



John L. Salomone
Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

MAYOR STEPHEN WOODS

MINUTES

NEWINGTON TOWN COUNCIL
Conference Room L-101 Lower Level – Town Hall
7:00 P.M.

July 14, 2015

The meeting was called to order by Mayor Woods at 7:00 p.m.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

Councilor Banach
Councilor Borjeson
Councilor Castelle
Councilor DelBuono
Councilor Klett
Councilor McDonald - absent
Councilor Marocchini
Councilor Nagel
Mayor Woods

Staff Attendees:

John Salomone, Town Manager
Chris Schroeder, Fire Marshal/Chief
Jaime Trevethan, Asst. to the Town Manager – Administration
Linda Irish-Simpson, Clerk of the Council

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

John Bachand, 56 Maple Hill Avenue: He hoped the first item to be discussed regarding the Town Hall renovation would be the budgeted money involved. The referendum earmarked \$21 million for the Town Hall and the current figure being discussed was \$44 million. He did not understand how in eight months the addition of a gym could raise the cost so high. He felt the current building was structurally sound and should not be torn down.

John Slusarski, 40 Grandview Drive: He asked if the Town really needed two fire rescue trucks since last year there were only 60 calls with the police. He hoped hard questions were asked regarding the purchase.

Roy Zartarian, 25 Stuart Street: He agreed with Mr. Bachand's comments and was encouraged that the building committee was attending the Council meeting since he felt it was important for all parties to be included in the discussion. He thought if the price of the project was too high the taxpayers would reject the proposal again.

Scott Greczkowski, 46 Miami Avenue: He stated the ambulance service currently owed the Town over \$50k in ambulance fines for not meeting the contracted response times. The fines were not being collected so not to cause financial hardship to the company but during the last quarter had reported profits of over \$149 million. He felt it was a safety issue by not collecting the fines and wanted to know if the Town Manager had the authority to waive the fees due. He thought the proposed \$44 million Town Hall was too high and felt the Parks and Rec Department should be placed in one of the existing empty buildings in Town. Since the current building committee could not consider that option due to their charge from the Town Council, he felt the committee should be disbanded, a new committee created with the current members and a new charge from the Council given to them. His last comment concerned the Library Building Committee and the fact that no money had been appropriated to date for renovations.

Gary Bolles, 28 Burdon Lane: He was in favor of tearing down the current building since if renovated, there might be further problems discovered along the way. He felt a new building could be built on land to the East of the current building and the Police Department could be connected via an overhead walkway bridge.

Havital Miltz, 168 Nicholson Street: She felt another RFP should have been sent out to choose an architect for the Town Hall project. She was concerned the current committee seemed to be in favor of higher costs for the project when the \$30 million referendum had been rejected. Any further decisions by the Council should wait until have the election in the fall since there were several on the Council who were not running again.

Rose Lyons, 46 Elton Street: She stated the new committee had been charged with meeting all the departments needs, bringing them to the Council, and any cuts were to be made by the Council. She asked for clarification as to the exact charge and what the budget amount was.

IV. CONSIDERATION OF OLD BUSINESS (Action May Be Taken)

A. Fire Department Bid Waiver – Rescue Truck

Councilor Marocchini moved the following:

WHEREAS, the Town Council has the power under Section 814 of the Newington Charter to waive the process of procuring sealed bids; and

WHEREAS, Town personnel have determined that Pierce Manufacturing makes fire apparatus that best suits the needs of the Town in price, quality of materials and standardization with other fire apparatus within the Town's fleet,

NOW THEREFORE BE IT RESOLVED, that the Town Council grants a waiver, as requested by the Board of Fire Commissioners, for the requirement of sealed bids for a fire apparatus to replace the existing fire rescue truck; and

BE IT FURTHER RESOLVED, the bid waiver to Pierce Manufacturing, is granted subject to a final negotiated price between Pierce Manufacturing and the Town.

Chief Schroeder explained the need for the new truck since it went to all calls in case it was needed. The equipment was for heavy duty needs like vehicle extractions and large scale operations. The other truck was used for confined spaces, cold water equipment and was a more specialized piece of equipment. Councilor Klett asked what would happen to the old truck and was told it would be sold for approximately \$75-100k. The money received for the sale would be returned to the General Fund.

Councilor Nagel seconded the motion and the motion passed 8 – 0 (Councilor McDonald-absent).

