



James Krupienski  
Acting Town Manager

# TOWN OF NEWINGTON

200 GARFIELD STREET  
NEWINGTON, CONNECTICUT 06111

**MAYOR BETH DELBUONO**

## **NEWINGTON TOWN COUNCIL REGULAR MEETING MINUTES**

**Tuesday, June 13, 2023**

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*Adam O. Krupienski*  
Town Clerk

*This meeting was presented as a Zoom Webinar/Hybrid Meeting*

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

1. PLEDGE OF ALLEGIANCE

2. ROLL CALL

Councilor Anest  
Deputy Mayor Budrejko  
Councilor Camillo  
Councilor Donahue  
Councilor Manke  
Councilor Nagel  
Councilor Page  
Councilor Radda  
Mayor DelBuono

Staff Attendees:

James E. Krupienski, Acting Town Manager  
Chris Zibbideo, Town Engineer  
Janet Murphy, Director of Finance (*via Zoom*)  
Susan Gibbon, Council Clerk

3. APPROVAL OF AGENDA

Motion by Councilor Manke to approve the agenda. Seconded by Councilor Page. Motion passed 8-0 (Councilor Camillo absent).

4. AWARDS/PROCLAMATIONS

A. Retirement - Jeffrey Wagner, MPO, SRO

Introduced by Mayor DelBuono

**WHEREAS, on April 25, 2005 Jeffrey Wagner was hired as a Police Officer for the Town of Newington; and**

**WHEREAS, Officer Jeffrey Wagner was appointed K-9 Handler on March 1, 2006; and was appointed to the Emergency Response Team in March 2006 and January 2022; and**

**WHEREAS, In December 2007 and again in May 2011, Officer Jeffrey Wagner received the Excellence in Policing Award; and**

**WHEREAS, On February 20, 2009, Officer Jeffrey Wagner was appointed Field Training Officer; and**

**WHEREAS, Officer Jeffrey Wagner received the Arrest/Investigation of the Month in July 2009 and Arrest of the Month in December 2012; and**

**WHEREAS, Officer Jeffrey Wagner received a Letter of Commendation in December 2018; and**

**WHEREAS, On March 31, 2019, Officer Jeffrey Wagner was promoted to Master Police Officer and received a Written Commendation Award on May 21, 2019; and**

**WHEREAS, Master Police Officer Jeffrey Wagner received a Life Saving Citation on May 21, 2019; and**

**WHEREAS, In May 2021, Master Police Officer Jeffrey Wagner was appointed as the School Resource Officer; and**

**WHEREAS, Master Police Officer Jeffrey Wagner has received Commendation letters from surrounding police departments including New London, New Britain, Simsbury, Vernon, Wethersfield, and the State of Connecticut Department of Transportation; and**

**WHEREAS, Master Police Officer Jeffrey Wagner received various letters and emails of appreciation from residents and citizens while in the service of the Town of Newington; and**

**WHEREAS, After over 18 years of service, Master Police Officer Jeffrey Wagner will be retiring from the Newington Police Department on June 13, 2023; and**

**NOW THEREFORE BE IT RESOLVED, that the Newington Town Council hereby recognizes and extends its sincere appreciation to Master Police Officer Jeffrey Wagner for his professional service and dedication to the Town and wishes him the best in his retirement.**

**Dated in Newington, Connecticut, this 13<sup>th</sup> day of June, 2023.**

Seconded by Councilor Manke. Motion passed 8-0 (Councilor Camillo absent)

- Deputy Mayor Budrejko thanked Officer Wagner for his years of service. Efforts and professionalism recognized by many, including other departments. Stay in touch
- Councilor Page thanked Office Wagner for his years of service and his family as well. Wish you nothing but the best.
- Councilor Manke added his congratulations. Thank you for keeping us safe and for caring about our community. Wish you all the best on your retirement.
- Councilor Radda added her congratulations and many thanks for all your years of service. You, and your brothers and sisters, keep us safe in a town we love to live in.
- Councilor Donahue thanked Officer Wagner for his 18 years of service. Stay in touch.
- Councilor Anest thanked Officer Wanger for his 18 years of service protecting the residents. Sure students will miss you as well. Congratulation, enjoy your retirement.
- Councilor Nagel thanked Officer Wagner for his years of service, ranging from all different areas of the police department and being a K-9 handler. Enjoy your retirement. Congratulations again, you will be missed.
- Mayor DelBuono offered her sincere congratulations. Over the years I've seen you in action a few times and have had the pleasure of working with you. Greatly appreciate the service you have given to the town. Wish you well. You will be missed.
  
