

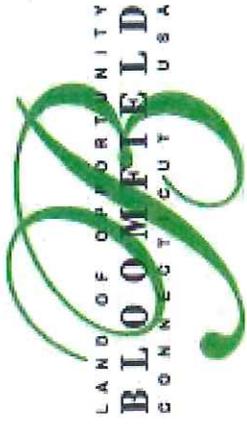
**BLOOMFIELD TOWN COUNCIL**  
**Monday, July 11, 2016**  
**Council Chambers – 7:30 p.m.**

Joan Gamble, Mayor  
Sydney T. Schulman, Deputy Mayor  
Patrick A. DeLorenzo      Wayne Hypolite  
Joseph P. Merritt      Joel J. Neuwirth  
E. Leon Rivers      Derrick A. Seldon  
Joseph Washington

- I. Pledge of Allegiance
- II. Roll Call
- III. Announcements and Presentations
  - A. Update on the Prosser Library, Mr. Mark Weisman & Tai Soo Kim Partners
  - B. Update on the Human Services Center Building (330 Park Avenue), Centerbrook Architects & Planners
- IV. Citizens' Statements and Petitions  
*Statements by members of the public may be oral or written and shall start with the speaker's name and address and shall continue for no longer than five (5) minutes, unless permitted by the Mayor or councilor presiding.*
- V. Report from Council Subcommittees
  - A. Community Services – Councilor Derrick Seldon
  - B. Administration & Education – Councilor Leon Rivers
  - C. Golf – Councilor Leon Rivers
  - D. Finance – Councilor Wayne Hypolite
  - E. Public Safety – Councilor Joe Washington
  - F. Committee on Committees – Councilor Joe Washington
  - G. Land Use & Economic Development – Deputy Mayor Syd Schulman
- VI. Council Business
  - Old Business:
    - 15/16-85: Discussion and Possible Action Regarding Three Capital Improvement Projects (Comments from Douglas Gillette, Bond Attorney of Day-Pitney LLP; Separate votes needed)
      - a. Prosser Library
      - b. Public Works Facility
      - c. Alvin & Beatrice Wood Human Services Building

New Business:

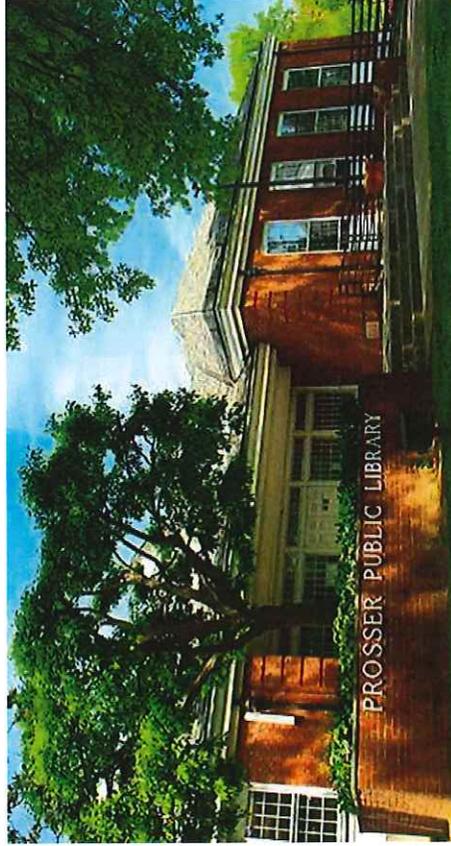
- 16/17-1: Consider and Take Action Regarding Additional Funding for Architectural Design Services (Alvin & Beatrice Wood Human Services Center)
- VII. Report from Mayor and Town Manager
- VIII. Approval of Minutes
  - A. Tuesday, June 28, 2016 (Special Meeting)
  - B. Monday, June 27, 2016
- IX. Council Comments
- X. Executive Sessions
  - A. Discussion Concerning Labor Negotiations
  - B. Discussion Concerning Pending Claims and Litigation
  - C. Discussion Concerning Employee Evaluation – Town Manager
- XI. Adjournment



## **Prosser Public Library**

July 11, 2016

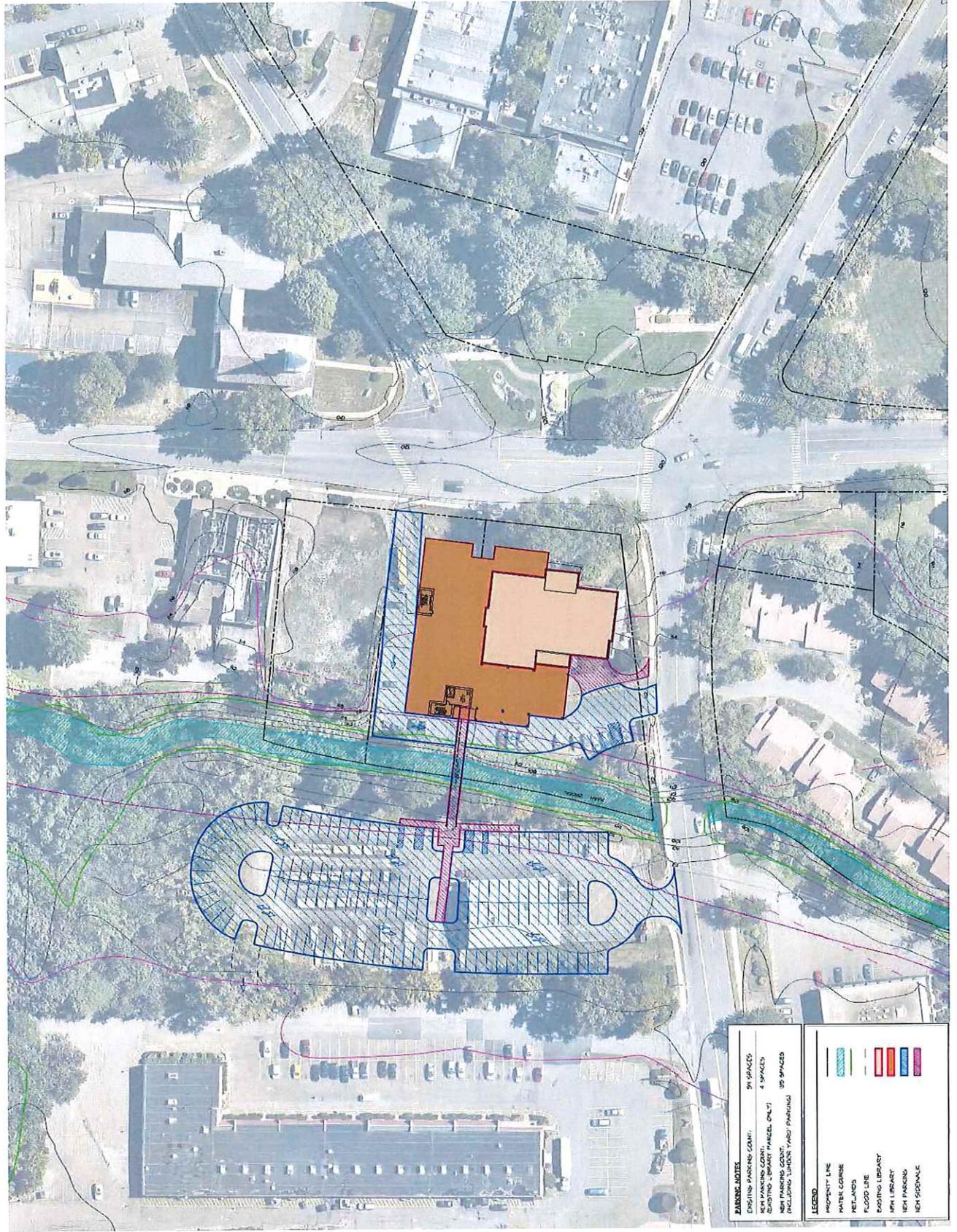
### **Space Assessment and Conceptual Designs for the Prosser Public Library Updated Design Option**



