



Tanya D. Lane
Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

MAYOR ROY ZARTARIAN

NEWINGTON TOWN COUNCIL

MEETING MINUTES

April 25, 2017

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

I. PLEDGE OF ALLEGIANCE

Mayor Zartarian announced the appointment of Susan Gibbon as Council Clerk.

II. ROLL CALL

Councilor Anest
Councilor Budrejko
Councilor DelBuono
Councilor Klett
Councilor Manke
Councilor Marocchini
Councilor Nagel
Councilor Serra
Mayor Zartarian

Staff Attendees:

Tanya Lane, Town Manager
Jaime Trevethan, Assistant to the Town Manager
Ann J. Harter, Director of Finance
David Langdon, Director of Facilities Management
James E. Krupienski, Town Clerk
Susan Gibbon, Council Clerk

III. APPROVAL OF AGENDA

Councilor DelBuono moved to accept the agenda as written and was seconded by Councilor Manke. Motion passed 9-0.

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

None.

VI. REMARKS BY COUNCILORS ON PUBLIC PARTICIPATION

None

VI. EXECUTIVE SESSION RE: REAL ESTATE

Councilor Nagle moved to adjourn at 7:04 for executive session and was seconded by Councilor DelBuono. The motion passed 9-0. Also in attendance at the executive session were the Town Manager and town attorney. Councilor Nagle moved to adjourn the executive session at 7:23, seconded by Councilor DelBuono. Motion passed 9-0.

VII. CONSIDERATION OF OLD BUSINESS (**Action May Be Taken**)

A. Mid-Year/Capital Transfers

Mayor Zartarian: This was discussed at last meeting, but there is an additional \$278,000 needed for the highway department. Anything you want to say about that Tanya?

T. Lane: We have Anne Harter to comment and David Langdon to explain the issue.

Mayor Zartarian: Ok, so what happened at the highway garage?

D. Langdon: The garage was built in 1970 and the equipment is very hold. We have one lift there, which has had hydraulic fuel added to it every once in while. One time they went in and noticed the tank was dry, so they added more fluids. They had a company come in and did a pressure test that was fine. I had them pull the lift and that is when they found the holes inside the cylinder. It is unfortunate, because the back part of the lift is in vault, if the vault were complete, we wouldn't have to worry about the environmental cleanup. We are don't know how much fuel has leaked out or how long it has been leaking it. We have an environmental company starting tomorrow morning to test the soils. With the lift being as so old, it is not worth fixing and a new lift costs \$168,000. It will be a better lift than what we have now and it will be encased in a vault. It is a good thing we caught it now, because there are wetlands there. Tom Molloy contacted DEEP, they are aware of it, need to provide them with testing results after the cleanup is complete. The budgetary number for the cleanup is \$23,450, hopefully it won't cost that much, but it could cost more depending on how much the hydraulic fuel leak spread. That is all we will be testing for. It will take 10 weeks to have the new lift installed. The company is loaning us 4 lifts for nothing while this is being done. The new lift will have a warranty of 25 years.

Mayor Zartarian: You will also be replacing a fuel tank as well.

D. Langdon: Yes, there is a 10,000 gallon diesel fuel tank it the ground. All underground fuel tanks had an inner rod that will rust quicker because of moisture inside. Last year the tank was tested and it was on the verge of failing; next month it is to be tested and it will fail. That could be a huge catastrophe for the town. There are no leaks at this time. It's a big job. I have gotten 3 quotes (lowest quote \$93,500; highest quote \$131,000); however none of the companies are under state bid contract. I have to put it out to bid and hopefully we will get

something lower. It is an in-ground tank, we will be replacing the lines going to the pump as well as the the pump.

A discussion regarding costs, budget, location, and how town services will be affected followed.

Councilor Nagel moved the following:

In accordance with Section 808 of the Town Charter, I hereby certify that there exists, free from encumbrances, in the following appropriations in the General Fund, the amounts listed below:

<u>Account Number</u>	<u>Title</u>	<u>Amount</u>
962	Contingency	\$521,500

Ann J. Harter, Director of Finance

RESOLVED:

That the Newington Town Council hereby transfers the above-certified funds in the General Fund to the following accounts in the General Fund:

