



John L. Salomone
Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

MAYOR STEPHEN WOODS

NEWINGTON TOWN COUNCIL

**Conf. Room L-101 (Lower Level) – Town Hall
131 Cedar Street**

AGENDA

March 10, 2015

****8:00 P.M. or Immediately Following Public Hearing****

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- I. PLEDGE OF ALLEGIANCE
 - II. ROLL CALL
 - III. PUBLIC PARTICIPATION – IN GENERAL (**In Person/Via Telephone: 860-665-8736**)
(3 MINUTE TIME LIMIT PER SPEAKER ON ANY ITEM)
 - IV. CONSIDERATION OF OLD BUSINESS (**Action May Be Taken**)
 - A. Accept Bid - John Wallace Middle School STEM Academy Alterations & Reconstruction
 - B. CRCOG Regional Performance Incentive Grant Program
 - C. Review of Inactive Committees
 1. Downtown Revitalization Committee (Disband)
 2. Open Space Committee (Disband and Reconfigure)
 3. Completed Project Building Committees (Disband)
 - V. CONSIDERATION OF NEW BUSINESS (**Action May be Taken by Waiving the Rules**)
 - A. Board of Education Budget Presentation
 - B. Fair Housing Month
 - VI. RESIGNATIONS/APPOINTMENTS (**Action May Be Taken**)
 - A. Newington Town Council
 - B. Fair Rent Commission (Correct Appointment)
 - C. Appointments to Boards and Commissions
 1. Affordable Housing Monitoring Agency
 2. Commission on Aging and Disabled
 3. Balf-Town Committee
 4. Board of Education Roof Replacement Project Building Committee
 5. Capitol Region Council of Governments
 6. Central Connecticut Health District Board of Directors
 7. Committee on Community Safety
 8. Conservation Commission
 9. Development Commission
 10. Downtown Revitalization Committee

Phone: (860) 665-8510 Fax: (860) 665-8507
townmanager@newingtonct.gov
www.newingtonct.gov

11. Employee Insurance & Pension Benefits Committee
12. Environmental Quality Commission
13. Board of Ethics
14. Fair Rent Commission
- 15. Newington Housing Authority**
16. Human Rights Commission
17. Newington School Career Technical Program Renovation Project Building Committee
18. Open Space Committee
19. Board of Parks and Recreation
20. School Improvements Project Building Committee
21. STEM Academy PBC
22. Senior & Disabled Center Roof Replacement Project Building Committee
23. Standing Insurance Committee
24. Town Hall Renovations Project Building Committee
25. Town Plan & Zoning Commission
26. Tri-Town Community Cable Access
27. Vehicle Appeals Board
28. West Meadow Cemetery Expansion Project Building Committee
29. Zoning Board of Appeals

VII. TAX REFUNDS (**Action Requested**)

VIII. MINUTES OF PREVIOUS MEETINGS (**Action Requested**)

A. February 24, 2015

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

X. COUNCIL LIAISON/COMMITTEE REPORTS

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

XII. REMARKS BY COUNCILORS

XIII. ADJOURNMENT



John Salomone
Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

OFFICE OF THE TOWN MANAGER

MEMORANDUM

To: John Salomone, Town Manager
From: Jeff Baron, Director of Administrative Services
Date: February 19, 2015
Re: Wallace Middle School STEM Academy Bids

The Town opened bids for the abatement, demolition, reconstruction and alterations of the wing at John Wallace Middle School where the aerospace STEM Academy will be located. There will be two awards for this work, one for the abatement and demolition, and one for the alterations and reconstruction. This is to request that consideration of these bids be placed on the Town Council's agenda. This is also to request action by the Town Council at their February 24th meeting to award the abatement and demolition bid to Accurate Insulation, LLC of Bristol for their bid of \$224,900. Initially there were two bids received for this amount. One bidder, Rudolph Netsch Construction Company, has requested that their bid for abatement and demolition work be withdrawn. The award for the alterations and reconstruction work can be made at the Town Council's March 10th meeting in accordance with their normal rules of procedure. Chief Finance and Operations Officer Lou Jachimowicz has previously explained the need for expeditious action on the part of the Town Council in order to meet what has become a challenging project schedule. It is anticipated that the abatement and demolition work will take approximately three weeks, after which the alterations and reconstruction work will begin.

The Project Building Committee met on Wednesday, February 18th, and recommended that the Town Council award the bid for abatement and demolition to Accurate Insulation and also to award the alterations and reconstruction work, including the optional deduct alternate, to Scope Construction Company of New Britain, for Scope Construction's combined bid of \$1,357,600. The award to Scope Construction was contingent upon Scope Construction verifying that they met certain requirements. The Project Architect has informed this office that Scope Construction has not met both of the conditions included in the Building Committee's motion. The Committee will be meeting again, before the Town Council's meeting on February 24th in order to reconsider their recommendation of award for the alterations and reconstruction work to the Council. The bid results, the written request from Rudolph Netsch Construction Company to withdraw their bid for abatement and demolition, and the minutes with the Committee's recommendation to award to Accurate Insulation, are attached.

SPECIAL MEETING MINUTES

SCHOOL CAREER TECHNICAL PROGRAM RENOVATION PROJECT BUILDING COMMITTEE

February 23, 2015

Town Hall Main Level Conference Room 1

- I. Call to Order – The meeting was called to order at 3:02 PM by Mr. Castelle, acting Chairperson.
- II. Roll Call - Members present: Clarke Castelle, Acting Chairperson; and Dave Nagel. Others present: Rusty Malik, Quisenberry Arcari Architects; Lou Jachimowicz, Chief Finance and Operations Officer; and Jeff Baron, Director of Administrative Services.
- III. Public Participation – None.
- IV. Approval of Prior Meeting Minutes –Mr. Nagel made a motion that the minutes of the February 18, 2015 meeting be approved as written. A second to the motion was made by Mr. Castelle. The motion passed unanimously.
- V. Consider and Take Action on Wallace Middle School Bids – a memo from Mr. Malik was presented. The Project Architect has verified that Scope Construction Company, Inc. satisfied the Committee’s areas of concern. Originally having indicated they intended to provide steel panels for Alternate One (the alternate window wall system), Scope Construction has agreed to provide the aluminum panels specified for the amount they bid. Mr. Malik also confirmed that all demolition is covered by either Accurate Insulation or Scope Construction Company. Accurate Insulation has stated that they will be providing the demolition for the radon pits and the water pool. Scope Construction has stated that they will be providing the demolition for the electrical, fire protection and plumbing. Scope Construction and Accurate Insulation also acknowledged their responsibilities with regards to soil removal and replacement on the project to establish that the fill requirements of the project will be met. Mr. Malik has requested confirmation in writing of all these items. Accurate Insulation informed Mr. Malik that their work will take four to five weeks, not the two to three weeks initially reported to the Committee. The Committee agreed by consensus that their motion from the February 18th meeting regarding the recommendation of award to the Town Council would stand as adopted. The Committee members will make that clear to the Town Council. The Town Council is being requested to take action to award the contract for hazardous materials abatement and demolition to Accurate Insulation on February 24th and to award the contract for alteration and reconstruction to Scope Construction Company on March 10th.

- VI. Other Business Pertinent to the Committee – None.
- VII. Public Participation – None.
- VIII. Response to Public Participation – None.
- IX. Adjournment – the meeting adjourned at 3:19 PM.

Respectfully submitted,

Jeff Baron

Jeff Baron
Director of Administrative Services

TOWN OF NEWINGTON
 BID NUMBERS 5 & 6
 John Wallace Middle School
 Academy of Aerospace Engineering
 Abatement, Demolition and Reconstruction Project
 &
 Alterations Project
 BID RESULTS
 FEBRUARY 12, 2015

BIDDER & LOCATION	BASE BID FOR HAZARDOUS MATERIALS ABATEMENT & DEMOLITION	COMBINED BASE BID FOR ALTERATIONS (094-01012) & RECONSTRUCTION (010104)	ALTERNATE 1 (DEDUCT) WALL PANEL
Accurate Insulation, LLC			
Bristol	\$224,900	No Bid	No Bid
Wiese Construction, Inc.			
Norwich	\$464,000	No Bid	No Bid
Rudolph Netsch Construction Company, Inc.			
Chester	\$224,900	\$1,841,874	(\$35,000)
Standard Demolition Services, Inc.			
Trumbull	\$248,240	No Bid	No Bid
Nasdi Demolition/Abatement/Remediation, LLC			
Woburn, MA	\$294,666	No Bid	No Bid

BIDDER & LOCATION	BASE BID FOR HAZARDOUS MATERIALS ABATEMENT & DEMOLITION	COMBINED BASE BID FOR ALTERATIONS (094-01012) & RECONSTRUCTION (010104)	ALTERNATE 1 (DEDUCT) WALL PANEL
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Martindale and Salisbury Construction Company, Inc.