**Tai Soo Kim Partners Architects**

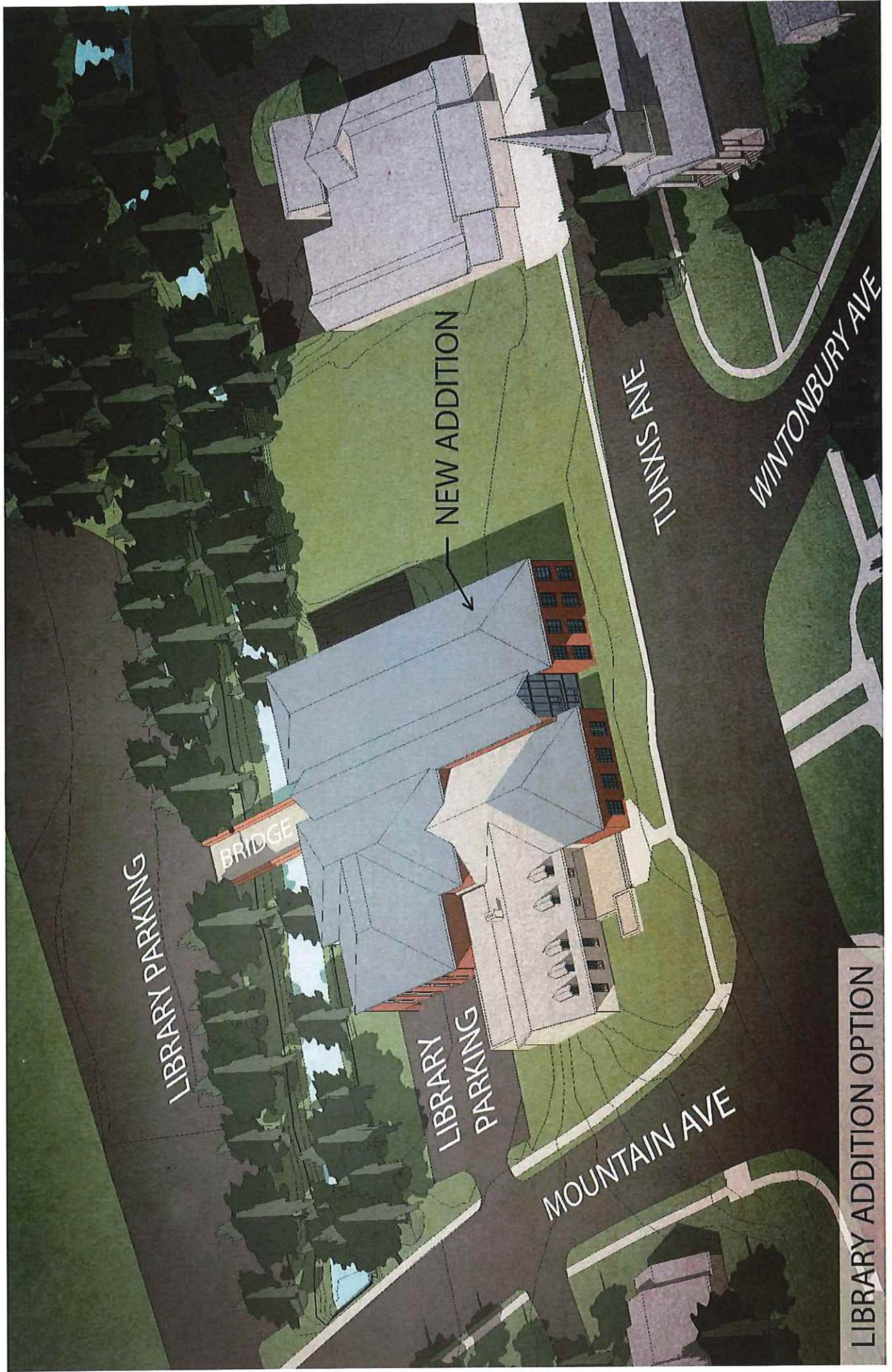
# Updated Prosser Site Option (Initial Concept)