<u>Account Number</u>	<u>Title</u>	<u>Amount</u>
120	Town Manager	\$10,364
150	Finance	31,469
160	Town Attorney	72,420
180	Personnel	32,202
190	General Services	14,520
210	Police	9,134
230	Fire	3,211
310	Engineering	3,947
320	Highway	15,784
420	Town Planner	4,366
440	Zoning Board of Appeals	550
450	Building Department	4,269
610	Human Services	8,975
640	Senior and Disabled Center	9,223
710	Library	14,517

830	Park & Grounds	8,549
1100	Transfer to Capital Non-Recurring	<u>278,000</u>
	Total	\$521,500

BE IT FURTHER RESOLVED:

That the Newington Town Council hereby transfers the sum of \$278,000 in the General Fund to the following accounts in the Capital Non-Recurring Fund:

<u>Account Number</u>	<u>Title</u>	<u>Amount</u>
88735	Highway Garage Emergency Repair	\$278,000

Seconded by Councilor Marocchini. The motion passed 9-0 (via roll call vote)

Councilor Marocchini moved the following:

In accordance with Section 808 of the Town Charter, I hereby certify that there exists, free from encumbrances, in the following appropriations in the Capital and Non-Recurring Expenditure Fund and the Public Building Fund, the amounts listed below:

<u>Account Number</u>	<u>Title</u>	<u>Amount</u>
88611	HVAC Replacement	\$215
88723	SDC Asbestos & Lead Abatement	89,183
88423	Police Records Management/CAD Replacement	5,754
88523	NVA Sidewalk/Drainage/Site Improvements	970
88525	Snow Thrower Attachment for Loader	96
88039	Lease Payments on Recycling Containers	1,885
88115	Market Square Development	103,643
88522	Fire Co 1 Heating System Replacement	262
88619	Fire Co 1 Breathing Air System Replacement	12,300
88620	Fire Co 2 Breathing Air System Replacement	11,370
88621	Fire Co 2 & 3 Emergency Generators	90
88031	Computer Assisted Dispatch	455
88622	Fire Co 2 & 3 Heating System Replacements	782
88427	Mill Pond Park Renovation Study	32,552
88326	Clem Lemire Drainage & Paving	30

88328	High School Tennis Courts	10,734
88305	Parks Storage Barn Roof Replacement	6,642
88705	Fire Co 3 Shingled Roof Replacement	11,850
88706	Fire Co 2 & 3 Chimney Removal	<u>12,600</u>
	Total	\$301,413

Ann J. Harter, Director of Finance

RESOLVED:

That the Newington Town Council hereby transfers the above-certified funds to the following accounts in Capital and Non-Recurring Expenditure Fund, the amounts listed below:

<u>Account Number</u>	<u>Title</u>	<u>Amount</u>
88732	Town Buildings Sidewalk Replacement/Repairs	\$25,000
88112	Senior & Disabled Center HVAC Replacement	71,750
88411	Information Technology Reserve	5,754
88819	Road Resurfacing/Reconstruction	31,664
88515	Sidewalk Repair	75,000
88733	Fire Co 3 Interior and Exterior Painting	23,670
88734	Fire Co 5 Emergency Generator	25,259
88811	Park, Pool & Playground Improvements	32,582
88625	School Bus Replacement Program	<u>10,734</u>
	Total	\$301,413

Seconded by Councilor Anest. The motion passed 9-0 (via roll call vote)

B. Memorandum of Understanding: Digital Signs on Town Property

A discussion regarding the language of the understanding was held and it was determined the language needs to be changed. Tabled to next meeting.

C. Historic Document Preservation Grant

James Krupienski: We will be taking all of our aperture cards and having them spliced together into a microfilm roll. It will give us access to microfilm that is historically preserved. We have not means to view these cards anymore. My proposal is to get all the cards recreated into full microfilm and with the small amount of money left over, get our first three volumes sent out for cleaning and have them recreated in full size. Our land records are currently on microfilm. We will also be getting digital files for these as well.

Councilor DelBuono moved the following:

RESOLVED: That Tanya D. Lane, Town Manager, is authorized to execute and deliver in the name and on behalf of this municipality a contract with the Connecticut State Library for the Historic Documents Preservation grant.

Seconded by Councilor Anest. The motion passed 9-0.