Vernon	No Bid	\$1,781,336	(\$79,596)
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Scope Construction Company, Inc.

New Britain	No Bid	\$1,487,600	(\$130,000)
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Millennium Builders, Inc.

Rocky Hill	\$462,000	\$1,460,500	(\$50,000)
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Secondino & Son, Inc.

Branford	\$462,500	\$2,228,000	(\$101,900)
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Sarazin General Contractors, Inc.

North Windham	No Bid	\$1,556,403	(\$70,000)
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Enfield Builders, Inc.

Enfield	\$248,000	\$1,474,000	(\$89,000)
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Baron, Jeff

From: Rudolph Netsch <rudolphnetsch@gmail.com>
Sent: Wednesday, February 18, 2015 7:58 AM
To: Baron, Jeff
Subject: John Wallace Middle School Bid

Mr. Jeff Baron
Town of Newington Ct.

Mr. Baron, for the sake of efficiency, Netsch Construction is respectfully withdrawing our bid for the Abatement portion of the John Wallace Middle School bid.

Sincerely,

Rudolph Netsch

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Rudolph Netsch
Rudolph Netsch Construction Co., Inc.
77 Spring Street
Chester, CT 06412
Phone (860) 526-9246
Fax (860) 526-2844
AA/EOE Employer

SPECIAL MEETING MINUTES

SCHOOL CAREER TECHNICAL PROGRAM RENOVATION PROJECT BUILDING COMMITTEE

February 18, 2015

Town Hall Main Level Conference Room 1

- I. Call to Order – The meeting was called to order at 3:08 PM by Mr. Castelle, acting Chairperson.
- II. Roll Call - Members present: Clarke Castelle, Acting Chairperson; and Dave Nagel. Others present: Rusty Malik, Quisenberry Arcari Architects; Lou Jachimowicz, Chief Finance and Operations Officer; and Jeff Baron, Director of Administrative Services.
- III. Public Participation – None.
- IV. Approval of Prior Meeting Minutes –Mr. Nagel made a motion that the minutes of the January 12, 2015 meeting be approved as written. A second to the motion was made by Mr. Castelle. The motion passed unanimously.
- V. Consider and Take Action on Wallace Middle School Bids – Bids were opened for the work at the John Wallace Middle School for the Academy of Aerospace Engineering. There were two base bid line items, each to be awarded separately. The first line item was for abatement and demolition work. The second, and more substantial, base bid line item was for alteration and reconstruction. Before bids were opened there were concerns that bids might come in over budget, and so a deduct alternate was included that could reduce the cost of the project by subtracting from the total of the second line item, for alteration and reconstruction. The deduct alternate item was for a different window and wall system. The lowest bid received for just the alterations and reconstruction line item (i.e., not accepting the deduct alternate) was Millennium Builders, at \$1,460,500. Enfield Builders was second, at \$1,474,000. The project architect spoke with both firms about the scope of work that was included in their bids. Millennium stated that they did not carry a cost for the steel for the wall and window system in their bid as it was not quoted to them by the manufacturer. Millennium agreed to honor their bid amount while also accepting that they own the cost of the steel for the wall and window system. The project was designed with a small amount of demolition, for plumbing and electrical items, in the alterations and reconstruction line item. Millennium also did not include these items in their bid amount. Much of the electrical demolition has been performed by the Board of Education to reduce the cost of the project and to shorten the timeline to complete the work. If the deduct alternate were to be accepted, Scope

Construction would have the lowest bid total for alterations and reconstruction (\$1,487,600 base bid less \$130,000 deduct alternate). Enfield Builders would be second. The window and wall system specified in the base bid was a Sentries system, which includes a higher end, foamed in place, panel. Sentries tends to have longer lead times for delivery than the deduct alternate manufacturer and is less flexible. The deduct alternate system specified was for Kingspan panels and Efcow windows. Kingspan is a laminated panel where the insulation is sealed in at the factory. It has the same energy efficiency as the Sentries. The project schedule is tight and the product lead time could come into play, which was not anticipated last year when the project was originally designed. The Project Architect has spoken with Scope Construction but would want to further verify certain details before locking in to an award. Potential project budgets for award to either Millennium Builders, Enfield Builders or Scope Construction Company were provided to the Committee.

Mr. Nagel made a motion that the Committee recommend to the Newington Town Council that they accept the bid of Scope Construction Company for the alteration and reconstruction line item, and also Scope's deduct alternate bid amount, for the John Wallace Middle School Academy of Aerospace and Engineering projects, for a combined total of \$1,357,600, subject to confirmation by Quisenberry Arcari Architects that Scope Construction Company will provide an acceptable window and panel detail and that Accurate Insulation will include the radon pit and water pool demolition items not carried by Scope Construction Company. He further moved that the Committee recommend that the Town Council accept the combined project budget of February 18, 2015 that includes the Scope Construction Company's bid. Second to the motion from Mr. Castelle. Discussion: the decision was based on schedule and cost considerations. If Scope Construction is unable to verify the two items in the motion, the Committee will meet again on February 23rd to reconsider. Mr. Jachimowicz stated that he would be comfortable with either Millennium, Enfield or Scope as the contractor, and that the deduct alternate window and wall system was also acceptable. The motion passed unanimously by a vote of 2 YES to 0 NO.

The work included in the first line item, for abatement and demolition, needs to occur earlier. The lowest amount bid for this line item was \$224,900. This amount was bid by both Accurate Insulation, LLC and by Rudolph Netsch Construction Company, Inc. Netsch submitted bids for both line items (abatement & demolition and alterations & reconstruction), and bid the number for abatement and demolition that they received from Accurate without providing any markup. They submitted a letter that was distributed to the Committee, requesting that they be allowed to withdraw their bid for the abatement and demolition line item. Mr. Nagel made a motion that the Committee recommend to the Newington Town Council that they accept the bid of \$224,900 from Accurate Insulation, LLC for the abatement and demolition line item of the John Wallace Middle School Academy of Aerospace and Engineering bids. A second to the motion was made by Mr. Castelle. Discussion: the complexity of the bids is due, at least in part, to the fact that there are two different rates of reimbursement from the State which required the Town to treat all the work at John Wallace Middle

School as two separate projects. The motion passed unanimously by a vote of 2 YES to 0 NO. Mr. Baron will present a memo to the Town Manager requesting expeditious action from the Town Council on the abatement and demolition award. That work is expected to take about three weeks. The alteration and reconstruction award can occur in the usual manner, as this work would not start until the abatement and demolition work is substantially complete.

- VI. Kellogg Middle School and Newington High School Update – the work at Martin Kellogg Middle School is largely completed. Outstanding items are the installation of the folding walls, scheduled for the last week of March, and the installation of the technology closet HVAC improvements that were detailed in the change order that was approved at the Committee’s January meeting. Design for the High School project has begun. It is anticipated that this project will be a phased approach. The architect is going over various design concepts with a Board of Education user group. When completed they will be presented to the Committee for consideration and acceptance.
- VII. Other Business Pertinent to the Committee – The next meeting of the Committee will be held when action is required on the plans and specifications for the High School work, prior to submission to the State.
- VIII. Public Participation – None.
- IX. Response to Public Participation – None.
- X. Adjournment – the meeting adjourned at 4:06 PM.

Respectfully submitted,

Jeff Baron

Jeff Baron
Director of Administrative Services

AGENDA ITEM: IV.A.

DATE: 3-10-15

RESOLUTION NO.: _____

RESOLVED:

That the Newington Town Council, pursuant to Chapter 8, Article X, Project Building Committees, of the Newington Code of Ordinances; and upon the recommendation of the School Career Technical Program Renovation Building Committee; hereby accepts the bid of Scope Construction Company of New Britain, CT for alterations and reconstruction work of the STEM Academy wing at John Wallace Middle School, for the fee of \$1,357,600.