## 2 Stories North/West Addition & Renov - 135PS +/-



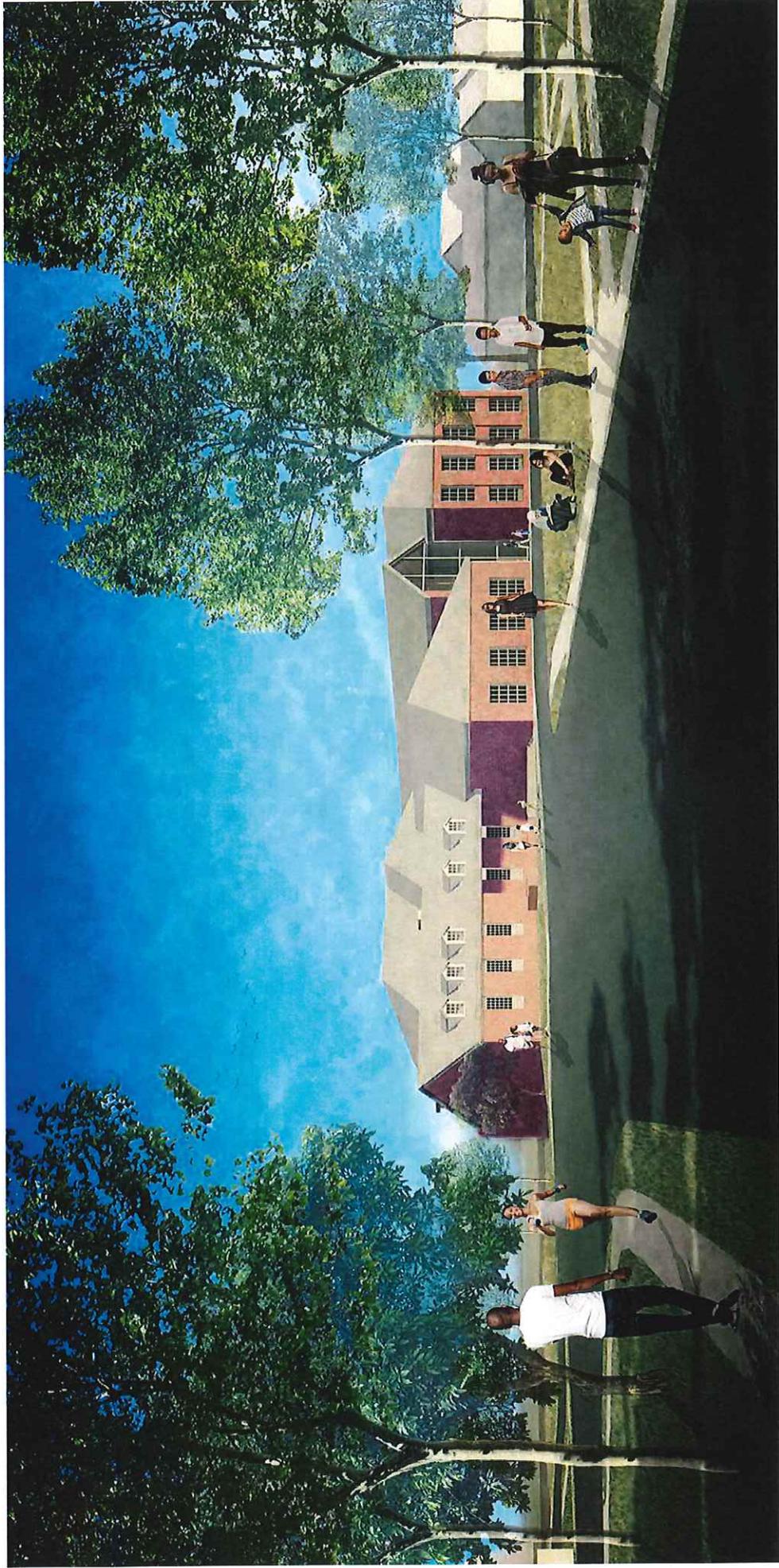
# Updated Prosser Site Option

2 Stories North West Addition & Renov – Building Massing Study Aerial View



# Updated Prosser Site Option

## 2 Stories North West Addition & Renov – Street View



# Project Budget - Updated

Prosser Public Library  
 Bloomfield, Connecticut  
 Project Budget Analysis  
 July 7, 2016

use for Prosser  
 In 2016 at 4%/yr  
 multiplier 1.08 projected to 2018  
 multiplier 1.12 projected to 2019

	Town Hall Site (New Three-Story Building) Option 1 36,328 SF	Prosser Site (Lift Building and Expand Toward North) Option 2 38,234 SF	Updated Prosser Site (Abandon Basement; Add Riley Property) Updated Option 2 37,309 SF (no basement)
<b>A. Construction Cost</b>			
1 Site Work on Existing Site	300,000 /A	375,000	375,000
2 Site Work on Additional Site	3,000 /lf	150,000	700,000 Riley
3 Pre-Fab Bridge over Wash Brook, plus \$50k for footings	3,000 /lf	0	0
4 HazMat & Demo	325 /sf	75,000	75,000
5 Building New	300/sf	6,396,768	7,471,968 336/sf
6 Building Interior Renovation	210/sf	4,415,080	3,466,330
7 Building Unassigned Basement	50 /sf	0	0
8 Flood Proof Existing Building per Weston & Sampson		800,000	0
9 Lift Existing Building, Add Foundation Walls, and Reinforce Structure		0	0
10 Premium on Elevated Structure		12,211,848	12,468,298
11 Subtotal	12,736,600	1,099,066	1,122,147
12 Estimating Contingency 9%	1,146,294		
<b>13 A. Total Construction Cost</b>	<b>13,882,894</b>	<b>13,310,914</b>	<b>13,590,445</b>
<b>B. Other Costs</b>			
14 Site Acquisition	0	500,000	250,000
15 Furniture, Equip., & Shelving	982,000	1,055,000	1,055,000
16 A/E Fees	1,055,000	1,060,000	1,087,000 8.0%
17 A/E Reimbursables	35,000	35,000	35,000
18 CM Fees 3%	416,487	399,327	407,713 3%
19 Design Contingency (9% on Prosser, 6.5% on Town Hall)	902,388	1,197,982	1,223,140 9%
20 Other Consult. Budget	50,000	50,000	50,000
21 Testing Fees	25,000	25,000	25,000
22 Owner's Rep or Clerk of Works	100,000	100,000	100,000
23 Moving Expenses	25,000	50,000	50,000
24 Legal & Accounting Expenses	10,000	10,000	10,000
25 Computer Equipment, Sever & Network	237,300	237,300	237,300
26 Voice and Video Equipment	39,500	39,500	39,500
27 Security Equipment, incl. Book Security	85,000	85,000	85,000
28 Swing Space Costs	0	250,000	150,000
<b>29 B. Total Other Costs</b>	<b>4,025,675</b>	<b>5,094,110</b>	<b>4,804,653</b>
<b>30 C. Owner's Proj Contingency 10%</b>	<b>1,790,857</b>	<b>1,840,502</b>	<b>1,839,510</b>
<b>31 D. TOTAL PROJECT COST (A + B + C)</b>	<b>19,699,426</b>	<b>20,245,526</b>	<b>20,234,608</b>
32 Rounded	say \$19.7 Million	say \$20.2 Million	say \$20.2 Million