D. Amend Resolution: Lease Purchase – Fire Department Apparatus

Councilor Anest moved the following:

WHEREAS, on April 4, 2017, the Town Council (the “Council”) of the Town of Newington (the “Town”) adopted a resolution (“Resolution”) authorizing the execution of a lease purchase agreement (the “Lease”) to acquire a 2017 Velocity Custom Pumping Fire Engine;

WHEREAS, the Council wishes to amend the Resolution to, among other things, confirm the terms and interest rate in respect of the Lease;

NOW THEREFORE, BE IT RESOLVED, that the Council hereby amends the Resolution as follows:

- 1. The following sentence contained in the first paragraph of the Resolution:**

The amount of the Lease shall be no greater than \$715,000 payable in installments at an interest rate of 1.84%.

is hereby replaced in its entirety with the following sentence:

The amount to be financed under the Lease shall be no greater than \$715,000 payable in semi-annual installments of principal and interest at an interest rate of approximately 1.87%.

- 2. The following paragraph is added at the end of the Resolution:**

BE IT FURTHER RESOLVED: that the Town reasonably expects to incur expenditures (the “Expenditures”) in connection with the project for which a general functional description is provided above. The Town reasonably expects to reimburse itself for the cost of such Expenditures with the proceeds of the obligation described above. The maximum principal amount of such obligation is not expected to exceed \$715,000. This declaration of official intent is a declaration of official intent made pursuant to Treasury Regulation Section 1.150.

Except as modified above, the Resolution remains in full force and effect and has not been otherwise amended.

Seconded by Councilor Nagel. The motion passed 9-0.

E. Discussion: Real Estate

Mayor Zartarian: Still considering the issues of swing space and rental of the St. Mary facility is one of the options.

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

A. Appointment of Auditor

A. Harter: Every year, by Charter, we have to appoint auditor. Last we entered into a three year contract.

Mayor Zartarian: We we have a resolution on this for the next meeting.

IX. RESIGNATIONS/APPOINTMENTS (Action May Be Taken)

A. Appointments to Boards and Commissions

1. Affordable Housing Monitoring Agency
2. Board of Assessment Appeals
3. Commission on Aging and Disabled
4. Balf-Town Committee
5. Building Code Board of Appeals
6. Capitol Region Council of Governments (CRCOG)
7. Central Connecticut Health District Board of Directors (CCHD)
8. Conservation/Inland Wetlands Commission
9. Development Commission
10. Employee Insurance & Pension Benefits Committee
11. EMS Committee
12. Environmental Quality Commission
13. Board of Ethics
14. Fair Rent Commission
15. Newington Housing Authority
16. Human Rights Commission
17. John Wallace Wing Reconfiguration Project Building Committee
18. Library Board of Directors
19. Newington CATV Advisory Council
20. Newington School Career Technical Program Renovation Project Building Committee
21. Open Space Committee
22. Standing Insurance Committee
23. STEM Academy PBC
24. Town Hall Renovations Project Building Committee
25. Town Plan & Zoning Commission

- 26. Tri-Town Community Cable Access
- 27. Vehicle Appeals Board
- 28. Zoning Board of Appeals

Councilor Anest moved the following:

RESOLVED:

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

BOARD OF ETHICS

Name	Address	Party	Term	Replaces
Sue Mazzocolli	149 Harris Drive	D	Immed. – 11/30/2020	Self (reappointment)
Mark R. Welch	65 Goodale Drive	D	Immed. – 11/30/2017	Vacant
Kimberly Ramstad	555 Main Street	U	Immed. – 11/30/2020	Self (reappointment)

Seconded by Councilor Marocchini. The motion passed 9-0.

Councilor DelBuono moved the following:

RESOLVED:

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

Economic Development Commission

Name	Address	Party	Term	Replaces
Alternate: Scott Greczkowski	46 Miami Avenue	R	Immed. – 11/30/2017	Vacant

Seconded by Councilor Nagel. The motion passed 9-0.

X. TAX REFUNDS (Action Requested)

Councilor Budrejko moved the following:

RESOLVED:

That property tax refunds in the amount of \$ 2,765.34 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 Serra. The motion passed 9-0.

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 Nagel: Attended the recent Fire Commission Meeting. At the meeting they discussed new software and computers that have been in the fire engines. The software is able to communicate to every one on the engines as to where people on duty happen to be, where each piece of equipment happens to be (whether off duty/on duty), where it's location happens to be. They are also able to map a diagram in terms of what street and location everything is and most importantly where the fire hydrants specifically happen to be. It also has an overhead map so they can go from a flat map diagram so they can see an overhead view. Also, Councilor Marocchini has the town hall renovation committee meeting. Discussion and presentation by the architect and construction firm of costs. The committee will now be meeting at 5 pm. Check town schedule to find out exact location of meeting.