- Officer Wagner stated that Newington was his number one choice to be a police officer. Newington was known as the best PD in the state. You should be proud of all the police officers in town. Officers are leaving Newington because of benefits, etc. See effort and

professionalism of my brothers and sisters every day. We see 800 critical incidents in our career. We go through a lot. They deserve what the get.

5. PRESENTATIONS

A. Introduction – Chris Zibbideo, Town Engineer

- Acting Town Manager Krupienski stated he is very excited to introduce Chris. He comes to us from the private sector.
- Mr. Zibbideo stated that was a hard act to follow. As you can see, I'm not new at this, I've been around a while – municipal engineering, private practice. I have well-rounded education and career with projects of all kinds.
- Mayor DelBuono stated welcome. Glad to have you on board.
- Mr. Zibbideo stated that I am working on grants as we speak.
- Deputy Mayor Budrejko stated that in addition to new projects, we have some serious infrastructure issues – you are going to see a lot. Like that you have private experience as well.
- Mr. Zibbideo stated that I can see where they are coming from and what their concerns are and how they are treated. I've worked with many municipalities and would like to treat our developers well in my new role.
- Councilor Page stated that you've worked in the military as well.
- Mr. Zibbideo stated yes.

6. PUBLIC PARTICIPATION – IN GENERAL (Via Zoom Application or Phone)  
(3 MINUTE TIME LIMIT PER SPEAKER ON ITEMS IN GENERAL)

A. Public Comments

- Clare Fravel, 188 Brockett Street stated she is an abutting property owner of 187 East Robbins and not in favor sale of Timothy Street property.
- Dennis Fravel, 188 Brockett Street stated he is not in favor of sale Timothy Street property.
- Robert Novis, 220 Superior Street stated he is not in favor of sale of Timothy Street property.
- Ted Fravel, 105 Centerwood Road stated he is not in favor of sale of Timothy Street property.

B. Email Correspondence

- None requested to be read into record.

7. REMARKS BY COUNCILORS ON PUBLIC PARTICIPATION

- Mayor DelBuono stated that the item you are referring to is New Business and not action will be taken this evening. I did read the emails you sent and appreciate the detail and level of thought and questions you posed. This is the first time I've dealt this and it's good to hear your concerns and questions. Appreciate your input.
- Councilor Page thanked you all for speaking tonight and letters. It will help us make a better decision.
- Councilor Radda thanked everyone for coming out tonight and speaking, as well as their emails. I want to become more familiar with that property
- Deputy Mayor Budrejko stated that in addition to the people here, we received two other letters from people that are not here about this subject. The questions you asked are actually things I haven't thought about and appreciate getting these answers. One way or

the other someone won't be happy. Thank you for coming out and pointing this out to us. Know that TPZ will be taking this seriously as well.

8. EXECUTIVE SESSION

A. CGS §1-200(6)(B) -Pending Litigation: M. Manke v Town of Newington, Et Al.

Motion by Deputy Mayor Budrejko

**RESOLVED,**

**That the Newington Town Council, in accordance with CGS §1-200(6)(B) hereby moves to go into Executive Session, and invites the Town Council members, the Mayor, James Krupienski, Acting Town Manager and Ben Ancona, Town Attorney, to discuss Pending Litigation against the Town of Newington: M. Manke v Town of Newington, Et Al.**

Seconded by Councilor Radda Motion passed 8-0 (Councilor Camillo absent)

- Councilor Manke excused himself from the executive session.