TO: Town Councilors

FROM: Philip K. Schenck, Jr., Town Manager 

DATE: July 8, 2016

RE: FY 15/16-85: THREE CAPITAL IMPROVEMENT PROJECTS (a. PROSSER LIBRARY; b. PUBLIC WORKS FACILITY; c. ALVIN & BEATRICE WOOD HUMAN SERVICES BUILDING)

Please review the attached resolutions on the three capital improvement projects listed above.

Should Council wish to move forward, the following motion would be in order:

*Move to refer the following resolutions to the Public Hearing scheduled for Monday, July 25, 2016 @ 7:35 p.m.*

- Resolution Of The Town Council Of The Town Of Bloomfield Appropriating \$11,683,000 For Renovations To And Expansion Of The Town's Public Works Complex And Authorizing The Issuance Of Bonds And Notes In The Same Amount To Finance The Appropriation*
- Resolution Of The Town Council Of The Town Of Bloomfield Appropriating \$20,277,000 For Renovations To And Expansion Of The Prosser Public Library And Authorizing The Issuance Of Bonds And Notes To Finance The Portion Of The Appropriation Not Defrayed From Grants*
- Resolution Of The Town Council Of The Town Of Bloomfield Appropriating \$20,819,000 For Construction Of A Human Services Facility To Be Located At 330 Park Avenue In Bloomfield And Authorizing The Issuance Of Bonds And Notes In The Same Amount To Finance The Appropriation*

**RESOLUTION OF TOWN COUNCIL**  
**JULY 11, 2016**  
(Public Works Complex Renovation and Expansion Project)

Item \_\_. (Public Works Complex Renovation and Expansion Project)

RESOLVED, that the reading into the minutes of the text of the resolution entitled "**Resolution Of The Town Council Of The Town Of Bloomfield Appropriating \$11,683,000 For Renovations To And Expansion Of The Town's Public Works Complex And Authorizing The Issuance Of Bonds And Notes In The Same Amount To Finance The Appropriation**" is hereby waived, the full text of the resolution having been distributed to each member of the Council and copies being made available to those persons attending this meeting; and that the full text of the resolution be recorded with the minutes of this meeting.

FURTHER RESOLVED, that the aforesaid resolution is hereby introduced.

FURTHER RESOLVED, that the project described in the aforesaid resolution is referred to the Town Plan and Zoning Commission for a report pursuant to Section 8-24 of the Connecticut General Statutes.

FURTHER RESOLVED, that a public hearing on the aforesaid resolution be held in accordance with Section 307 of the Town Charter on Monday, July 25, 2016 at 7:35 p.m. in the Council Chambers, Town Hall, 800 Bloomfield Avenue in Bloomfield; and that the Town Manager, the Town Clerk and the Clerk of the Council are hereby directed to provide due and legal notice of such public hearing.

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**RESOLUTION OF THE TOWN COUNCIL**  
**OF THE TOWN OF BLOOMFIELD**  
**APPROPRIATING \$11,683,000 FOR RENOVATIONS TO AND EXPANSION OF THE**  
**TOWN'S PUBLIC WORKS COMPLEX AND AUTHORIZING THE ISSUANCE OF**  
**BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE THE APPROPRIATION**

RESOLVED,

(a) That the Town of Bloomfield appropriate ELEVEN MILLION SIX HUNDRED EIGHTY-THREE THOUSAND DOLLARS (\$11,683,000) for costs related to renovations to and expansion of the Town's Public Works Complex located at 21 Southwood Drive in the Town of Bloomfield, contemplated to include renovations to the existing building for shops, maintenance and vehicle storage, an office/employee facility and vehicle maintenance addition, drainage and paving, increased vehicle and material storage, site security and safety measures, removal of underground fuel tanks, a new fueling facility and wash bay, the acquisition of land or easements therein, and related work, improvements, equipment and appurtenances; provided

that no portion of the appropriation shall be expended on the acquisition of land, including any easements therein, (other than costs preliminary thereto) until such acquisition has been approved by the Town Council following a report from the Town Plan and Zoning Commission pursuant to Section 8-24 of the General Statutes of Connecticut, Revision of 1958, as amended. The appropriation may be spent for design, construction, acquisition and installation costs, land or easement acquisition costs, equipment, furnishings, materials, utilities, permitting costs, project management including but not limited to a clerk of the works, administrative costs, architects' fees, engineering and other consultant fees, legal fees, net interest on borrowings and other financing costs, and other expenses related to the project or its financing. The Town intends to reimburse the General Fund for preliminary expenditures on the project, including but not limited to costs with respect to related eminent domain proceedings, in an amount not to exceed \$103,000. The Town Council, or such building committee or such other Town officers or officials as are so authorized by the Town Council, is authorized to determine the scope and particulars of the project; and may reduce or modify the scope of the project including the deletion of elements of the project, and the entire appropriation may be spent on the project as so reduced or modified.

(b) That the Town issue its bonds or notes in an amount not to exceed ELEVEN MILLION SIX HUNDRED EIGHTY-THREE THOUSAND DOLLARS (\$11,683,000) to finance the appropriation for the project. The amount of bonds or notes issued shall be reduced by the amount of grants, if any, received by the Town for the project and not separately appropriated to pay additional project costs. The bonds or notes shall be issued pursuant to Section 7-369 of the General Statutes of Connecticut, Revision of 1958, as amended, and any other enabling acts. The bonds or notes shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town.