Councilor Marocchini: The construction manager suggested that they start looking into the problem areas for quoting; HVAC, site work, etc. to get estimates which generally give you the most fluctuation in price when it comes to bid. Dave Langdon did a lot of work on swing space options, now with St. Mary's with a possible option, that has been added to the mix. There are 3-4 options, but depending on the amount of work, that will affect our soft cost. We are getting close and we are working a lot together. We will meet next Wednesday. Looking to have information to council for June vote for November referendum.

Councilor Budrejko: Councilor Anest and I have been attending the Economic Development Commission ("EDC") Meetings and the TPZ. The big issue has been a proposed ban on signs. At the last TPZ meeting a public hearing was planned on the proposed ban. At the EDC meeting, in cooperation with the business community and the chamber of commerce, it was requested that the EDC be an advocate of the business community. TPZ has agreed to postpone the public hearing; handing the issue back to the EDC.

XIII. 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. Unfortunately while you were making the appointment to the Board of Ethics I was in the hall way calling Sue Mazzoccoli, was she appointed as a full member? For some reason I thought she was an alternate. I want to thank the town manager, and thank the people who volunteer to fill those vacancies and I hope to hear a report soon. We also had a discussion regarding Disclosure of Holdings forms that are supposed to be filled out, I believe by all elected officials, boards and commission members, the town attorney and the town manager. I looked at the file and it is sparse, I think it is important that people adhere to the code

of ethics, they know what is expected of them and they follow the rules. I have a question about the town hall renovations and options for swing space. Will the action you take be voted on by the committee or will the town council have input? I sent an email to Jeff Baron to ask about the cost that has been spent on the town hall renovation project since July 2012; since then over \$500,000 has been spent on this project. I sure do hope that when the plan comes to the _____, I hope it acceptable by the town council and by the citizens of the town of Newington. If we are going to have additions, let's look at the additions that we need now. Let's plan for it. In my opinion, go for it. I know that you gave them a 25 million dollar limit, but it has been 5 years in the making. Do we want 10 years from now to find out that the police department needs something or emergency services needs something? This master plan that has been talked about for 5 years, I am still asking the question, what is your master plan and let's get this building done and taken care of, please

XIV. REMARKS BY COUNCILORS

Councilor Nagel: Recently a few of us attended the Human Services Volunteer dinner. It is always great to recognize volunteers in town. We are privileged to have so many people who do so much good for others and the town itself and what they do year in and year out. Also, I would echo Ms. Lyons comments about, let's get it done and let's get the town hall project done with.

Councilor Budrejko: Many of us attended the Newington Business Showcase on Saturday. It was fun, particularly the Taste of Newington. We are lucky in town to have a wide variety of merchants. Kudos to the chamber and all those vendors and businesses.

Councilor Klett: I would like to let Mrs. Lyons know that my disclosure form was done a few days after being elected. If it has not been for a year and a half into term, I sure hope people take the time to do that.

Councilor Marocchini: In response to Mrs. Lyons question, we talked about that. The way this should work is that the building committee essentially comes up with the plan for the project and a cost; that will come to the council for approval; when approved by 9-0 vote, it will go to referendum; after referendum if we decided we are in a position where we need swing space, that is when that will fall into place. Secondly I wanted to mention that Newington Children's Theatre has their next show coming up. It is the Lion King Experience, Junior Edition, performances are June 2-11, Fridays and Saturdays at 7 p.m. and Saturday and Sundays at 2:00 p.m. They do a great job and I give the kids a lot of credit having the courage to do that.

Councilor Nagel: Friends of the Library are having their book sale on April 28, 29 and 30. It is always a good event, it is held at the Senior Center and it provides monies that the Friends use for various different activities and projects that the library does over the course of the year. We appreciate your getting involved in that and supporting our town library.

Mayor Zartarian: Opening day for Little League was last Saturday. Gary Byron and I threw out the first pitches. The weather was suited more toward football, but there was a great turnout. If you will indulge me, since I am the first Armenian Mayor in Connecticut, I want to note that recently we had the 102nd Anniversary to the Great Genocide of 1915 where it was estimated that more than 1.5 million Armenians perished through the result of actions by Ottoman

soldiers.

XV. ADJOURNMENT

Councilor Marocchini moved to adjourn from the regular meeting at 8:24, seconded by Councilor Nagel. Motion passed 9-0.

Respectfully submitted,

Susan Gibbon
Council Clerk