MOTION BY: _____

SECONDED BY: _____

VOTE: _____



John Salomone
Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

OFFICE OF THE TOWN MANAGER

MEMORANDUM

To: Newington Town Council
From: John Salomone, Town Manager
Date: March 6, 2015
Re: Regional Performance Incentive Grants

The Town Council discussed the attached information regarding OPM Regional Performance Incentive Grants at the February 24 Town Council meeting. On November 12, 2014 the Policy Board of CRCOG passed a resolution authorizing the development of a grant application to the State Office of Policy and Management for funding under the Regional Performance Incentive Grant Program, on behalf of CRCOG's member municipalities. If CRCOG receives the grant, the Town will be eligible to take part in the regional services provided by the funding, including:

- Regional Computer Forensics Laboratory
- TOD Study for CTfastrak Corridor
- Regional Service Management (CRM) System
- Statewide Geographic Information Systems (GIS) Ortho Imagery Flight

A resolution is attached for Council consideration at the March 10 meeting.

Attach.

**Proposed OPM Regional Performance Incentive Grants
2014 CRCOG Policy Board Approved**

1. Regional Computer Forensics Laboratory (estimated \$150,000) – revised from 2013

Working with the Capitol Region Chiefs of Police Association, CRCOG would further the concept of a regional forensics laboratory dedicated to computer crimes. With increases in computer crimes (such as online fraud, financial crimes, digital production and dissemination of child pornography, online predators seeking child victims, stalking, harassment, and threatening) there is an overload at the State Laboratory and municipalities are often doing this work on their own. The regional lab has been established using space donated by Cox Communications in Manchester. This project would provide additional equipment, software licenses and training. Participating municipalities would assign investigators to the lab who in turn would receive and maintain the training necessary to successfully resolve these complex investigations for their agencies. Please notes: towns with resident troopers may also use this laboratory.

Staff Contact: Cheryl Assis: cassis@crcog.org, (860) 522-2217 x236.

2. TOD Study for CTfastrak Corridor (estimated \$200,000)

CTfastrak will improve the access of people to jobs in the central Connecticut region. This new transit service will also spur new housing and employment in station areas, which is one of the key findings of a recently completed CRCOG/PVPC market analysis that identifies opportunities and strategies for transit-oriented development in the BRT and rail corridors.

This proposed planning project will provide additional research and tools to catalyze transit oriented development, and the linkage of low and moderate income populations to new employment opportunities. True success will depend on how the transit and rail systems create opportunities for the region as a whole, while unlocking opportunities for those most in need. The 11 station areas that will benefit from this work are:

- Hartford (Union Station, Park Street, Sigourney St)
- West Hartford (Flatbush Ave., Kane St., Elmwood)
- Newington (Junction, Cedar St.)
- New Britain (East St., CDB, East Main St.)
- Additional Regional CTfastrak service areas that could benefit from this study are: Bloomfield, Farmington, Manchester, Plainville, Southington and Wethersfield

Staff Contact: Mary Ellen Kowalewski: mkowalewski@crcog.org, (860) 522-2217 x222.

3. Economic Development Grant for the Towns of Bolton, Coventry, Mansfield and Tolland (\$160,000)

The Towns of Bolton, Coventry, Mansfield and Tolland propose to submit a RPIP Grant in order to obtain funds to secure consultant services that will perform a number of economic development and planning activities on a shared – regional basis between the towns involved.

Staff Contact: Jennifer March-Wackers: jwackers@crcog.org, (860) 522-2217 x239.

4. Regional Service Management (CRM) System (\$285,000)

Service Management Systems, also referred to as Customer Response Management (CRM) Systems, are a powerful technology that can contribute to improved municipal customer service by assisting towns to respond effectively to resident concerns, facilitate greater citizen engagement, support performance measurement, contribute to better local government budgeting, and aid in emergency response and recovery. The grant would provide funding for two parts of a Service Management System. First, it would allow for purchase of a license for a front end service management system to receive resident concerns. Second, grant funds would also provide funding for licensing and/or development of a back end work flow management system to integrate with the front end system and effectively manage concerns received. The software solutions would use the Nutmeg Network.

Staff Contact: Jennifer March-Wackers: jwackers@crcog.org, (860) 522-2217 x239.

5. Statewide Flight to Acquire Orthophotography and LIDAR (GIS) (\$2,175,125)

The goal of this proposal is to obtain funding for the following geographic data products and services covering the State of Connecticut including a ¼ mile buffer:

- Aerial Orthoimagery – 3 inch pixel resolution, 4 band (Red, Green, Blue and Near Infrared)
- Elevation Data – LIDAR, Contours and related products
- 3rd Party Quality Control and Quality Assurance
- Hosting and Storage – Download and online map service

Staff Contact: Erik Snowden: esnowden@crcog.org (860) 522-2217 x217

AGENDA ITEM: IV.B.

DATE: 3-10-15

RESOLUTION NO: _____

WHEREAS, Section 4-124s as amended by Section 251 and 253 of Public Act 13-247 passed by the Connecticut General Assembly provides statewide incentive grants to regional planning organizations for projects that involve shared services; and

WHEREAS, the Capitol Region Council of Governments is acting as a convener and facilitator of service sharing projects around the CRCOG region; and

WHEREAS, on November 12, 2014 the Policy Board of CRCOG passed a resolution authorizing development and submittal of an application package to the State Office of Policy and Management for funding under the Regional Performance Incentive Grant Program, on behalf of the Council's member municipalities, and municipalities of other regions, which are participating in Council initiatives; and

WHEREAS, the Chief Elected Officials and municipal staff of the Capitol Region have developed a list of service sharing project proposals that will be included in this application package, to the benefit of individual municipalities and the region as a whole; and

WHEREAS, the Town of Newington has expressed an interest in taking part in the project proposals entitled:

1. Regional Computer Forensics Laboratory
2. TOD Study for CTfastrak Corridor
3. Regional Service Management (CRM) System
4. Statewide Geographic Information Systems (GIS) Ortho Imagery Flight

NOW, THEREFORE BE IT RESOLVED, that the Newington Town Council does hereby endorse the above referenced Regional Performance Incentive Program project proposal and authorizes Town Manager to sign all necessary agreements and take all necessary actions to allow for the Town's participation in this program.

MOTION BY: _____

SECONDED BY: _____

VOTE: _____



John Salomone
Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

OFFICE OF THE TOWN MANAGER

MEMORANDUM

To: Town Council
From: John Salomone, Town Manager
Date: March 6, 2015
Re: Board of Education Budget Presentation

Dr. Collins and members of the Board of Education will make their annual budget presentation to the Town Council during the March 10, 2015 regular Council meeting (following the 7:00 p.m. Public Hearing).



John Salomone
Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

OFFICE OF THE TOWN MANAGER

MEMORANDUM

To: Newington Town Council
From: John Salomone, Town Manager
Date: March 6, 2015
Re: Fair Housing Policy

Since 1993, the Town of Newington has been the recipient of grant funding through the Small Cities grant program. The program assists in funding the Town's housing rehabilitation loan program as well as infrastructure and other improvements to Newington's housing stock.

April is designated as Fair Housing Month. Each April, as a recipient of such grant funding and potential future applicant, the Town of Newington documents its commitment to the principles and practices of Fair Housing by the adoption of a Fair Housing Resolution.

A copy of the draft resolution is attached for your information and consideration. If the Council concurs, a resolution will also appear on the next Council agenda for consideration. Following adoption, the resolution will be included in the Town's Small Cities Fair Housing Plan Component. In addition, the Town Planner will be forwarding letters to local lenders and real estate professionals encouraging their continued commitment to Fair Housing.

ATTACH.

cc: Craig Minor, Town Planner

AGENDA ITEM: _____

DATE: _____

RESOLUTION NO. _____

WHEREAS, all American citizens are afforded a right to full and equal housing opportunities in the neighborhood of their choice; and

WHEREAS, State and Federal Fair Housing laws require that all individuals, regardless of race, color, religion, sex, national origin, ancestry, marital status, age, mental or physical disability, lawful source of income, sexual orientation, or familial status, be given equal access to rental and homeownership opportunities and be allowed to make free choices regarding housing location; and

WHEREAS, the Town of Newington is committed to upholding these laws and realizes that these laws must be supplemented by an Affirmative Statement publicly endorsing the right of all people to full and equal housing opportunities in the neighborhood of their choice;

NOW, THEREFORE, BE IT RESOLVED, that the Newington Town Council hereby endorses a Fair Housing Policy to ensure equal opportunity for all persons to rent, purchase and obtain financing for adequate housing of their choice on a non-discriminatory basis; and

BE IT FURTHER RESOLVED, that the Town Manager of the Town of Newington or his/her designated representative is responsible for responding to and assisting any person who alleges to be the victim of any illegal discriminatory housing practices in the Town of Newington.