*Councilor adjourned to Executive Session at 7:33 p.m.*

*Councilor resumed the regular meeting at 8:56 p.m.*

9. CONSIDERATION OF OLD BUSINESS

A. ARPA Fund Allocations

- Ms. Murphy stated she did add the Sunday summer concerts for \$18,000 for this fiscal year.

Motion by Councilor Page

**RESOLVED:**

**That the Newington Town Council hereby endorses the use of American Rescue Plan Act (ARPA) funds for the following projects:**

- **Fire Department Fit Test Machine - not to exceed \$14,000**
- **Parks and Recreation Pool Paint - not to exceed \$25,000**
- **Eagle Park Playground - not to exceed \$375,000**
- **Town Hall Canopies - not to exceed \$200,000**
- **Town Building Roof Replacement and Repair - not to exceed \$300,000**
- **Police Admin Vehicle Ford Explorer - not to exceed \$71,500**
- **Highway & Parks Garage - not to exceed \$459,000**
- **Parks summer concerts - not to exceed \$18,000**

Seconded by Councilor Radda. Motion passed 8-0 (Councilor Camillo absent).

B. Discussion – Easement for Egress Ramp at 1042 Main Street

- Acting Town Manager Krupienski stated we discussed this at our last meeting. I went out and took a picture this evening, figured it would help visually. The TPZ will be taking this up at the June 28<sup>th</sup> meeting, along with the applicant.

Motion by Councilor Donahue

**RESOLVED:**

**That the Newington Town Council hereby directs and authorizes James Krupienski, Acting Town Manager to submit to the Town Plan and Zoning Commission, for its report in accordance with Section 8-24 of the Connecticut General Statutes, a review of a requested easement to install a ramp to the rear of 1042-1046 Main Street.**

Seconded by Councilor Nagel. Motion passed 8-0 (Councilor Camillo absent)

**10. REFUNDS (Action Requested)**

**A. Approval of June 13, 2023 Refunds for an Overpayment of Taxes**

Motion by Deputy Mayor Budrejko

**RESOLVED:**

**That property tax refunds in the amount of \$1,480.49 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 Radda. Motion passed 8-0 (Councilor Camillo absent)

**11. APPROVAL OF MINUTES**

**A. May 9, 2023 Special Meeting Minutes**

Motion by Councilor Nagel to approve the May 9, 2023 Special Meeting Minutes. Seconded by Councilor Donahue. Motion passed 8-0 (Councilor Camillo absent)

**B. May 23, 2023 Regular Meeting Minutes**

Motion by Councilor Manke to approve the May 23, 2023 Meeting Minutes. Seconded by Councilor Nagel. Motion passed 7-0-1 (Councilor Camillo absent; Councilor Anest abstained)

**C. May 31, 2023 Special Meeting Minutes**

Motion by Councilor Nagel to approve the May 31, 2023 Special Meeting Minutes. Seconded by Councilor Manke. Motion passed 8-0 (Councilor Camillo absent)

**12. NEW BUSINESS**

**A. Departmental Transfers & Surplus Funds for Pension Funds**

- Ms. Murphy stated that at the end of the year, it looks like we will be \$3.6 million favorable for revenue with a majority coming from building permits and interest and investment earnings. Other areas are the town clerk fees and taxes. Back up to a 99% collection rate for taxes. Also included is the MOU with the BOE. This does not include the sale of National Welding. Looking to come in at over one million favorable for expenditures. Need to return the \$200,000 to the cemetery fund.
- Deputy Mayor Budrejko stated she was curious about the workers for the cemetery. Did we not hire them?
- Acting Town Manger Krupienski stated that the union determined that we didn't need direct cemetery maintainers and it made more sense to see positions filled from within. Part of the settlement was to fill the positions preventing the need for additional workers. That fund is a perpetual fund and not a payroll fund directory.
- Councilor Page stated there was a renewed interest in management of the cemeteries by Mr. Chapman and you. That is not going away?
- Acting Town Manager Krupienski stated no.