B. Job Description: Digital Content Specialist (A-4, Board of Education)

Councilor Castelle moved the following:

RESOLVED:

The Newington Town Council hereby approves of amendments to the “Classification and Pay Plan” by approving the Digital Content Specialist A-4 (Board of Education) job description.

Councilor Nagel wanted the public to be aware the Council could only approve or not approve the resolution and had no control over the actual job and the money it paid. The Board of Education was responsible for both the job and the money spent.

Councilor Borjeson seconded the motion and the motion passed 8 – 0 (Councilor McDonald-absent).

V. CONSIDERATION OF NEW BUSINESS

A. Discussion: Town Hall Renovations (Town Hall Renovations Project Building Committee)

Mayor Woods thanked the committee for their work to date and congratulated them on doing a thorough job. It was explained that there had been an RFP when the architect had been chosen previously and the committee decided to extend the contract. Mr. Bongiovanni, Chairman of the Town Hall Building Committee explained the charge was to meet the needs of Town Hall functions, Parks and Rec and the Board of Education and renovate to meet the future needs. Each department was assessed as to whether the needs were still accurate as well as reviewing the environmental quality of the building. Conceptual plans were developed to meet the needs on the current site. The architect came up with a plan to demolish the current building and build approximately a 100,000 square foot building. Several budgets were developed to include renovation, demolition, rebuilding and tearing down and rebuilding. They determined that more money would need to be spent than the last referendum to meet all the needs of the departments. Demolition of the building and rebuilding would cost in the range of \$35-37 million. The committee wanted direction from the Town Council on what direction they should go in the project.

Mayor Woods asked for an explanation of why they were suggesting the tearing down of the current building. Chuck Boos explained the charge was not to separate Parks and Rec from the current site. The proposed demolition of 40% of the building would save only the central portion of the existing building. They were proposing two gymnasiums instead of one, which would involve a lot of code to include crowd control, special exiting and large lobby spaces. Another expensive option was to demolish the building piecemeal and blocking off areas so that asbestos, etc. could be removed.

Mayor Woods said a public hearing would be held at the next Town Council meeting on July 28 and another one at the Senior Center in early August. He felt they needed to get input from residents before determining what direction to give the committee. Mr. Bongiovanni also stated that they would not suggest a plan before meeting with the new Parks and Rec Director, which they hoped to do soon.

Councilor Castelle stated the former building committee was given an asbestos abatement figure of \$1.2 million, which was now increased to \$1.6 million. He questioned why there was no PCB abatement in the first figure. Councilor Banach asked about the proposed new building in the parking lot between the Town Hall and the Library. The construction manager stated it was proposed to build at least part of the new Town Hall in that parking area but realized the parking for Town Hall and Library would be lost with no area to stage materials for the job. By building it piecemeal the construction could take three years.

Councilor DelBuono was frustrated that they were told the last time that PCB's were not an issue and yet now they were. A lot of money had been put into the current building with the Transition Academy, new roof and more than \$2 million in renovations. She asked about renovating with only one gym and what the cost would be. They did not have a firm figure since the Parks and Rec Department had requested two

gyms and their charge was to meet the needs of each department. Councilor DeIBuono asked what structural issues they had found and was told there were cracking bricks and windows with no flashing which caused leakage. The brick walls were moving and had to be addressed.

Councilor Klett indicated it was difficult to reach the right decision since some citizens wanted the building torn down and others just to renovate it. The Council wanted to get it right this time around and suggested the bus garage be moved at the same time and felt it would be a mistake not to.

Councilor Castelle asked how the new construction would affect the Parks and Rec Department programs and having one versus two gyms. It was explained they would be meeting with the new Director soon and would include those concerns.

Councilor Borjeson stated the condition of the building was getting to be more a concern since there was recently an electrical fire and could no longer push the can down the road. Councilor Marocchini stated the future must be planned for and everyone had to realize that future generations would be paying for the projects as they were using the buildings. Councilor Nagel stated it was not being paid for now but would be bonded.

Councilor Klett wanted to keep in mind there were other projects in Town that needed to be done like Reynolds school. The Mayor said they needed to educate the residents that the other projects would need to be done in the future since they had been neglected in the past.

Ed Moriarty gave an overview of the costs of both projects and is attached.

Councilor Castelle questioned the 4% increase when certain items like the atrium were eliminated. It was explained that the \$26 million in construction costs were now increased by that percentage.