MOTION BY: _____

SECONDED BY: _____

VOTE: _____



John Salomone
Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

OFFICE OF THE TOWN MANAGER

MEMORANDUM

To: Newington Town Council
From: John Salomone, Town Manager
Date: March 06, 2015
Re: Downtown Revitalization Committee

At the February 24 meeting, the Town Council discussed disbanding several inactive committees including the Downtown Revitalization Committee. The seven-member committee was formed via Town Council resolution on June 10, 2008 and was active from 2008 – 2012. The Committee last met on June 18, 2012.

Attached, please see the Town Council's discussion of the formation of the Downtown Revitalization Committee as taken from the minutes of the June 10, 2008 Council meeting.

Minutes from the Downtown Revitalization Committee meetings held from 2008-2012 have been saved to the Councilor's iPads and may be found on the Town Planner's page of the Town of Newington website: www.newingtonct.gov. (On the Town Planner's page click "agendas and minutes", select "Downtown Revitalization Committee" and select "prior years' meetings".)

A resolution to disband the Committee is attached for consideration.

Attach.

Newington Town Council Minutes pertaining to the formation of the Downtown Revitalization Committee:

June 10, 2008 – Discussed under New Business

Downtown Revitalization Committee

1. Establish Committee
2. Appoint Members

Mayor Wright noted that it had been announced in the last meeting that the Town has received a \$1,000,000 State grant to redevelop the downtown municipal parking lot area. He requested that the Council waive the rules to establish and set up a formal Committee with members from the Town Council and the Economic Development Commission to move forward with the project. He stated that he had distributed the first two pages of a 2003 study which details the reference materials regarding the work done to the downtown area since 1976. He stated that the Town has obtained the grant money but needs a steering committee in order to move the project forward and to go through the different ideas as well as to listen to ideas from the public. He stated that the Committee will need to find an architect/engineer and the Committee will report its ideas and findings to the Council and the TPZ with the Council ultimately voting on the ideas. He stated that this is the beginning of the process: to establish the Committee and to appoint four members from the Council and three members from the Development Commission to the Committee.

Councilor Cohen expressed concern with the way the resolution was written, but moved to waive the rules to vote on the item. Motion seconded by Councilor Bottalico.

Councilor Nasinnyk commented that she is uncomfortable with waiving the rules to vote on the item as the Council has just received information on the project at the current meeting. She also commented that she does not see an urgent reason to vote on the item at the current meeting. Councilor Bowen concurred with Councilor Nasinnyk and commented that he has not seen any information regarding the project and was unaware of the grant prior to its receipt. He stated that he has been handed two documents at the current meeting, but has not had time to review those documents. Councilor Bowen stated that he will need to be convinced that the project will not cost more than one-million dollars to complete and remarked that he has heard that the project may cost considerably more than that. He stated that in order to commit to a project he would need a sense of the total cost of the project and then make the decisions on how to spend any additional funds through the CIP Committee. Councilor Bowen requested an orderly process in which the Town Planner presents ideas and recommendations to the Council prior to moving forward. Mayor Wright replied that this is just a starting point and there are many potential plans and solutions. He stated that the purpose of the Committee will be to review the various options and to come back to the Council with suggestions for approval. He stated that there is no need to have the Town Planner speak to the Council until this process has started. Councilor Banach stated that there is not urgency to the item and commented that it would be beneficial for members of the Development Commission to come before the Council to go over some of its ideas and visions as a starting point to the project and a good point of reference. He requested that the process move forward in an orderly fashion.

Councilor Cohen stated that she would rather discuss the item further before voting to waive the rules. She stated that she is unsure of the purpose and responsibilities of the Committee and commented that if the Committee is to select an architect and engineer for the project then it actually becomes a building committee. Mayor Wright replied that the Committee will not be selecting an architect and engineer at this point; rather it will come up with ideas and a vision for the project. He stated that this will not be an official building committee. Councilor Cohen stated that she would have preferred to receive the entire study, not just the first two pages and stated that she would have preferred to have Town Planner Ed Meehan present at the meeting for discussion. She stated agreement with Councilors Nasinnyk, Bowen and Banach that further discussion is needed before voting on the Committee and again commented that she is unclear about the function of the Committee. Mayor Wright replied that the funds are available and it is time to get the process moving. He stated that there is a lot of information available to work with and it is time to set up a steering committee comprised of policy makers to

make a recommendation to the Council to move forward. He stated that waiting two weeks to establish the Committee will only waste two weeks, it will not change the fact that the Committee will be established. Councilor Cohen stated that studies have actually been done on the area since the 1950s and progress has been made with each study. She noted that land has been donated to the parking lot over the years. She noted that land acquisition has been mentioned as part of the project and asked whether any land is available and if so, how has the price of the properties been obtained. Mayor Wright replied that the prices are estimates obtained by Town Planner Meehan. Councilor Cohen inquired whether the Town is planning to purchase the parcels. Mayor Wright replied in the affirmative. Councilor Cohen noted that other land owners have donated parcels of land in the past. Mayor Wright stated that the bottom line is that the Committee will need to come up with a vision based on the various studies throughout the years and now is the time to get the process started. Councilor Cohen stated that the Committee is being set up with only a vague notion and commented that the Council is giving a lot of authority to a limited number of people without the entire Council being involved. Mayor Wright noted that the CIP Committee has only five members yet works with the entire CIP budget every year. He noted that the proposed Committee will have seven members: two more than the CIP Committee. Councilor Bowen commented that someone has decided that the Town is going to apply for a grant to renovate the parking lot without the Council being made aware of what is going on. He commented that the Mayor has stated that there is a lot of information available, yet he has no information in front of him and therefore the Mayor is privy to information that the Council has not received. He stated that the Council is the deciding body of the Town and the nine members of the Council are supposed to be making policy decisions for the Town. He expressed concern that many of the directions taken are not through nine people with equal votes and expressed concern that policy is being moved forward before the policy makers have the chance to understand the facts behind the decisions being made. He requested that the project be moved through a normal process and requested that the Council has the opportunity to discuss the project with the Town Planner and has the opportunity to catch up on all of the information. Councilor Bowen stated that the Council is being asked to make decisions without enough information, which is not a smart thing for policy makers to do. Mayor Wright noted Councilor Bowen's objections. Councilor Banach stated belief that the scope of the project is too vague to appoint a Committee at this point in the process and requested to have members of the Development Commission come forward to provide the Council with more information. Mayor Wright stated that all reports are public information available to anyone who wishes to view them.

Councilor Boni stated that the only decision that the Council is making at the present meeting is the decision to appoint a Committee which will do all of the research and report back to the Council. Deputy Mayor Lenares agreed and stated that any suggestions of the Committee will need to be approved by the Council. Councilor Bottalico stated that waiting two weeks will not accomplish anything. Councilor Nasinnyk stated that waiting two weeks will accomplish the rules of the Council. Mayor Wright stated that the rules have been waived on a regular basis and remarked that waiting two weeks to vote would be foolish. Councilor Bowen disagreed, and stated that the Council has not randomly waived the rules in the past and noted that the Council has disagreed whether to waive the rules when the issue was raised in the past.

Councilor Cohen commented that the resolution does not specify the charge to the Committee. Mayor Wright asked whether Councilor Cohen would like to amend the resolution. Councilor Cohen declined to make a suggestion, stating that she was merely asking for clarification. Mayor Wright stated that the purpose of the Committee is to work with the different studies and the Town Planner to come up with a vision and to come up with a cost and present their findings to the Council and the TPZ in order to create a starting point for the project. He stated that the Committee will not be spending any money and a separate building committee will be set up to spend the money. Councilor Cohen again inquired about the charge to the Committee. Mayor Wright replied that the Committee will come to the Council with a recommendation of what to do with the Market Square parking area and how to spend the million dollars and whether more money will be required. Councilor Bowen agreed with Councilor Cohen that the resolution does not contain a charge to the Committee, and stated that the resolution must be written with a specific charge to the Committee.