- Councilor Page asked Ms. Murphy if there was an overage in our favor for investment income.
- Ms. Murphy stated that we are seeing a favorable variance of \$1.4 million. This is not just interest income but also market losses. A majority of our investments are in state funds. The second part of the transfer request is we have an opportunity to add to our pension funds and would like to do that every year and would like to add an additional \$300,000 this year to get the pensions back inline. We do contribute every year as indicated by our actuaries.
- Mayor DeIBuono stated that when we talk about the town attorney line, the town attorney is not getting extra salary, it is other outside counsel.
- Ms. Murphy stated that is correct, it is called Town Attorney.

#### B. Suspense List

- Ms. Murphy stated that this is something that we do annually. These are deemed uncollectable.
- Councilor Manke asked how these are collected.
- Ms. Murphy stated they will get a delinquent notice. Will also send them to constables. Once again, if it's a motor vehicle, if you want to register or sell, our tax lien will get paid first
- Councilor Page thanked the tax collector for doing such a great job collecting taxes.
- Councilor Anest stated we need to thank the taxpayers for paying their taxes.

#### C. Departmental Fees Update, Chapter 225 – Cemetery

- Acting Town Manager Krupienski stated you will be seeing a few of these coming forward to you. There is a time constraint on this ad it goes into effect on July 1<sup>st</sup>. In 2018 he did present a proposal to increase by 2% each year and that had been part of our resolution, and it wasn't. So, when it went to the membership and local funeral homes, the fees weren't valid and need to come to you for approval. The question for you is are you comfortable allowing for a 2% escalation yearly or would you like the fees to come back to you as council?
- Mayor DeIBuono stated she understands the need for escalation but wouldn't feel comfortable without something that would substantiate that and would be more comfortable having it come back to us each year or as needed.
- Deputy Mayor Budrejko stated that in 2018 the assumption was we would be doing 2% each year.
- Acting Town Manager Krupienski stated that was in the comparison but was not what we put in the official resolution that approved the fees. Since the 2019 fiscal year, they had the assumption they had a 2% increase. They are not behind in fee increased. We need to take time to adopt them properly.
- Deputy Mayor Budrejko stated that the last study was in 2018.
- Councilor Manke stated he thinks it's important to do comparisons to other cemeteries. What is the 2% based on? What if inflation hits and it should be higher. It's important that the council review.
- Councilor Radda stated she agrees and would like to see it done annually. Would like to see this information prior to our next meeting.
- Acting Town Manager Krupienski stated he will ask them to update the 2018 spreadsheet.
- Deputy Mayor Budrejko asked if these fees were all cemeteries or just West Meadow?

- Acting Town Manager Krupiensi stated that these fees will be utilized for all cemeteries.

D. Placement of Coverage – Property, Casualty, Liability Insurance and Workers Compensation

- Acting Town Manager Krupiensi stated that it's been quite a few years since we went out for RFP for coverage and CIRMA as was the lowest.
- Councilor Page stated we went out to bid and got only two responses?
- Councilor Manke stated that apparently there are very few companies that write insurance for municipalities as there is a lot of risk involved and certain drivers in the market. We have a broker who handles this, and he suggested we see what Travelers has to offer. We met with Travelers, and they wrote up a quote for us and it was determined the CIRMA was by far the cheapest.
- Councilor Nagel stated that CIRMA is traditionally the most economical and acceptable for our needs. As Councilor Manke pointed out there are very few companies that offer insurance.