Sarah Jorgenson indicated she was not in favor of tearing down the building. She had not seen a full structural report or an abatement report, which she had asked for. She wanted to see a proposal that included just renovation since work had been done in the building like new boilers, Transition Academy, etc. Other projects like schools and the Library needed work and were being put off. Alan Nafis said that he had come to the project late and it was his understanding that they were charged with meeting the needs of Town Hall. The idea of replacing instead of renovating came up because they wanted to protect the workers in the building during construction. Rodney Mortenson commented the proposal was to reduce the size of the building by 30,000 square feet, which would reduce the cost of lighting, heating, maintenance, etc. over the years. He said there were some good reasons for having new construction since you did not know what you would find once you started renovations.

VI. RESIGNATIONS/APPOINTMENTS (Action May Be Taken)

A. Board of Ethics

1. Accept the Resignation of Rose Sarubbi-Lyons (Alternate)

Councilor Banach moved the following:

RESOLVED:

That the Newington Town Council hereby accepts the resignation of Rosemarie Sarubbi-Lyons as an Alternate member of the Board of Ethics, in accordance with a communication dated June 24, 2015.

Councilor Klett seconded the motion and the motion passed 8 – 0 (Councilor McDonald-absent).

2. Appoint a Replacement (none)

B. Appointments to Boards and Commissions

Councilor Nagel moved the following:

RESOLVED: that the Newington Town Council hereby makes the following appointment(s):

7. Central Connecticut Health District Board of Directors

4 members, 3 year term
Party Max: 3

Name	Address	Party	Term	Replaces
Jerilyn Nagel	1175 Willard Avenue	U	Immed. – 6/30/18	Self (term expires 6/30/15)

The motion was seconded by Councilor Marocchini and the motion passed 8 – 0 (Councilor McDonald – absent).

Councilor Banach moved the following:

RESOLVED: that the Newington Town Council hereby makes the following appointment(s):

18. Library Renovations/Addition Project Building Committee

Name	Address	Party	Term
Public Member - Lauren F. Goodgion	30 Sequin Street	D	Immed. – Indefinite
Public Member – Newell A. Stamm, Jr.	121 Forest Drive	R	Immed. - Indefinite

Councilor Klett seconded the motion and the motion passed 8 – 0 (Councilor McDonald – absent).

VII. TAX REFUNDS (Action Requested)

Councilor Marocchini moved the following:

RESOLVED:

That property tax refunds in the amount of \$532.04 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.

Councilor Banach seconded the motion and the motion passed 8 – 0 (Councilor McDonald – absent).

VIII. MINUTES OF PREVIOUS MEETINGS (Action Requested)

A. Regular Meeting, June 23, 2015

Councilor Marocchini moved to accept the June 23, 2015, meeting minutes and the motion was seconded by Councilor DelBuono. The motion passed 8 – 0 (Councilor McDonald – absent).

IX. WRITTEN/ORAL COMMUNICATIONS FROM THE TOWN MANAGER, OTHER TOWN AGENCIES AND OFFICIALS, OTHER GOVERNMENTAL AGENCIES AND OFFICIALS AND THE PUBLIC

None

X. COUNCIL LIAISON/COMMITTEE REPORTS

Councilor Nagel attended the NCTV annual meeting and dinner. NCTV continued the process of getting the attachment needed for residents to watch programming on the Cloud through various devices. He attended the dedication of Richard and Church Streets in Bob Seiler's memory and at the Open Space meeting where they got input from the Town Attorney regarding a resolution to be presented to the Council. They had no response yet but would in the near future.

Mayor Woods indicated that a new horse trailer had been donated by Turnpike Motors and Hoffman Auto Group to a veteran who attended other vets funerals when asked.

XI. PUBLIC PARTICIPATION – IN GENERAL

John Bachand, 56 Maple Hill Avenue: He thanked the Council for having public hearings on the Town Hall renovations to hear comments from the public. He was concerned about the cost and could not understand why it was more expensive to renovate than build new. He said other towns like West Hartford and New Britain had renovated existing buildings and Newington should as well.

Havital Miltz, 168 Nicholson Street: She agreed with Councilor Castelle regarding the budget figures and why 4% was added when the project was completely different. She asked why two gyms were needed since other towns used school gyms.

Dana Havens, 113 Stoddard Avenue: She asked for residents to show alternative ideas they came up with at the public hearing.

Patty Foley, 51 Crown Ridge: She wanted information on what additions were included in the plan and what was being eliminated. She felt the public should give their input and that the \$44 million was too high a figure. Mrs. Foley wondered why two gyms were needed and how it was to be funded since the Town was built out and would not see a lot more school children. She stated the plans for NCTV included a room that was not high enough for their needs and hoped the Committee discussed plans with them in the future.