Motion to waive the rules passed 5-4 (Councilors Banach, Bowen, Cohen and Nasinnyk opposed)

Mayor Wright asked Councilor Cohen how she would like to modify the resolution. Councilor Cohen stated that she is not modifying the resolution, as it is not her Committee to charge and asked again for an explanation of the charge to the Committee. Mayor Wright stated that the charge to the Committee should be to work with all the given information and the stakeholders of the downtown area to develop a plan and a budget for what they want to see done in the downtown parking area. Councilor Bottalico commented that the resolution really already states that, and asked how specific the resolution needs to be. He stated that it is not a building committee. Mayor Wright remarked that the resolution as written is straightforward.

Deputy Mayor Lenares moved the following:

WHEREAS, the Town of Newington has received funding through the Governor’s Office and the State Bonding Commission for a sum of One Million Dollars (\$1,000,000); and

WHEREAS, the funds are to be utilized to revitalize the Newington Town Center with particular emphasis on parking lot improvements; and

WHEREAS, it will be necessary to make final recommendations to the Town Plan and Zoning Commission and the Town Council on the scope and process for implementing the grant;

NOW, THEREFORE, BE IT RESOLVED, that the Newington Town Council hereby establishes a Downtown Revitalization Committee composed of seven (7) members, four (4) of which shall be from the Town Council and three (3) from the Development Commission.

Motion seconded by Councilor Boni.

Councilor Cohen inquired whether the Committee will be designing the project. Mayor Wright stated that the Committee will be making final recommendations to the Council. He stated that the Committee will review available information, come up with a vision and bring their recommendations and a budget to the Council and the TPZ. Councilor Cohen inquired as to whether the Committee will come up with an actual design. Mayor Wright replied in the affirmative.

Councilor Nasinnyk stated that she is assuming that there will be a financial burden to the Town with this project and remarked that in this financial climate people are being burdened enough. She stated that there are more pressing projects in the community which are in need of funds. Councilor Banach stated that he has no idea about the charge of the Committee nor does he know the exact meaning of “revitalize” as it relates to this project. Councilor Banach stated that his question is rhetorical in nature, but stated that he was surprised to learn that the project will include buildings. Councilor Cohen stated concern that the Committee will report back to the Council with final recommendations and suggested that the Committee be required to report back to the Council on an ongoing basis. She stated that she is still unsure of the Committee’s charge and expressed doubt that members of the Committee will be qualified to make final recommendations. Mayor Wright stated that the Committee is a steering committee only and will not make final decisions.

Councilor Bowen requested a roll call vote on the resolution:

- Councilor Banach – no
- Councilor Boni – yes
- Councilor Bottalico - yes
- Councilor Bowen – no
- Councilor Cohen – yes
- Councilor Lenares – yes
- Councilor Nagel – yes
- Councilor Nasinnyk – no
- Mayor Wright – yes

Motion passed 6-3.Councilor Bottalico moved the following:

RESOLVED:

That the Newington Town Council hereby appoints the following members to the Downtown Revitalization Committee:

Member	Address	Party	Term
Town Council Rep.:	Jeff Wright 108 Halleran Drive	R	NTC term
Town Council Rep.:	Jay Bottalico 37 Valley View Drive	R	NTC term
Town Council Rep.:	Mike Lenares 76 Stonehedge Drive	R	NTC term
Town Council Rep.:	Chris Banach 145 Starr Avenue	D	NTC term
Development Comm. Rep.:	Joe Harpie 36 Baldwin Court	R	Dev.Comm. term
Development Comm. Rep.:	Jeff Hedberg 120 Northwood Road	R	Dev.Comm. term
Development Comm. Rep.:	TBD	D	Dev.Comm. term

Councilor Bowen stated that the Democratic Development Commission representative is to be determined.

Motion seconded by Councilor Boni. Motion passed 6-3 (Councilors Banach, Bowen and Nasinnyk opposed)

AGENDA ITEM: V.A.1.

DATE: 3-10-15

RESOLUTION NO. _____

WHEREAS, the Newington Town Council formed the Downtown Revitalization Committee on June 10, 2008; and

WHEREAS, the Downtown Revitalization Committee has completed its work as charged and has been inactive since 2012;

NOW THEREFORE BE IT RESOLVED; that the Newington Town Council hereby disbands the Downtown Revitalization Committee.

MOTION BY: _____

SECONDED BY: _____

VOTE: _____



John Salomone
Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

OFFICE OF THE TOWN MANAGER

MEMORANDUM

To: Newington Town Council
From: John Salomone, Town Manager
Date: March 06, 2015
Re: Open Space Committee

As discussed at the February 24 Town Council meeting, the Open Space Committee was formed via Town Council resolution on December 22, 2009. The eleven-member committee called 33 meetings in 2010 and 2011; however, 15 meetings were cancelled or not held due to a lack of quorum. The Committee last met on June 16, 2011.

At the February 24 meeting, the Town Council discussed disbanding several inactive committees; however, the consensus of the Council was to consider reformulating the Open Space Committee to meet the current needs of the Town. There is an item on the March 10, 2015 Council agenda to discuss the formation of the new committee.

Attached, please see the Town Council's discussion of the formation of the current Open Space Committee as taken from the minutes of the November 24, 2009, December 8, 2009, December 22, 2009 and the January 12, 2010 Council meetings. Also attached are memorandums to the Council for discussion at those meetings.

Minutes from the Open Space Committee meetings held in 2010 and 2011 have been saved to the Councilor's iPads and may be found on the Town Planner's page of the Town of Newington website: www.newingtonct.gov. (On the Town Planner's page click "agendas and minutes", select "Open Space Committee" and select "prior years' meetings".)

Attach.

Newington Town Council Minutes pertaining to the formation of the Open Space Committee:

November 24, 2009 – Discussed under New Business

Discussion: Create Open Space Committee

Councilor Banach stated that he feels that there is a real need for this committee, owing to the fact that 92% of the Town is developed, leaving little remaining for open space preservation. Councilor Nasinnyk requested any information from the TPZ concerning a prior Open Space committee, which had operated under that body. Town Manager Salomone referred the Council to their packet concerning the past history and work of that committee. Mayor Wright asked Councilor Banach if he would be developing an Open Space Committee plan (including outline, goals, objectives, staffing, etc) for the next meeting. Councilor Banach confirmed that he would be. Town Manager Salomone inquired whether this would be required for the meeting of December 8th. Councilor Banach replied that he felt that this was an important assignment, and that it needed to be done right, rather than rushed. Meeting the December 8th date he felt was not critical.

December 8, 2009 – Discussed under Old Business

Discussion: Create Open Space Committee

Councilor Banach stated that he thought the formation of this committee was a good idea in order to take a hard look at what open space remains, how could desirable property, deemed to be valuable, be saved. He asked the Town Manager for a review of how the committee would be formed, its charges, and its duration, and specifics on the money issues. Mayor Wright asked the Councilor to clarify what he meant by “money issues”. Councilor Banach explained that he was looking for information on what the committee could do in terms of obtaining funds; could they pursue grants, or was this solely a Council prerogative?

Mayor Wright suggested that Town Manager Salomone start by responding to Councilor Banach’s question concerning money issues. Town Manager Salomone proceeded, referencing section IV, entitled “Determining Committee Work Schedule and Reporting timeline”, of his December 2nd Open Space Committee memo.

- IV.a. Short-term time lines (Jan through Mar). He stated that if the Council was looking for fiscal 2010-11 budgetary funding, this would have to be resolved in that time period.
- IV.b. Medium time lines: Referendum funding is also a possibility, rather than pay-as-you-go. The Council would have to follow the time line related to the timing of specific referendum, whether or not it coincides with an election.
- IV.c. Long-term funding opportunities including state, federal, private and public sector grants. Sometimes quasi-public grants for open space acquisition, depending upon the uniqueness of the property, are available from agencies such as the Audubon Society depending. These grants take time depending on the opportunities. Federal grants can take significant time. Town Manager Salomone related a past experience in Auburn New York during which he sought a multi-million dollar, Federal, National Park Service, historic property grant for Harriet Tubman property, and it became a ten year process. He stated that the process could require from three months to whenever depending on the grant request.
- He reminded the Council that another alternative exists of using money from a reserve fund which would be set aside by ordinance for the purpose of open space purchase. This ordinance already exists.

He stated that there could be a mix of funds available from the General Fund, as well as Capital Budget items for property acquisition (as soon as the Capital Improvement subcommittee is reformulated).