E. TPZ Referral of Sale of Town Land – 21 Timothy Street

- Mayor DelBuono stated they did hear from folks who live near this parcel. The did have some questions which we may not have the answer to tonight but would like them prior to the next meeting.
- Acting Town Manager Krupiensi stated that the questions are in the email (which he does not have a copy of). Did meet with Ms. Fravel in person and spoke with Ted Fravel on the phone.
- Mayor DelBuono stated she will forward the emails to James.
- Acting Town Manager Krupiensi stated you received a copy of the initiation of the sale as well as the response back to the attorney's office, as well as abutter notifications as required under the policy. We did receive some comments on this. Did let Ms. Fravel know that there was public participation during this meeting, this would be going to TPZ for review, there will be a report to the council from the town manager, as well as a public hearing to receive comments and then to council for final review. It is a process.
- Deputy Mayor Budrejko stated the questions that Ms. Fravel asked are pretty detailed. Before we forward to TPZ will we get those questions answered?
- Acting Town Manager Krupiensi stated that right now you are sending to TPZ for review of the parcel and the recommendation of whether it should or should not be sold and if they chose to a recommendation for another possible use. WE are going through the process and those questions will be answered. We will also need an appraisal of the property (to be paid for by the buyers).
- Deputy Mayor Budrejko asked if TPZ will be receiving copies of all the letter that we received.
- Acting Town Manager Krupiensi stated he doesn't see why not, it's relative to the application. The referral won't be going to TPZ until the 28<sup>th</sup>.
- Councilor Anest suggested sending the minutes of our meeting, along with our comments.
- Acting Town Manager Krupiensi asked if they wanted that portion of the meeting as verbatim or are you fine as the attachment of the emails.
- Ms. Gibbon asked if we could attach the emails that were sent with their questions.

- Councilor Radda stated that the residents have been informed that they can speak during public participation.
- Acting Town Manager Krupienski stated yes, they can if they have a public hearing.
- Councilor Manke stated that we are talking about a parcel of land between two houses that is road width.
- Acting Town Manager Krupienski stated it is 50 feet in width, .19 acres and approx. 80 feet deep.
- Councilor Manke stated he wanted to make it clear that the land behind that, which is now open space is not town property.
- Acting Town Manager Krupienski stated that is privately owned.
- Mayor DelBuono stated that open space is undeveloped space.
- Councilor Manke stated that it's not space we can turn into a park or use for other purposes because someone owns it.
- Acting Town Manager Krupienski stated we control the 50 feet. It was signed off in volume 3 of the selectman records for acceptance of the outlay of roadways.
- Councilor Manke stated that was one of the questions.
- Acting Town Manager Krupienski stated we do own that piece.
- Mayor DelBuono asked if we had a history on the sale of the property. One email we received was that it was sold with having access onto Robbins.
- Acting Town Manager Krupienski stated if you look on GIS is it listed as two separate parcels. There was discussion with Mr. Hinckley and the applicant that there may have been an existing easement allowed for that second parcel which is no longer allowed under our zoning regulations. So, in that aspect, that could be one of the reasons the is some confusion as to access to the parcel and that may be the reason, they came forward looking at that secondary stub as access.
- Deputy Mayor Budrejko asked if there were two different owners of the lots or just one owner who subdivided?
- Acting Town Manager Krupienski showed a GIS map of the parcel. At some point there was an easement which is no longer allowed.
- Mayor DelBuono stated that there are some houses on rear lots on Robbins.
- Acting Town Manager Krupienski stated that zoning regulations have changed since those houses were built.
- Deputy Mayor Budrejko asked of the owner of the rear lot belonged to the house.
- Acting Town Manager Krupienski stated he will have to review that.
- Councilor Radda asked if the person who purchased this rear lot was under the assumption there could be a shared driveway, access, and egress from Robbins.
- Acting Town Manager Krupienski stated he does not know.
- Mayor DelBuono asked where the piece is they are looking to purchase.
- Acting Town Manager Krupienski indicated that on the map. They are very unusual lots. It's a R12 zoned area, this may still not allow the actual square footage needed to build on. There are a lot of steps regarding this.

F. Update to the Classification & Pay Plan

- Acting Town Manager Krupienski stated that this is for the administrative group raises, a proposed 2% raise to be in effect for July 1<sup>st</sup>. This has been budgeted in our current budget.

