



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
June 11, 2013
7:00 P.M.

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- I. PLEDGE OF ALLEGIANCE
 - II. ROLL CALL
 - III. PUBLIC PARTICIPATION – IN GENERAL (**In Person/Via Telephone**)
 - IV. REMARKS BY COUNCILORS
 - V. CONSIDERATION OF OLD BUSINESS (**Action May be Taken**)
 - A. Agreement Between Newington and New Britain re: Land Acquisition
 - VI. CONSIDERATION OF NEW BUSINESS (Action May Be Taken Only by Waiving the Rules.)
 - A. Discussion: Senior and Disabled Center Roof Archetect
 - VII. RESIGNATIONS/APPOINTMENTS (**Action May Be Taken**)
 - A. Appointments to Boards and Commissions
 - 1. Affordable Housing Monitoring Agency
 - 2. Balf-Town Committee
 - 3. Building Code Board of Appeals
 - 4. Central Connecticut Health District Board of Directors
 - 5. Newington Commercial Façade Easement Rehabilitation Loan Program Committee
 - 6. Clem Lemire Artificial Turf PBC
 - 7. Committee on Community Safety
 - 8. Conservation Commission
 - 9. Development Commission
 - 10. Downtown Revitalization Committee
 - 11. Employee Insurance and Pension Benefits Committee
 - 12. Environmental Quality Commission
 - 13. Board of Ethics
 - 14. Fair Rent Commission
 - 15. Firehouse Expansion Project Building Committee
 - 16. Housing Authority Board of Directors

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

17. Human Rights Commission
18. Library Board of Directors
19. NHS Track Renovations Project Building Committee
20. Open Space Committee
21. School Improvements Project Building Committee
22. Standing Insurance Committee
23. Tri-Town Community Access Cable Committee
24. Vehicle Appeals Board
25. Youth-Adult Council (Mayoral Appointment)
26. Zoning Board of Appeals

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

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

- A. May 28, 2013 Regular Meeting

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

XI. COUNCIL LIAISON/COMMITTEE REPORTS

XII. PUBLIC PARTICIPATION – IN GENERAL (**In Person/Via Telephone**)
(3 MINUTE TIME LIMIT PER SPEAKER ON ANY ITEM)

XIII. REMARKS BY COUNCILORS

XIV. ADJOURNMENT

AGENDA ITEM: VA

DATE: 6-11-13

RESOLUTION NO. _____

RESOLVED:

That the Newington Town Council hereby authorizes the Town Manager to enter into the attached agreement with the City of New Britain regarding the acquisition of 15.5 acres of land owned by the State of Connecticut and located in Newington, for the sole purpose of the COSTCO development project in New Britain.

MOTION BY: _____

SECONDED BY: _____

VOTE: _____

May 7, 2013

John C. King, Esq.
City of New Britain
Office of Corporation Counsel
City Hall, 27 West Main Street
New Britain, CT 06051

Re: COSTCO development project – 15.5 acres located in Newington

Dear Mr. King,

I write to you today in my capacity as Newington Town Attorney and by way of follow up to my May 3, 2013 telephone conversation with Seth Feigenbaum, Esq., (New Britain corporation counsel) as well as Thomas P. Cody, Esq. (COSTCO). Our intention was to finalize a letter agreement to address the above matter. Please accept the following:

In consideration of the promises contained herein, and other good and valuable consideration, The Town of Newington (hereinafter Town) and the City of New Britain (hereinafter City) hereby agree as follows:

1. The Town will cooperate in the City's efforts to obtain the 15.5 acres located in Newington from the State of Connecticut for the sole purpose of the COSTCO development project. The parties hereto anticipate that Proposed House Bill – 6672 "An Act Concerning the Conveyance of Certain Parcels of State Land" (hereinafter Act) will soon be acted upon by the General Assembly and ultimately signed into law. Anticipating this passage, the concern is that the Town of Newington is being asked to take no position on the bill, and therefore forego its right of first refusal for the 15.5+- acres at issue. To address this concern, the parties agree that the City shall not proceed to closing with regard to the transfer of the 15.5+- acres from the State to the City until and unless the COSTCO development project proceeds in accordance with the provisions of Section 4 of the Act, a copy of which is attached, or legislation which accomplishes substantially similar purposes.
2. The City will use the 15.5 acres exclusively for golf course or open space purposes.
3. The 15.5 acres is to remain subject to land use regulation as defined by Newington zoning, inland wetland and other applicable municipal regulations and law.
4. The City, or its designee, will timely pay to the Town of Newington real property taxes (and personal property taxes, if applicable) as determined by the Newington Assessor, subject to all of the normal and usual rights of taxpayers under law, including right of appeal.

5. Town residents, subject to proper verification, shall be charged at the same rate as City residents for all golf matters (greens fees, etc.) at Stanley Golf Course. This provision is to take effect once the 15.5+- acres is transferred from the State to the City and shall continue as long as Stanley Golf Course is in operation.
6. The parties hereto agree to take all reasonable measures necessary to insure that the provisions of this Agreement are successful.

Very truly yours,

Peter J. Boorman, Esq.

The parties, by their signature below, accept the terms and conditions as provided above.