Councilor Banach asked about the composition of the subcommittee. He commented that the Town Manager’s memo had suggested members from TPZ, Conservation and Economic Development. He asked if it might also include two Council members and maybe four members from the public for a nine member committee. Town Manager Salomone responded that he did not provide a number and that he was very careful to use a blank in he

memo. He cautioned that the Council might want to have a plurality of “something” to provide a bit more direction. As an example he said that the Council might want to have three Council members and then not any one group with a dominant number of people so that there would be consensus-building. He also cautioned from making the committee too large as it becomes too cumbersome to obtain consensus. Councilor Banach asked how often a committee like this might meet. Town Manager Salomone responded that it might be tied to the timelines, and that there was nothing that said this committee could not become a permanent adjunct committee to the council. He suggested that, maybe in the future, the committee might report funding opportunities to the CIP committee. He offered that this committee might want to organize quickly in order to provide budgetary input for the upcoming year.

Mayor Wright asked Town Manager Salomone to clarify for him whether the committee would ultimately bring back to the Council recommendations, and all actions would be taken by the Council. Town Manager Salomone answered that actions regarding grants should come back to the Town Council at the ultimate fiscal authority and legislative body. He further stated that this didn't mean that the committee could not go out and conduct research on what type of grant are available, but that it would take the legislative authority of the Council to make application.

Councilor Nasinnyk commented that she like the idea of a nine person committee because of the expertise which might be required from standing committees such as the TPZ, EDC and Conservation Committee, plus the Council, as well as the public. She added that it had been established many years ago that the Council was to be made aware of all grants which were being applied for.

December 22, 2009 - Discussed under Old Business

Establish Open Space Committee

Councilor Cohen moved the following:

WHEREAS, the Town Council discussed the possibility of establishing an Open Space Committee to determine the means to acquire, preserve & protect the Cedar Mountain parcels and various other open space parcels within the Town of Newington; and

WHEREAS, the Council considers the establishment of said Committee and Cedar Mountain preservation to be a high priority;

NOW, THEREFORE BE IT RESOLVED, that the Town Council establishes an Open Space Committee consisting of nine (9) members and composed of two (2) Town Council members, one (1) member from the Town Plan and Zoning Commission, one (1) member from the Conservation Commission, one (1) member from the Economic Development Commission and four (4) members from the public at large.

Councilor Klett seconded the motion. Mayor Wright initiated the discussion by directing a question at the Town Manager, whether there ought to be more to the motion. He commented that he felt that the motion didn't really adequately define the committee. He explained, using as an example the establishment of the Safety Committee, stating the staff members, the goals, other staff available were part of that Resolution. He asked whether more should be added to the motion. He commented that it appeared to be rather “light” considering it was creating such an important committee. Councilor Klett felt that the committee could wrestle with those details but that a timeline was lacking. She indicated that she would be supporting the resolution, but that she felt a timeline should be included for the committee to report back. It should set an end date. Town Manager Salomone stated that resolutions are supposed to be to the point, rather than being onerous. He felt that it was up to the committee to develop the timelines for the individual projects.

Councilor Casasanta stated that she wanted to make sure that there was sufficient representation on the committee. Referring to Manager Salomone's memo of December 2nd discussing the establishment of the committee, she inquired about item 6 and asked whether open space acquisition negotiations should be done at the committee or Council level. Mayor Wright responded that that it was his understanding that the commission being formed would not have any acquisition-determining authority. Town Manager Salomone affirmed that the

Council is the ultimate property acquisition fiscal authority. The commission can make reports and recommendations but cannot make any legal affirmations on behalf of the town.

Councilor Cohen stated that the commission could come up with the ideas and then report back to the Council. She believes that the resolution is fine the way it is worded. She went on to comment that this resolution is the result of the recent Cedar Mountain discussions and that it's a high priority. The idea of forming this committee is to find some way to save the mountain with grants or whatever suggestions the commission can develop.

Councilor Nagel inquired about the wording "high priority" contained in the Resolution, as it relates to Cedar Mountain. He asked whether the resolution speaks to the "possibility" of establishing a commission or to the actuality of establishing one. Several Councilors clarified that the intent of the resolution was indeed to establish the Commission.

Councilor Klett stated that when she first brought up the idea of the commission, it was out concern for Cedar Mountain but it was also that she felt that there were other open space areas within the community on which she felt the public should have an opportunity to comment. She explained that she felt that a committee was not needed to save Cedar Mountain or to identify funding sources. She said that she felt this was the responsibility of the town employees. She stated that she felt that there was a value to forming the committee, but that she didn't think that they should lose sight that there are other areas in town that members of the public would feel that are important to them and would want an opportunity to express their support. She didn't want the committee to lose sight of the other open space areas.

Mayor Wright opened the discussion expressing his concerns about the use of the wording "high priority". He explained that when the public safety committee was established that it did not use similar terminology. He suggested that "to be a high priority" be stricken from the resolution.

Councilor Banach wished to emphasize that there is a real sense of urgency here. He also expressed his interest and the importance of the role of the public on this committee. He supported leaving the wording as is. He would like to make the committee appointments at the first meeting in January. Mayor Wright commented that he is also in favor of the committee but that he wanted to discuss the composition of the committee. His concern is that the committee will be comprised of one member from each of three commissions. He asked if it might be possible to take two or even three people from each of the commissions. That way, he explained, there would be representation from each of the parties, and that there would be coverage if a commission member could not make a specific meeting. He also noted that it might be advantageous to have input from several commission members rather than just one. Councilor Banach stated that he felt nine was an optimum number. Councilor Klett commented that she felt it was important to have a sufficient number of members from the public. She added that she felt that if the committee were to be expanded to 11 members that two should come from each of open space and conservation, none from Economic Development. She felt that the members taken from the various commissions had an expertise that would be important to the committee. She did not have a problem increasing the number, adding one more member from each of the TPZ and Conservation Commissions.

Councilor Cohen noted that she knew that there was going to be a problem from the start concerning minority representation. She stated that she hoped the membership would maintain a non-partisan outlook and would be neutral. The larger number she felt would be too unworkable. Mayor Wright reiterated his concern that should a single appointed member of a land-use commission be unable to attend, that the high level of expertise from their specialized area would be missing from the debate. Councilor Cohen again expressed her concern that eleven members would be too large, as this had been tried in the past. Councilor Banach stated the "we underestimate the goodwill of the people, and that this body is going to be very different than most". He felt that maybe there would not be many of the anticipated problems. Mayor Wright, in response, again expressed his concerns over minority representation and the lack of sufficient depth of expertise.

Councilor Casasanta asked about appointing commission alternates. Town Manager Salomone offered a new composition consisting of three Councilors, 2 members from TPZ and 2 from Conservation, plus four from the public for a total of 11. The Mayor and Councilor Klett commented that they felt good about the suggestion.

Councilor Banach expressed concern that the Council would take control over this committee. He felt that public block should be the largest. Mayor Wright suggested the composition of 2 Councilors, 2 members from each of TPZ and Conservation and five from the public. Councilor Banach asked why Economic Development was being eliminated, that they had a stake in what was being conserved and not developed. Town Manager Salomone responded that staff should serve that purpose here.

Councilor Klett offered to withdraw her second of the original motion, if the maker would be willing to restate the composition to 2,2,2, and 5. Councilor Banach stated that he wished to support the motion as it was originally read. Mayor Wright brought up the issue of the legality of the lack of minority representation.

Councilor Nagel stated that he would be more inclined to go with the 2,2,2,5 composition. Councilor Casasanta pointed out that it would be beneficial to have a greater number of members of the various commissions to be better able to explain to the public. She also expressed support for the 11 member committee. Councilor McBride stated that he concurred with Councilor's Casasanta's comments, but that he had no opposition to any of the proposals. He felt that the group would be very motivated and that there would be very little partisanship. He would support any of the proposals.

Councilor Cohen inquired about voting on the motions and what the effects varied outcomes might have. Town Manager Salomone stated that if the vote ended in a tie, and therefore failed, that a new motion could be introduced. Councilor Cohen then asked for another second since Councilor Klett had withdrawn her second earlier. Councilor Banach seconded the original motion of a nine member committee. Councilor Klett stated that she didn't wish to vote on a motion which would fail, but wished to revise it so that it would pass. Councilor Cohen stated that she didn't want the proceedings to get bogged down in minority representation and asked the seconder to withdraw his second. Councilor Banach withdrew his second and she then withdrew the main motion.

Councilor Cohen then moved the following:

The first part of the original motion stands as written above and as originally read into the record:

NOW, THEREFORE BE IT RESOLVED, that the Town Council establishes an Open Space Committee consisting of eleven (11) members and composed of two (2) Town Council members, two (2) members from the Town Plan and Zoning Commission, two (2) members from the Conservation Commission, and five (5) members from the public at large.

