Town Manager for suggestions of intersection to be investigated, naming one is not a slam dunk, our traffic authority has to investigate it. This will take effect within 15 days of publication.
- Town Clerk Krupienski stated that depending on when he can get it in for publication is will be effective either August 31st or September 4th.

E. Discussion-Creation of a Public Facilities Review Committee

- Councilor Manke stated that a while ago it was a desire to look at all of our facilities to have a plan going forward. The goal was to form a committee to look at our town properties, be it a building, park, library or school. The committee will be tasked with a list of projects going forward. The draft is our version of what the committee will look like; we are looking for people with expertise in the building trade and not have any affiliation to any other boards, commissions or committees.
- Councilor Anest stated that in addition to not being on any boards or committees, we do not want anyone who is employed by the Town of Newington or the Board of Education or a sanctioned town organization. We want this to be completely biased. We are also looking for this committee to provide a report to the council within 18 months of its organization. There are 17 properties that need to be looked at.
- Councilor Budrejko stated that this is a great start. Totally understand that not being on other boards or committee, good luck getting people, hard to fill positions now. Agree that the people need to be impartial. In terms of setting priorities; thought it was the idea of committee and not to make recommendations based on what the town needs or usage. Thought is, was going to be a physical inventory.
- Councilor Anest stated that is what they are going to be doing. The recommendations will be based upon the needs of the structure. If the roofs is leaking on one, that may take a higher priority than a cracked window.
- Councilor DelBuono is thinking in terms of CIP and their need to have this information. CIP right now is more like a budget than a plan. Would like to see this committee also report to the CIP committee. Thinking of TPZ, they now have a 2030 plan in terms of zoning in the town; thinking of this in terms of our blueprint for CIP moving forward and how to tie that in.
- Councilor Anest stated that they need to report to the Town Council, we can certainly ask them to report to CIP.
- Councilor Manke stated that these recommendations will certainly have a financial impact.
- Councilor Marocchini stated that he understands the need to figure out what is going on with our buildings, is this committee going to be tasked with how to perform that work? So, I see prioritizing it because this has a leaky roof, ADA issues, don’t think they have the power to do that.
- Councilor Anest stated that they are not the building committee. Have 7 people on the committee so that if they have 2 meetings per month, they will have a quorum at each meeting.
- Councilor Manke stated that while he and Councilor Anest would like to take credit for this, they did look at a lot of other towns that had a similar plan. This committee is strictly advisory; the Council is not abdicating any responsibility. Still our responsibility to determine what our priorities are. We may have needs that may take precedent over their report.
• Councilor Miner stated that the formation of this is a great opportunity for people in town with specialties to get involved and feel that they do have an impact on what is happening in town. The other thing is that when they draft this list it is something that will be above and beyond CIP.
• Councilor Manke stated that this is an attempt to prevent emergency management. Would like to have this go through CIP.
• Councilor Miner stated that some of these projects could go beyond CIP.
• Mayor Zartarian stated that some of these projects could go into Debt Service.
• Councilor Budrejko asked if there will be a budget for this committee and money will be set aside because they will need a recording secretary. Will they be requiring expert opinions?
• Councilor Anest stated that they are hoping to have people on the committee who are experts in the field and there will be no need for that. Councilor Anest stated that the budget is taken care of through the BCC and not in the resolution.
• Councilor Budrejko stated that this one should have budget.
• Councilor Anest stated absolutely.
• Mayor Zartarian stated that this committee will be created by resolution and not by ordinance.

VII. CONSIDERATION OF NEW BUSINESS (Action May Be Taken by Waiving the Rules)

A. Final Report-School Career Technical Program Improvement PBC
   • Tabled until next meeting.

B. Modification of the Town Administrative Group Within the Town Classification & Pay Plan

Motion by Councilor Marocchini

RESOLVED:

The Newington Town Council, in accordance with Section 12 of the Town Council, Rules of Procedure, adopted May 10, 2016, hereby moves to allow action on Agenda Item VII.B, Modification of the Town Administrative Group Within the Town Classification & Pay Plan.

Seconded by Councilor Anest. Motion passed 8-0 (Councilor Arace absent)

Motion by Councilor Manke

RESOLVED:

That the Newington Town Council hereby authorizes the Town Manager to update and modify the Administrative Group within the Town Classification and Pay Plan effective August 15, 2019.