(c) That the Town issue and renew its temporary notes from time to time in anticipation of the receipt of the proceeds from the sale of the bonds or notes and the receipt of grants for the project. The amount of the notes outstanding at any time shall not exceed ELEVEN MILLION SIX HUNDRED EIGHTY-THREE THOUSAND DOLLARS (\$11,683,000). The notes shall be issued pursuant to Section 7-378 of the General Statutes of Connecticut, Revision of 1958, as amended. The notes shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town. The Town shall comply with the provisions of Section 7-378a of the General Statutes if the notes do not mature within the time permitted by said Section 7-378.

(d) That the Town Manager and either the Town Treasurer or the Director of Finance shall sign the bonds or notes by their manual or facsimile signatures. The law firm of Day Pitney LLP is designated as bond counsel to approve the legality of the bonds or notes. The Town Manager and either the Town Treasurer or the Director of Finance are authorized to determine the amount, date, interest rates, maturities, redemption provisions, form and other details of the bonds or notes; to designate one or more bank or trust companies to be certifying bank, registrar, transfer agent and paying agent for the bonds or notes; to provide for the keeping of a record of the bonds or notes; to sell the bonds and notes at public or private sale; to deliver the bonds or notes; and to perform all other acts necessary or appropriate to issue the bonds or notes.

(e) That the Town hereby declares its official intent under Federal Income Tax Regulation Section 1.150-2 that project costs may be paid from temporary advances of available funds and that the Town reasonably expects to reimburse any such advances from the proceeds of borrowings in an aggregate principal amount not in excess of the amount of borrowing authorized above for the project. The Town Manager and either the Town Treasurer or the Director of Finance are authorized to amend such declaration of official intent as they deem necessary or advisable and to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds, notes or temporary notes authorized by this resolution if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years.

(f) That the Town Manager and either the Town Treasurer or the Director of Finance are authorized to make representations and enter into written agreements for the benefit of holders of the bonds, notes or temporary notes to provide secondary market disclosure information, which agreements may include such terms as they deem advisable or appropriate in order to comply with applicable laws or rules pertaining to the sale or purchase of such bonds, notes or temporary notes.

(g) That the Town Council, the Town Manager, the Town Treasurer, the Director of Finance, and other proper officers and officials of the Town are authorized to take any other action which is necessary or desirable to enable the Town to complete the project and to issue bonds, notes or temporary notes to finance the aforesaid appropriation.

(h) That this resolution shall be effective when approved in accordance with the requirements of Section 310 of the Town Charter by majority vote of the qualified electors voting thereon following adoption by the Town Council.

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**RESOLUTION OF TOWN COUNCIL**  
**JULY 11, 2016**  
(Prosser Public Library Renovation and Expansion Project)

Item \_\_. (Prosser Public Library Renovation and Expansion Project)

RESOLVED, that the reading into the minutes of the text of the resolution entitled "**Resolution Of The Town Council Of The Town Of Bloomfield Appropriating \$20,277,000 For Renovations To And Expansion Of The Prosser Public Library And Authorizing The Issuance Of Bonds And Notes To Finance The Portion Of The Appropriation Not Defrayed From Grants**" is hereby waived, the full text of the resolution having been distributed to each member of the Council and copies being made available to those persons attending this meeting; and that the full text of the resolution be recorded with the minutes of this meeting.

FURTHER RESOLVED, that the aforesaid resolution is hereby introduced.

FURTHER RESOLVED, that the project described in the aforesaid resolution is referred to the Town Plan and Zoning Commission for a report pursuant to Section 8-24 of the Connecticut General Statutes.

FURTHER RESOLVED, that a public hearing on the aforesaid resolution be held in accordance with Section 307 of the Town Charter on Monday, July 25, 2016 at 7:35 p.m. in the Council Chambers, Town Hall, 800 Bloomfield Avenue in Bloomfield; and that the Town Manager, the Town Clerk and the Clerk of the Council are hereby directed to provide due and legal notice of such public hearing.

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**RESOLUTION OF THE TOWN COUNCIL**  
**OF THE TOWN OF BLOOMFIELD**  
**APPROPRIATING \$20,277,000 FOR RENOVATIONS TO AND EXPANSION OF THE**  
**PROSSER PUBLIC LIBRARY AND AUTHORIZING THE ISSUANCE OF BONDS AND**  
**NOTES TO FINANCE THE PORTION OF THE APPROPRIATION NOT DEFRAIDED**  
**FROM GRANTS**

RESOLVED,

(a) That the Town of Bloomfield appropriate TWENTY MILLION TWO HUNDRED SEVENTY-SEVEN THOUSAND DOLLARS (\$20,277,000) for costs related to renovations to and expansion of the Prosser Public Library located at 1 Tunxis Avenue in the Town of Bloomfield, contemplated to include renovation of the existing library facility, coupled with an addition that will expand the Library, to create a new facility of approximately 36,958 square feet, including the Library's print, video, audio and digital collections, computer space, children's library, teen space and adult library services, staff offices, processing area, storage, as

well as meeting space for library and community programs; acquisition of land or easements therein, site improvements including but not limited to parking, and related work, improvements, equipment and appurtenances; provided that no portion of the appropriation shall be expended on the acquisition of land, including any easements therein, (other than costs preliminary thereto) until such acquisition has been approved by the Town Council following a report from the Town Plan and Zoning Commission pursuant to Section 8-24 of the General Statutes of Connecticut, Revision of 1958, as amended. The appropriation may be spent for design, construction, acquisition and installation costs, land or easement acquisition costs, equipment, furnishings, materials, utilities, permitting costs, project management including but not limited to a clerk of the works, grant management and other administrative costs, architects' fees, engineering and other consultant fees, legal fees, net interest on borrowings and other financing costs, and other expenses related to the project or its financing. The Town intends to reimburse the General Fund for preliminary expenditures on the project in an amount not to exceed \$41,000. The Town anticipates receiving grants from the State of Connecticut Library Board in an amount estimated not to exceed \$1,000,000 to defray in part the appropriation for the project. The Prosser Library Building Committee is authorized to determine the scope and particulars of the project; and may reduce or modify the scope of the project including the deletion of elements of the project, and the entire appropriation may be spent on the project as so reduced or modified.