13. WRITTEN/ORAL COMMUNICATIONS FROM THE TOWN MANAGER



- Acting Town Manager Krupienski stated that staff IDs have been implemented. This is especially helpful for staff who have to go out on location and can be identified as a town employee. Regarding the National Welding site, the developer had some issues with one of their lenders, in contact with local banks and hope to have it soon.
- Councilor Page asked if that doesn't work out, we will market the lot again.
- Acting Town Manager Krupienski stated we do have four checks against the property, and this is the route we want to go because we have all the approvals. As previously discussed, we have interviews coming up for building officials to assist with development currently going on. Have interviews for a clinical social worker for Human Services and for an assistant assessor.
- Deputy Mayor Budrejko asked if the building officials are outside contractors.
- Acting Town Manager Krupienski stated it will be a full time transitional position. The current building official will be retiring soon. We are only looking to hire one building official now and want to have them in place for transition.
- Councilor Donahue asked about the car wash on Fenn Road.
- Acting Town Manager Krupienski stated that they are waiting on sign off from MDC.
- Councilor Page asked about Keeney Manufacturing.
- Acting Town Manager Krupienski stated he has not received any further information from them. They were gutting the interior, wanted to get Main Street view most open.
- Councilor Radda asked about the old Premier Cleaners site.
- Acting Town Manager Krupienski stated nothing on that one. That is going through a family estate, it would also be a brownfield site. That may be a cleanup or a full raise.
- Mayor DeBuono stated that is privately owned, not even on the table.
- Councilor Nagel asked if there were any plans on information on the ongoing process on Cedar Street and Fenn Road on what the state is doing in terms of paving and so on. It has become quite a problem at some times.
- Acting Town Manager Krupienski stated nothing more than what has been put up on our website. There is an issue with painting of lines at Willard Avenue. Hope to be finishing work around Cedar Point this week as well.
- Councilor Nagel stated that people in town need to try to figure out which way to go when driving around town. Understand that Robbins is also going to be worked on. People not happy that trees were removed. What is actually happening to improve the roadway.
- Acting Town Manager Krupienski stated that the work on Robbins should be completed this summer. The trees on Robbins were properly posted so if anyone had a question they could contact us. We held informational meetings on that entire project. We are keeping an eye on that one.
- Councilor Donahue asked if the work on Cedar included Alumni Road.
- Acting Town Manager Krupienski stated that we are in the final phase with Alumni Road. We have received the draft traffic investigation report and will get the certificate on file.
- Councilor Donahue asked if the neighborhood has been enlightened.
- Acting Town Manager Krupienski stated he will have to ask about that.
- Councilor Donahue asked if they were going to be opening the gate.
- Acting Town Manager Krupienski stated that the gate will be opened once the improvements are made which is part of the traffic report itself and the stipulation.
- Councilor Donahue stated that will increase the traffic behind those houses.
- Acting Town Manager Krupienski stated it may. It's a right in and right out only. It's a long time coming. Not the plan we originally had but hopefully it will make improvement.

14. COUNCIL LIAISON/COMMITTEE REPORTS

- Councilor Nagel stated that the senior center met this month and are including additional activities for LGTQ. June 22<sup>nd</sup> is volunteer event. Senior Center has waived membership fee for next year, still need to renew. Window replacement project ongoing. The library board annual meeting is September 11<sup>th</sup> at 7 p.m. Library finishing up bank consolidation – all accounts will be at TDBank. Adult and teen summer reading programs in full swing. The teen position is going to be filled on July 15<sup>th</sup>. Library Board applied for state library renovation grant, working with Sonic on grants. Will not be able to be at point for referendum in fall. Dates for summer library concerts have been changed to July 24<sup>th</sup> and 31<sup>st</sup>.
- Councilor Donahue stated that NCTV has been invited to speak at the ACM conference in New York City regarding how we run an all-volunteer station.

15. PUBLIC PARTICIPATION – IN GENERAL (Via Zoom Application or Phone)  
(3 MINUTE TIME LIMIT PER SPEAKER ON ITEMS IN GENERAL)

- Mr. Tallard asked what is happening with Robbins Avenue and Main Street.

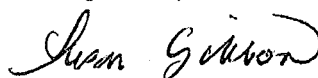
16. REMARKS BY COUNCILORS

- Acting Town Manager Krupienski stated that the trees on that area were not considered safe and were removed. After work completed, additional trees will be planted.

17. ADJOURNMENT

Motion by Councilor Manke to adjourn the meeting at 10:07 p.m. Seconded by Councilor Donahue. Motion passed 8-0 (Councilor Camillo absent).

Respectfully submitted,



Susan Gibbon  
Council Clerk