Seconded by Councilor Serra. Motion passed 8-0 (Councilor Arace absent)

Public Participation (on this subject)

• Rose Lyons, 46 Elton Drive stated that she was thinking about just sitting in my chair, but need to ask, it the rules and procedures it says under unusual circumstances or in an emergency. I have no problem with you doing it, but your saying just to get it over with. When you are going to vote on it just mention why you need to vote on it, and you can’t wait two weeks. Thank you, that is all.

• Mayor Zartarian stated that is it a routine matter and it doesn’t require that much attention, and that is one thing we don’t have to worry about for the next meeting.

A. Introduction Ordinance Amendment: Don’t Block the Box, Article VII, Chapter 404-24 (Newington Code to include Cedar Street at Constance Leigh Drive and Hawley Street)
INTRODUCTION,

I hereby introduce for the Town Council's consideration the proposed ordinance amendment to Chapter 404, Vehicles & Traffic, Article VII, “Don’t Block the Box”, a copy of which has been filed with the Clerk of the Council.

Introduced by: Councilor Manke

RESOLVED,

That the Newington Town Council hereby schedules a Public Hearing on August 27, 2019 at 6:50 PM to consider the proposed ordinance amendment, Chapter 404, Vehicles & Traffic, Article VII, “Don’t Block the Box”, a copy of which is attached to this resolution.

Seconded by Councilor Anest. Motion passed 8-0 (Councilor Arace absent).

B. Discussion & Possible TPZ Referral §8-24 CGS, Municipal Improvements
   1. Cedarcrest Conveyance – 10-Acre Parcel
   2. Cedarcrest Conservation & Public Recreation Easement – 18-Acre Parcel
   • Mayor Zartarian stated that the 10-acre property was transferred to the Town by the State and the 18 acre property was enacted just recently by our legislators. We did have an informal communication with our town attorney, and he did say that we need an 8-24 referral.
   • Councilor Anest stated that she has a question regarding the 18 acres, plus or minus, conservation easement. If you look at the 8-24 it doesn’t reference easements. I would like to get an actual written opinion from the town attorney if we do need an 8-24 for the easement. Only because if we get an easement for MDC or Eversource is that the same thing? Don’t think the statute is for easements, just for purchasing or conveyance. If he could give us a legal opinion on this. Do agree that the 10-acre parcel needs to go to TPZ, but with the 18 acres, we don’t even know the actual acreage of the property or the metes and bounds and until we have a survey and it is premature.

VIII. TAX REFUNDS (Action Requested)
   A. Approval of August 13, 2019 Refund for an Overpayment of Taxes

Motion by Councilor Budrejko

RESOLVED:

That property tax refunds in the amount of $3,647.71 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 Marocchini. Motion passed 8-0 (Councilor Arace absent)

IX. MINUTES OF PREVIOUS MEETINGS
   A. July 23, 2019 Special Meeting Minutes
   B. July 23, 2019 Regular Meeting Minutes

Motion to accept the minutes of the above meetings by Councilor DelBuono. Seconded by Councilor Manke. Motion passed 8-0 (Councilor Arace absent)

X. WRITTEN/ORAL COMMUNICATIONS FROM THE TOWN MANAGER, OTHER TOWN AGENCIES AND OFFICIALS, OTHER GOVERNMENTAL AGENCIES AND OFFICIALS AND THE PUBLIC
   • None
XI. COUNCIL LIAISON/COMMITTEE REPORTS
  • Council DelBuono stated that Town Hall Building Committee will be meeting on August 21 at 5:00 p.m.
  • Councilor Anest stated that the TPZ is going to be discussing the TVDD at their meeting tomorrow night. They closed the public hearing at the last meeting.

XII. PUBLIC PARTICIPATION – IN GENERAL (In Person/Via Telephone: 860-665-8736)
(3 MINUTE TIME LIMIT PER SPEAKER ON ANY ITEM)
  • Rose Lyons, 46 Elton Drive stated that when she was talking about Don’t Block the Box and two intersections she was thinking of, one was on the agenda tonight. Just wondering, you did three the first time, now you are doing one here and one there; what it the criteria? Will look at the charter or the ordinance. One that strikes my mind is at the Senior Center, it is at a point where you just can’t get out. Thank you for the deferral program for seniors paying their taxes.

XIII. REMARKS BY COUNCILORS
  • Mayor Zartarian stated that he agrees with Ms. Lyons about the intersection at the Senior Center. Have been stuck there too, it can get bad.

XIV. ADJOURNMENT

Motion by Councilor Marocchini to adjourn meeting at 8:12 p.m. Seconded by Councilor Anest. Motion passed 8-0 (Councilor Arace absent).

Respectfully submitted,

Susan Gibbon
Council Clerk