Dr. Finkelstein, Chairman of the Board of Education: He stated the Town Council was representative of the Town and needed to take a stand on the project and that credibility was important. He hoped the final decision was bi-partisan. He felt it was important to educate the residents about the funding and bonding of the project and that the cost would not be a burden since it would be paid for over many years.

Steven Silvia, 45 Basswood Street: He was impressed with the renovation committee but stated they needed to ask tough questions of the departments regarding their needs and to challenge them. The original project was for one gym and now it was two. Originally 8,000 square feet of storage was requested and the current figure was 6,000 square feet. He questioned the difference, and if they knew what the Town really needed. He hoped the Council would give the necessary guidance to the Committee.

XII. REMARKS BY COUNCILORS

Councilor Nagel asked about the funds collected by the Deming Young Farm and where they went. Mr. Salomone stated the haying had stopped several years ago since it was considered a habitat for certain wildlife and the small amount of money collected from the museum was kept by the organization. He had written to DEEP in answer to their questions and would share the information with the Council.

Councilor Klett asked about the issue of dirt bikes riding up and down on Stoddard Avenue. The Police Chief was aware of the situation and asked if the Town Manager could give an update on the situation. She asked Mr. Salomone if there were any regulations or ordinances in Town regarding beekeeping since someone in Town had bees close to a sidewalk where residents walked. He indicated he would get back to her on it.

Councilor Castelle congratulated the Finance Department for an award received from the Government Finance Office Association for excellence in financial reporting.

Councilor DelBuono asked Mr. Salomone for an update on the library board member who lived out of town and what progress had been made on the intersection at Alumni Road. She asked to be kept informed if DEEP decided to do an onsite visit, and requested copies of RFP's for the Town Hall Renovation Committee. The Councilor also asked for information on wait times for individuals using the Dial-A-Ride van.

Mayor Woods indicated the Extravaganza would be held on Saturday. There would be rides available from Wednesday through Saturday and a Friday night craft beer tasting from 6:30 p.m. to 8:30 p.m. The cost for the tasting was \$20 in advance and \$25 that day.

XIII. EXECUTIVE SESSION RE: REAL ESTATE

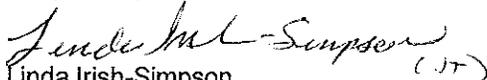
The Council went into Executive Session regarding real estate at 9:35 p.m. All Councilors present at the regular meeting, Town Manager Salomone, Town Assessor Steve Juda, Deputy Finance Director Lisa Rydecki and Town Attorney Peter Boorman were in attendance at the Executive Session.

Councilor Castelle moved to adjourn from Executive Session at 10:35 p.m. Motion seconded by Councilor Nagel. Motion passed 8-0 (Councilor McDonald absent)

XIV. ADJOURNMENT

Councilor Castelle moved to adjourn at 10:36 p.m. Motion seconded by Councilor Nagel. Motion passed 8-0 (Councilor McDonald absent)

Respectfully Submitted,


Linda Irish-Simpson (IT)
Clerk of the Council

Attach.


DOWNES CONSTRUCTION COMPANY
Newington Town Hall & Community Center

1) Pre Referendum budgets - 2014			
Construction			
Town Hall	\$	17,833,342	
Community Center	\$	8,833,090	
		<u>\$</u>	<u>26,666,432</u>
Soft Costs	\$	3,500,000	
	\$	<u>30,166,432</u>	\$ 30,166,432
2) Current 2015 Budgets			
Construction	\$	32,257,072	
Soft Costs	\$	5,500,000	
	\$	<u>37,757,072</u>	\$ 37,757,072
		<u>Total Increase</u>	<u>\$ 7,590,640</u>
3) Cost Increases			
Site	\$	671,812	
Asbestos Abatement	\$	505,450	
Demolition	\$	909,396	
Add conventional Framing for Community Center			
29,113 sf @ \$15/sf	\$	436,695	
Construction Cost increases at Town Hall due to New			
Construction vs Renovations			
62,621 sf @ \$38/sf	\$	2,379,598	
Town Hall Rental Relocation & Buildout of			
Tempoprary Space	\$	2,000,000	
Inflation on original construction cost			
\$26,666,432 x 4%	\$	1,066,657	
Savings on General Conditions	\$	(400,000)	
	\$	<u>7,569,608</u>	\$ 7,569,608