(b) That the Town issue its bonds or notes in an amount not to exceed TWENTY MILLION TWO HUNDRED SEVENTY-SEVEN THOUSAND DOLLARS (\$20,277,000) to finance the appropriation for the project. The amount of bonds or notes issued shall be reduced by the amount of grants received by the Town for the project and not separately appropriated to pay additional project costs. The bonds or notes shall be issued pursuant to Section 7-369 of the General Statutes of Connecticut, Revision of 1958, as amended, and any other enabling acts. The bonds or notes shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town.

(c) That the Town issue and renew its temporary notes from time to time in anticipation of the receipt of the proceeds from the sale of the bonds or notes and the receipt of grants for the project. The amount of the notes outstanding at any time shall not exceed TWENTY MILLION TWO HUNDRED SEVENTY-SEVEN THOUSAND DOLLARS (\$20,277,000). The notes shall be issued pursuant to Section 7-378 of the General Statutes of Connecticut, Revision of 1958, as amended. The notes shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town. The Town shall comply with the provisions of Section 7-378a of the General Statutes if the notes do not mature within the time permitted by said Section 7-378.

(d) That the Town Manager and either the Town Treasurer or the Director of Finance shall sign the bonds or notes by their manual or facsimile signatures. The law firm of Day Pitney LLP is designated as bond counsel to approve the legality of the bonds or notes. The Town Manager and either the Town Treasurer or the Director of Finance are authorized to determine the amount, date, interest rates, maturities, redemption provisions, form and other details of the bonds or notes; to designate one or more bank or trust companies to be certifying bank, registrar, transfer agent and paying agent for the bonds or notes; to provide for the keeping of a record of the bonds or notes; to sell the bonds and notes at public or private sale; to deliver the bonds or notes; and to perform all other acts necessary or appropriate to issue the bonds or notes.

(e) That the Town hereby declares its official intent under Federal Income Tax Regulation Section 1.150-2 that project costs may be paid from temporary advances of available funds and that the Town reasonably expects to reimburse any such advances from the proceeds of borrowings in an aggregate principal amount not in excess of the amount of borrowing authorized above for the project. The Town Manager and either the Town Treasurer or the Director of Finance are authorized to amend such declaration of official intent as they deem necessary or advisable and to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds, notes or temporary notes authorized by this resolution if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years.

(f) That the Town Manager and either the Town Treasurer or the Director of Finance are authorized to make representations and enter into written agreements for the benefit of holders of the bonds, notes or temporary notes to provide secondary market disclosure information, which agreements may include such terms as they deem advisable or appropriate in order to comply with applicable laws or rules pertaining to the sale or purchase of such bonds, notes or temporary notes.

(g) That the Town Council, the Town Manager, the Town Treasurer, the Director of Finance, the Prosser Library Building Committee, and other proper officers and officials of the Town are authorized to take any other action which is necessary or desirable to enable the Town to complete the project and to issue bonds, notes or temporary notes to finance the aforesaid appropriation.

(h) That this resolution shall be effective when approved in accordance with the requirements of Section 310 of the Town Charter by majority vote of the qualified electors voting thereon following adoption by the Town Council.

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**RESOLUTION OF TOWN COUNCIL  
JULY 11, 2016  
(Human Services Facility Project)**

Item \_\_. Human Services Facility Project)

RESOLVED, that the reading into the minutes of the text of the resolution entitled **"Resolution Of The Town Council Of The Town Of Bloomfield Appropriating \$20,819,000 For Construction Of A Human Services Facility To Be Located At 330 Park Avenue In Bloomfield And Authorizing The Issuance Of Bonds And Notes In The Same Amount To Finance The Appropriation"** is hereby waived, the full text of the resolution having been distributed to each member of the Council and copies being made available to those persons attending this meeting; and that the full text of the resolution be recorded with the minutes of this meeting.

FURTHER RESOLVED, that the aforesaid resolution is hereby introduced.

FURTHER RESOLVED, that the project described in the aforesaid resolution is referred to the Town Plan and Zoning Commission for a report pursuant to Section 8-24 of the Connecticut General Statutes.

FURTHER RESOLVED, that a public hearing on the aforesaid resolution be held in accordance with Section 307 of the Town Charter on Monday, July 25, 2016 at 7:35 p.m. in the Council Chambers, Town Hall, 800 Bloomfield Avenue in Bloomfield; and that the Town Manager, the Town Clerk and the Clerk of the Council are hereby directed to provide due and legal notice of such public hearing.

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**RESOLUTION OF THE TOWN COUNCIL  
OF THE TOWN OF BLOOMFIELD  
APPROPRIATING \$20,819,000 FOR CONSTRUCTION OF A HUMAN SERVICES  
FACILITY TO BE LOCATED AT 330 PARK AVENUE IN BLOOMFIELD AND  
AUTHORIZING THE ISSUANCE OF BONDS AND NOTES IN THE SAME AMOUNT  
TO FINANCE THE APPROPRIATION**

RESOLVED,

(a) That the Town of Bloomfield appropriate TWENTY MILLION EIGHT HUNDRED NINETEEN THOUSAND DOLLARS (\$20,819,000) for costs related to the design, construction, furnishing and equipping of a human services facility to be located at 330 Park Avenue in the Town of Bloomfield, contemplated to include the demolition of the existing approximately 92,000 square foot building on the site and the construction of an approximately 52,419 square foot facility providing programming space for the Town's Leisure Services,

Senior Services and Social and Youth Services Departments and their activities, including a gymnasium, multipurpose rooms, a food bank and kitchen, site improvements, including but not limited to parking, traffic flow, lighting, security and landscaping, and related work, improvements, equipment and appurtenances. The appropriation may be spent for design, construction, acquisition, installation and demolition costs, equipment, furnishings, materials, utilities, permitting costs, project management including but not limited to a clerk of the works, administrative costs, architects' fees, engineering and other consultant fees, legal fees, net interest on borrowings and other financing costs, and other expenses related to the project or its financing. The Town intends to reimburse the General Fund for preliminary expenditures on the project in an amount not to exceed \$68,000. The Town Council, or such building committee or such other Town officers or officials as are so authorized by the Town Council, is authorized to determine the scope and particulars of the project; and may reduce or modify the scope of the project including the deletion of elements of the project, and the entire appropriation may be spent on the project as so reduced or modified.