The motion was seconded by Councilor Klett. Motion Passed 8-0 (Deputy Mayor Lenares absent).

January 12, 2010 – Discussed under Resignations and Appointments

Open Space Committee

Mayor Wright inquired about the term lengths for members of the public serving on the newly formed Open Space Committee and noted that the resolution creating the Committee does not specify term lengths. He noted that the members of the TPZ, Council and Conservation Commission serving on the Open Space Committee will all serve terms lengths that correspond with the terms of their Commissions/Council. He stated that this is a permanent committee and stated that he is not comfortable with making lifetime appointments to this committee. Town Manager Salomone stated that the terms for members of the public serving on the Committee can be staggered four year terms so that there is not a membership turnover all at once. Councilor Banach inquired whether other committees use four-year staggered terms. Town Manager Salomone noted that the TPZ and Parks and Recreation Board utilize staggered terms. Councilor Banach requested an explanation on how the terms would work. Town Manager Salomone replied that with five members of the public, two will serve initial two-year terms with three serving four-year terms. After the initial two-year terms the appointments will all be four-year terms. Councilor Cohen suggested that the terms all start effective December 1, 2009 and expire on November 30, 2011 or November 30, 2013 depending on the term length. Mayor Wright inquired whether the terms can be changed when the members are appointed or if the resolution creating the Committee must be amended to include term

lengths. Mayor Wright inquired as to whether the item can be tabled until the next meeting. Councilor Banach inquired about when the item could be addressed again. Town Manager Salomone stated that while the item can be discussed at the Council's goal setting session on January 14, the Council cannot take action on the item because it is a special meeting and the item does not appear on the agenda. He stated that if the item were to be tabled it would be addressed at the January 26, 2010 regular meeting.

Councilor Banach moved to go into a brief recess to gather the information necessary to amend the resolution. Motion seconded by Councilor Nasinnyk. Motion passed 9-0.

The Council went into recess at 8:30 pm and returned at 8:40 pm.

Councilor Banach moved to add an item to the agenda: Amend Resolution 2009-123: Open Space Committee Term Lengths. Motion seconded by Councilor Nagel. Motion passed 9.0.

1. Amend Resolution 2009-123: Open Space Committee Term Lengths

Councilor Banach moved to waive the rules to vote on the newly added agenda item. Motion seconded by Councilor Nasinnyk. Motion to waive the rules passed 9-0.

Councilor Banach moved the following:

RESOLVED, that the Newington Town Council hereby amends resolution 2009-123 to read as follows:

WHEREAS, the Town Council discussed the possibility of establishing an Open Space Committee to determine the means to acquire, preserve & protect the Cedar Mountain parcels and various other open space parcels within the Town of Newington; and

WHEREAS, the Council considers the establishment of said Committee and Cedar Mountain preservation to be a high priority;

NOW, THEREFORE BE IT RESOLVED, that the Town Council establishes an Open Space Committee consisting of eleven (11) members and composed of two (2) Town Council members, two (2) members from the Town Plan and Zoning Commission, two (2) members from the Conservation Commission, and five (5) members from the public at large, with the members from the public serving staggered four (4) year terms, beginning with two (2) members serving an initial two (2) year term.

Motion seconded by Councilor Nasinnyk. Motion passed 9-0.

2. Appoint Members to the Open Space Committee

Councilor Banach moved the following Democratic appointments and Councilor Casasanta moved the following Republican appointments:

RESOLVED:

That the Newington Town Council hereby appoints the following to the Open Space Committee:

11 members, staggered terms, Party Max: (7)

<i>Name</i>	<i>Address</i>	<i>Party</i>	<i>Term</i>	<i>Replaces</i>
<i>Town Council Rep.: David Nagel</i>	<i>1175 Willard Avenue</i>	<i>R</i>	<i>NTC Term</i>	<i>New</i>

<i>Town Council Rep.:</i> <i>Kristine Nasinnyk</i>	<i>50 Theodore Street</i>	<i>D</i>	<i>NTC Term</i>	<i>New</i>
<i>TPZ Rep.:</i> <i>Carol Anest</i>	<i>30 Harding Avenue</i>	<i>D</i>	<i>TPZ Term</i>	<i>New</i>
<i>TPZ Rep.:</i> <i>David Lenares</i>	<i>41 New Britain Avenue</i>	<i>U</i>	<i>TPZ Term</i>	<i>New</i>
<i>Cons. Comm. Rep.:</i> <i>Mark Pappa</i>	<i>105 Back Lane</i>	<i>R</i>	<i>Cons. Comm. Term</i>	<i>New</i>
<i>Cons. Comm. Rep.:</i> <i>Philip Block</i>	<i>58 Fleetwood Road</i>	<i>D</i>	<i>Cons. Comm. Term</i>	<i>New</i>
<i>Elector:</i> <i>Carol Wojtowicz</i>	<i>50 Brookdale Avenue</i>	<i>D</i>	<i>ASAP – 11/30/13</i>	<i>New</i>
<i>Elector:</i> <i>Bernadette R. Conway</i>	<i>177 Hartford Avenue</i>	<i>D</i>	<i>ASAP – 11/30/13</i>	<i>New</i>
<i>Elector:</i> <i>Stanley Marcinczyk</i>	<i>91 Ivy Lane</i>	<i>D</i>	<i>ASAP – 11/30/11</i>	<i>New</i>
<i>Elector:</i> <i>Thomas Bowen</i>	<i>22 Woods Way</i>	<i>D</i>	<i>ASAP – 11/30/13</i>	<i>New</i>
<i>Elector:</i> <i>Jay Bottalico</i>	<i>37 Valley View Drive</i>	<i>R</i>	<i>ASAP – 11/30/11</i>	<i>New</i>

Motion seconded by Councilor Nasinnyk (Democratic appointments) and Councilor Nagel (Republican appointments). Motion passed 9-0 for both Democratic and Republican appointments.

Councilor Banach inquired as to who calls the first meeting of the Committee. Town Manager Salomone replied that the Committee staff member Ed Meehan will set up the first meeting, with the first item on the agenda being organization of the Committee.



John Salomone
Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

OFFICE OF THE TOWN MANAGER

MEMORANDUM

To: Newington Town Council
From: John Salomone, Town Manager
Date: November 20, 2009
Re: Open Space Study Committee

At the agenda meeting of November 17, 2009, it was discussed whether the Town should establish a new open space study committee to explore and make recommendations to the Town Council pertaining to future open space acquisitions within the Town.

In 1997 the Town Plan and Zoning Commission created the Open Space Study Committee to address the 1995-2005 POCD recommendations for preservation of environmental resources. In addition to the TPZ members, two Town Councilors and two Conservation Commission members served on the Committee. The Committee presented its recommendations to the Town Council in its May 27, 1997 report (attached).

In addition, the Open Space Committee also assisted with the acquisition of the 54-acre Young Farm on Church Street (cost/benefit impact study); advocated the Town's 2002 DEP grant application to purchase the 28-acre CCMC property and the 35 acre property owned by Balf on the Cedar Mountain ridgeline. They also made the initial identification of the four greenway corridors as recommended in the POCD of 1995, which was consistent with the open space component of the report. The Committee also assisted in the conveyance of the former I-291 property (Willard to Maple) to the Town for open space protection and has worked with the Town Council on the Eddy Farms 61 acres developmental rights purchase.

Although in 1997 the Open Space Study Committee was initiated by the TPZ, it is possible for the Town Council to initiate the process. The Council may compose the committee of any members it chooses, however, members of the TPZ, Conservation Commission and staff should be included in any committee composition. It is possible that this Committee could be established at the December 8, 2009 Council meeting with proper input to staff to compose a resolution stating the mission and composition of said committee. Ed Meehan and I will be available to discuss this further at the November 24 Council meeting.

ATTCH.