Town of Newington

John Salomone, Town Manager
Duly Authorized

Date

City of New Britain

Duly Authorized

Date

Cc: Seth Feigenbaum, Esq.



John Salomone
Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

OFFICE OF THE TOWN MANAGER

MEMORANDUM

To: John L. Salomone, Town Manager
From: Jeff Baron, Director of Administrative Services
Date: June 06, 2013
Re: Senior and Disabled Center Architect

The Senior and Disabled Center Roof Replacement Project Building Committee met on June 4th to interview architects for providing professional services related to the replacement of the roof of the entire building and the installation of a new canopy at the east side entrance, facing Mill Street. Eight firms submitted qualifications statements in response to the Town's request for Proposals Number 10, 2012-13. Seven of those firms were determined to be qualified and were considered by the Committee. Of those, four firms were interviewed and submitted fee proposals. The Committee recommends that Kaestle Boos Associates of New Britain be awarded the contract for these services, based on their qualifications, interview, and fee proposal of \$25,000.

In addition to the canopy installation, this project is expected to include replacement of all 37,000 square feet of roofing at the Senior and Disabled Center. \$755,500 is budgeted in the 2013-14 Capital Improvement Plan for this project. The Project Building Committee is attempting to have this work completed before winter.

Please place discussion of the contract award to Kaestle Boos Associates on the Town Council agenda for the June 11th meeting, and action on this award on the Town Council agenda for June 25th. The minutes of the Project Building Committee's June 4th meeting are attached.

SPECIAL MEETING MINUTES

SENIOR AND DISABLED CENTER ROOF REPLACEMENT PROJECT BUILDING COMMITTEE

June 4, 2013

Town Hall Conference Room L100

- I. Call to Order – The meeting was called to order at 5:08 PM.
- II. Roll Call - Members present: Clarke Castelle, Chairperson; Myra Cohen, Dave Nagel, Karen Brecher and Bill Demaio. Others present: Bob Korpak, Director of Facilities Management; and Jeff Baron, Director of Administrative Services.
- III. Public Participation – None.
- IV. Approval of Prior Meeting Minutes – Mrs. Cohen made a motion that the minutes of the May 23, 2013 meeting be approved as presented. A second to the motion was made by Mr. Nagel. The motion passed unanimously.
- V. Discussion of Procedural Matters – Mr. Baron had prepared a number of questions that had been reviewed in advance of the meeting by the Chairperson. The questions were discussed with the Committee. Mr. Baron was directed to ask these questions of each firm. The Committee also chose to discuss the members' impressions after each interview. Mr. Baron will present the prepared questions to all firms but recused himself from all other discussions regarding J Associates Architects. Each firm being interviewed submitted a fee proposal that had been forwarded to all Committee members by e-mail the evening before the interviews.
- VI. Architect Interviews – The Committee interviewed four firms: Jay Victorick, J Associates Architects of Newington; David King and Richard Kirby, Kaestle Boos Associates of New Britain; Mark Welch and Peter Chow, Oak Park Architects of West Hartford; and Bill Silver and Dean Petrucelli, Silver/Petrucelli and Associates of Hamden. Firms made brief presentations and responded to questions.
- VII. Discuss and Take Action on Town Council Recommendation – All four firms were considered knowledgeable and professional. Two of the firms, Kaestle Boos Associates and Silver/Petrucelli + Associates, presented several concepts and ideas regarding the canopy that will be designed for the east entrance. They were considered the top two candidates and the qualifications, merits, and impressions of both were discussed extensively. Mrs. Cohen

made a motion that the Senior and Disabled Center Roof Replacement Project Building Committee recommend to the Newington Town Council that the firm of Kaestle Boos Associates of New Britain be appointed as the project architect, to complete design of the roof replacement and the canopy installation based on their qualifications statement, their interview with the Committee and their fee proposal of \$25,000. A second to the motion was made by Mrs. Brecher. The motion passed unanimously, by a vote of 5 YES to 0 NO.

- VIII. Any Other Business Pertinent to the Committee – Mr. Baron will notify Kaestle Boos Associates upon contract award of the Committee’s preferences regarding the canopy, so they can begin design on this feature prior to the next Project Building Committee meeting. These preferences are for a canopy that covers the side door out of the auditorium, whose width is the length of a handicapped van, with hand rails on one side, with adequate lighting, and with a snow melt system for the walkway to be bid as an alternate item. The Committee tentatively agreed to meet on July 16th at 5:00 PM.
- IX. Public Participation – None.
- X. Response to Public Participation – None.
- XI. Adjournment – the meeting adjourned at 8:55 PM.

Respectfully submitted,

Jeff Baron

Jeff Baron
Director of Administrative Services

AGENDA ITEM: VIII

DATE: 6-11-13

RESOLUTION NO. _____

RESOLVED:

That property tax refunds in the amount of \$2,205.97 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 – JUNE 11, 2013

VW Credit Leasing LTD 1401 Franklin Boulevard Libertyville, IL 60048	\$1,424.15
VW Credit Leasing LTD 1401 Franklin Boulevard Libertyville, IL 60048	\$781.82
Total	\$2,205.97