(b) That the Town issue its bonds or notes in an amount not to exceed TWENTY MILLION EIGHT HUNDRED NINETEEN THOUSAND DOLLARS (\$20,819,000) to finance the appropriation for the project. The amount of bonds or notes issued shall be reduced by the amount of grants, if any, received by the Town for the project and not separately appropriated to pay additional project costs. The bonds or notes shall be issued pursuant to Section 7-369 of the General Statutes of Connecticut, Revision of 1958, as amended, and any other enabling acts. The bonds or notes shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town.

(c) That the Town issue and renew its temporary notes from time to time in anticipation of the receipt of the proceeds from the sale of the bonds or notes and the receipt of grants for the project. The amount of the notes outstanding at any time shall not exceed TWENTY MILLION EIGHT HUNDRED NINETEEN THOUSAND DOLLARS (\$20,819,000). The notes shall be issued pursuant to Section 7-378 of the General Statutes of Connecticut, Revision of 1958, as amended. The notes shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town. The Town shall comply with the provisions of Section 7-378a of the General Statutes if the notes do not mature within the time permitted by said Section 7-378.

(d) That the Town Manager and either the Town Treasurer or the Director of Finance shall sign the bonds or notes by their manual or facsimile signatures. The law firm of Day Pitney LLP is designated as bond counsel to approve the legality of the bonds or notes. The Town Manager and either the Town Treasurer or the Director of Finance are authorized to determine the amount, date, interest rates, maturities, redemption provisions, form and other details of the bonds or notes; to designate one or more bank or trust companies to be certifying bank, registrar, transfer agent and paying agent for the bonds or notes; to provide for the keeping of a record of the bonds or notes; to sell the bonds and notes at public or private sale; to deliver the bonds or notes; and to perform all other acts necessary or appropriate to issue the bonds or notes.

(e) That the Town hereby declares its official intent under Federal Income Tax Regulation Section 1.150-2 that project costs may be paid from temporary advances of available funds and that the Town reasonably expects to reimburse any such advances from the proceeds

of borrowings in an aggregate principal amount not in excess of the amount of borrowing authorized above for the project. The Town Manager and either the Town Treasurer or the Director of Finance are authorized to amend such declaration of official intent as they deem necessary or advisable and to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds, notes or temporary notes authorized by this resolution if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years.

(f) That the Town Manager and either the Town Treasurer or the Director of Finance are authorized to make representations and enter into written agreements for the benefit of holders of the bonds, notes or temporary notes to provide secondary market disclosure information, which agreements may include such terms as they deem advisable or appropriate in order to comply with applicable laws or rules pertaining to the sale or purchase of such bonds, notes or temporary notes.

(g) That the Town Council, the Town Manager, the Town Treasurer, the Director of Finance, and other proper officers and officials of the Town are authorized to take any other action which is necessary or desirable to enable the Town to complete the project and to issue bonds, notes or temporary notes to finance the aforesaid appropriation.

(h) That this resolution shall be effective when approved in accordance with the requirements of Section 310 of the Town Charter by majority vote of the qualified electors voting thereon following adoption by the Town Council.

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**TOWN OF BLOOMFIELD, CONNECTICUT  
NOTICE OF PUBLIC HEARINGS  
JULY 25, 2016**

The legal voters of the Town of Bloomfield, Connecticut are hereby warned and notified :that the Bloomfield Town Council will hold Public Hearings pursuant to Section 307 of the Bloomfield Town Charter on Monday, July 25, 2016 at 7:35 p.m. in the Council Chambers, Town Hall, 800 Bloomfield Avenue, Bloomfield, Connecticut to consider the following resolutions introduced at the meeting of the Council held July 11, 2016:

- Resolution Of The Town Council Of The Town Of Bloomfield Appropriating \$11,683,000 For Renovations To And Expansion Of The Town's Public Works Complex And Authorizing The Issuance Of Bonds And Notes In The Same Amount To Finance The Appropriation
- Resolution Of The Town Council Of The Town Of Bloomfield Appropriating \$20,277,000 For Renovations To And Expansion Of The Prosser Public Library And Authorizing The Issuance Of Bonds And Notes To Finance The Portion Of The Appropriation Not Defrayed From Grants
- Resolution Of The Town Council Of The Town Of Bloomfield Appropriating \$20,819,000 For Construction Of A Human Services Facility To Be Located At 330 Park Avenue In Bloomfield And Authorizing The Issuance Of Bonds And Notes In The Same Amount To Finance The Appropriation

Copies of said resolutions are available at the Town Manager's Office and the Town Clerk's Office in the Town Hall.

Dated at Bloomfield, Connecticut this \_\_\_\_\_ day of July, 2016.

/s/ \_\_\_\_\_  
Clerk of the Town Council

TO: Town Councilors

FROM: Philip K. Schenck, Jr., Town Manager 

DATE: July 8, 2016

RE: FY 16/17-1: ADDITIONAL FUNDING FOR ARCHITECTURAL  
DESIGN SERVICES (ALVIN & BEATRICE WOOD HUMAN  
SERVICES CENTER)

Please review the attached memorandum dated July 7<sup>th</sup>. As you will recall at the Special Town Council meeting on June 28<sup>th</sup>, you discussed the merits of an additional design concept prepared by Centerbrook Architects LLP at 330 Park Avenue in the estimated amount of \$20.7 million. The discussion on the building design, its components and program included for this option prompted the need for further review by staff and the Town Council. Centerbrook Architects LLP has quoted a fee of \$13,000 plus expenses (estimated at \$2,000) to provide these services.