Cc Ed Meehan, Town Planner
Cathy Hall, TPZ Chair

Phone: (860) 665-8510 Fax: (860) 665-8507
townmanager@newingtonct.gov
www.newingtonct.gov



John Salomone
Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

OFFICE OF THE TOWN MANAGER

MEMORANDUM

To: Newington Town Council
From: John Salomone, Town Manager and Ed Meehan, Town Planner
Date: December 02, 2009
Re: Open Space Committee Discussion

During its previous meeting, the Council discussed the possibility of establishing an open space subcommittee to deal with the acquisition, preservation and protection of various open space parcels within the Town of Newington. As a starting point for the discussion, Ed Meehan and I have created the following outline which can be addressed at the December 8 Town Council meeting:

- I. Define the committee's charge
 - a. Establish an open space committee consisting of _____ to assist the Town Council in its deliberations and make recommendations to said Council on the acquisition, protection, inventory, economic and social impact to the Town of Newington on _____ date.
 - b. Establish an open space committee consisting of _____ members from various commissions as well as citizens to assist the Town Council and make recommendations to said Council on the acquisition, protection, inventory economic and social impact to the Town of Newington on _____ date.

- II. Determine committee membership composition
 - a. Have a Council-only subcommittee
 - b. Have a committee made up of Council plus key land-use committees such as TPZ and Inland Wetlands/Conservation and Economic Development.
 - c. Have combination of a. and b. plus citizens

It must be noted that the difference between a. and b. is that a. would only include board and commission members while b. would include board and commission members plus citizens at large. It's important to form the committee with the knowledge that participation is important, but having a committee that is too large or cumbersome would inhibit the progression of work. Staff should also be included to assist financial as well as planning implications for which the Town can consider.

- III. Establish criteria for protecting vacant properties for public open space uses
 - a. Protecting natural resources.
 - b. Protecting aesthetes of the community.
 - c. Establishing greenways and trail systems.
 - d. Passive or active recreation uses.
 - e. Preservation of historical assets.

- IV. Determining Committee Work Schedule and Reporting Timeline
 - a. Short-term timeline establishment of the committee (i.e. January 2010 – March 2010.) This timeline will be used to determine if there needs to be funding included in the fiscal year 2010-2011 budget.
 - b. Referendum possibility: If Town Council deems a referendum necessary for financing or authorization to acquire, then timelines must be established to allow for enough lead time for the referendum.
 - c. Longer term funding opportunities from State, Federal or private sector/public sector grants.
 - d. Establish reasonable timelines to allow staff to accomplish inventory, description and costs of identified properties.

- V. Acquisition costs of said property
 - a. Impact on property acquisition with or without external funding sources.
 - b. Integrate timing so that preliminary acquisition of said property can be funded appropriately.
 - c. Report back to Town Council

VI. Report to Town Council

- a. Report on acquisition, property values, appraisals, and methods of purchase of properties in Executive Session as permitted in Chapter III section 1-1.8a(e) of the Connecticut General Statutes. Acquisition negotiations should be preliminary in Executive Session as negotiating strategy should remain confidential with the Town.
- b. Appraisals and property values can remain confidential before purchase agreements are executed.
- c. Public hearings of a financial and planning nature must be considered before final valuations are offered to potential landowners.

Ed Meehan and I will be available to discuss this outline in further detail. The Town Council might wish to discuss this topic over the next month since these decisions will require some thought prior to final implementation and resolution by the Town Council. Staff, including Ed Meehan (Planning), Ann Harter (Financial Projections), Steve Juda (property appraisals), Tony Ferraro (Town Engineer/Staff to Inland Wetlands Agency) will be available to assist the committee and Town Council on the planning and implementation of the committee.

I have also attached the 1998 land acquisition ordinance. This ordinance also defines some of the goals of the Town Council and establishes a mechanism for creating and increasing a fund to acquire open space. This ordinance seems to be an adequate vehicle to acquire long-term funding without major amendments.

Please note that your packet from the November 24, 2009 meeting contains pertinent information regarding the previous open space committee.

Attach.

cc Ann Harter, Finance Director
Tony Ferraro, Town Engineer
S. Steven Juda, Assessor
Cathy Hall, TPZ Chair



John Salomone
Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

OFFICE OF THE TOWN MANAGER

MEMORANDUM

To: Newington Town Council
From: John Salomone, Town Manager
Date: December 18, 2009
Re: Open Space Committee Establishment

At the December 8, 2009 Town Council meeting, I provided a memorandum for discussion regarding the establishment of a Town of Newington Open Space Committee. The Committee would be empowered to perform research and make recommendations to the Council on the status of open space within the Town. (Please see attached memorandum dated December 2, 2009.)

At the agenda meeting on December 15, 2009, the consensus and direction was that I would place a draft resolution on the agenda for consideration by the entire Town Council concerning the establishment of the Open Space Committee. The resolution will include a membership of nine people: two Councilors, one Town Plan and Zoning member, one Conservation Commission member, one economic Development Commission member, and four citizens at large. The Committee at this point would not have a sunset clause but would be reviewed from time to time for continuation, as are all committees.

Please see attached suggested resolution.

Attach.



John Salomone
Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

OFFICE OF THE TOWN MANAGER

MEMORANDUM

To: Newington Town Council
From: John Salomone, Town Manager
Date: March 6, 2015
Re: Disband Inactive Project Building Committees

At the February 24 Town Council meeting, the Council discussed disbanding the following inactive project building committees:

Board of Education Roof Replacement Project Building Committee (PBC)
Firehouse Expansion PBC
School Improvements PBC
Senior and Disabled Center Roof Replacement PBC
West Meadow Cemetery Expansion PBC

Director of Administrative Services Jeff Baron is in the process of writing final reports for each committee, as is required to close out building projects and disband the committees. Once these reports are complete and have been submitted for approval, an item will appear on an upcoming Council agenda to formally disband the committees.

Attach.



John Salomone
Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

OFFICE OF THE TOWN MANAGER

MEMORANDUM

To: Newington Town Council
From: John Salomone, Town Manager
Date: March 06, 2015
Re: Amend Appointment Resolution –Fair Rent Commission

The Town Council appointed Cathleen Hall as a Dwelling Unit Landlord member of the Fair Rent Commission on February 24, 2014. Upon the Town Clerk's review it was determined that the vacant position to be filled was an alternate Dwelling Unit Landlord position. A resolution is attached to correct the error.

Attach.

AGENDA ITEM: VI.A.

DATE: 3-10-15

RESOLUTION NO.: _____

RESOLVED:

That the Newington Town Council hereby corrects resolution 2015-27 to read as follows:

14. Fair Rent Commission

5 members, 2 Tenants, 2 Landlords, 1 Elector
3 alternates, 1 Tenants, 1 Landlord, 1 Elector
2 year term
Party Max: 4 members, 2 alternates
Remaining regular members: 4 Dem.
Remaining alternates: 2 Dem.

Name	Address	Party	Term	Replaces
Dwelling Unit Tenant:			Immed – 11/30/15	Vacant
Dwelling Unit Landlord Alternate: Cathleen Hall	37 Pepperbush Lane	R	Immed. – 11/30/15	Vacant

MOTION BY: _____

SECONDED BY: _____

VOTE: _____

AGENDA ITEM: VI.C.

DATE: 3-10-15

RESOLUTION NO.: _____

RESOLVED:

That the Newington Town Council hereby makes the following appointments:

Newington Housing Authority

5 members
5 year term
Party Max: 4
Remaining members: 2 Dem., 1 Rep.

Name	Address	Party	Term	Replaces
Susan G. Robins	82 Old Farms Drive	D	Immed. – 11/30/19	Vacant
Senior Housing Rep: Constance Ayers	241 West Hill Road	D	Immed.– 11/30/18	R. Golden (term exp. 11/30/13)

MOTION BY: _____

SECONDED BY: _____

VOTE: _____

AGENDA ITEM: VIII

DATE: 3-10-15

RESOLUTION NO. _____

RESOLVED:

That property tax refunds in the amount of \$1,214.88 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.

MOTION BY: _____

SECONDED BY: _____

VOTE: _____

TAX REFUNDS – March 10, 2015

Lukasz Siembida 14 Francis Avenue Newington, CT 06111	\$78.13
Brian Taylor 192 Griswoldville Avenue Newington, CT 06111	\$252.85
Baljit Sehmbi 131 Maple Hill Avenue Newington, CT 06111	\$20.61
Kenneth or Suzanne Sycz 85 1A Woodsedge Drive Newington, CT 06111	\$79.09
Nancy Vito 3 Hall CT Newington, CT 06111	\$30.91
Toyota Financial Services Attn: LBX842701 Commerce Way #800 Woburn, MA 01801-1057	\$252.08
Nissan Infiniti Tax Operations P.O. Box 650214 Dallas, TX 75265-0214	\$342.10
Sarah Swift 115 Moylan Court Newington, CT 06111	\$159.11
Total	\$1,214.88