Should Council wish to move forward, the following motion would be in order:

*RESOLVED: That the Bloomfield Town Council authorize the expenditure of \$15,000 to Centerbrook Architects LLP to provide these additional services and such expenditure be charged to the 2016-17 Town Council budget (budgetary code 0110-52251 Professional Services)*

INTER-DEPARTMENTAL MEMORANDUM

To: Bloomfield Town Council  
From: Philip K. Schenck, Jr., Town Manager  
Date: July 8, 2016  
Re: Additional Funding Architect Design Services -330 Park Avenue Agenda Item

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Attached is a resolution requesting \$15,000 (\$13,000 + \$2,000 out of pocket expenses) in additional funding for Centerbrook Architects LLP related to their latest design option at 330 Park Avenue. This matter was discussed at the Town Council's June 28<sup>th</sup> meeting and based on the Council's desire to have the architect explore this concept further, the decision to proceed was given for these additional these services which are summarized below:

- Preparation of materials and attendance at the July 11th Council meeting.  
Work includes:
  - Presentation of the Total Project Cost Estimate of \$20,751,004, program, finishes and photos/samples of exterior and interior finishes. The delivery of the material descriptions will be through a PowerPoint presentation and physical samples where applicable.
  - Discussion of conceptual building design and layout.
  - Preparation and distribution in hardcopy form of information presented to the Council.
  - Note: Conceptual floor plans and building renderings are not included.
- One on-site meeting with building users to review building finishes and confirm materials proposed are appropriate with the building use.
- Preparation of materials and attendance at the July 25th Council meeting.  
Work includes:
  - Presentation of the items noted above at the July 11th meeting.
  - Response to questions or additional information requested at the July 11th meeting.
  - Note: Conceptual floor plans and building renderings are not included.

Funding for these services will come from accounts within the 2016-17 Town Council's department budget.

## RESOLUTION

WHEREAS: The Bloomfield Town Council at its June 28<sup>th</sup> 2016 meeting discussed the merits of an additional design concept prepared by Centerbrook Architects LLP at 330 Park Avenue in the estimated amount of \$20.7 million and

WHEREAS: The discussion on the building design, its components and program included for this option prompted the need for further review by staff and the Town Council and

WHEREAS: Centerbrook Architects LLP has quoted a fee of \$13,000 plus expenses (estimated at \$2,000) to provide these services, now therefore be it

RESOLVED: That the Bloomfield Town Council authorize the expenditure of \$15,000 to Centerbrook Architects LLP to provide these additional services and such expenditure be charged to the 2016-17 Town Council budget (budgetary code 0110-52251 Professional Services)

**DRAFT**

**BLOOMFIELD TOWN COUNCIL**

There was a special meeting of the Bloomfield Town Council held at 6:30 p.m. on Tuesday, June 28, 2016 in Council Chambers, Bloomfield Town Hall, 800 Bloomfield Avenue, Bloomfield, CT.

**Present were:** Mayor Joan Gamble, Deputy Mayor Sydney Schulman, Councilors Wayne Hypolite, Joel Neuwirth, Joseph Merritt, Joseph Washington and Patrick DeLorenzo, Leon Rivers and Derrick Seldon

**Also present were:** Philip K. Schenck, Jr., Town Manager, Sharron Howe, Assistant to the Town Manager, India M. Rodgers, Clerk of Council, Yvette Huyghue-Pannell, Director of Senior Center, Camilla Jones, Director of Social & Youth Services, Dave Melesko, Director of Leisure Services, Roberta LaMonaca, Director of Library Services, William Hogan, Director of Finance, Nancy Haynes, Purchasing/Risk Manager

**PLEDGE OF ALLEGIANCE**

The meeting began with the pledge of allegiance to the flag.

**ROLL CALL**

The meeting was called to order at 6:35 p.m. All Councilors were present. Mayor Gamble announced that there will be no citizen statements or petitions at this meeting.

**COUNCIL BUSINESS**

**NEW BUSINESS**

**FY 15/16-85: Discussion and Possible Action Regarding Three Capital Improvement Projects:**

- **Prosser Public Library**
- **Public Works Facility (Southwood Drive)**
- **Alvin & Beatrice Wood Human Services Facility**

Ms. Nancy Haynes, Purchasing and Risk Manager for the Town of Bloomfield gave a brief presentation of each capital improvement projects outlining current issues, immediate needs and overall cost estimates.

**Prosser Public Library**

The current building issues at Prosser Public Library include:

- Flood zone, prone to flooding
- Lack of parking
- Inadequate teen space

- Children's area lacks program space
- No maker space
- Limited collection space
- Severely limited work and storage space
- Space for business resource center unavailable

It was noted that space is the number one priority for the needs of Prosser Library. Some immediate needs include roof replacement for approximately \$400,000 and flooding concerns.

The Library Building Committee recommended the desire to remain in the Town Center at the existing location, 1 Tunxis Avenue. There is a possibility to apply and receive a \$1 million grant from the State of Connecticut to assist in funding these renovations.

The current square footage of Prosser Library is 20,470 and there are 59 parking spaces. The proposed square footage for the alternative site at Town Hall is 36,131 square feet with 96 parking spaces, estimated at \$19.7 million or renovate the existing site to 38,234 square feet estimated at \$20.2 million.

Mayor Gamble commented on new information regarding the possible purchase of Riley Lumber, which is in preliminary negotiation discussions to be sold to the town. She also expressed concerns about vacancy of existing site if the library is moved as prime real estate. There were some discussions about the available property for purchase of the old Bloomfield Hardware store as well.

Councilor DeLorenzo inquired about the use of existing site, if library were to move to the Town Hall. It was noted that this site would be marketed for mixed commercial use, possibly retail or office space. Councilor DeLorenzo also asked for clarification about the reduction in cost not to raise the building and repurpose funds to cover the bridge and other fees.

Councilor Seldon inquired about the age of the facility. It was noted that this facility was built in 1962.

Councilor Rivers asked about access to the main building if adjacent property is purchase. Ms. Haynes indicated that there are funds in the current budget to approve the build of a bridge across Wash Brook, subject to approval by the Army Corp of Engineers estimated at \$225,000. In addition, a consult by the town engineer would suffice as well. Councilor Rivers also inquired about if Riley Lumber is purchased, would paving be restricted to pitch towards Wash Brook.

Deputy Mayor Schulman stated that the building committee initially supported the Town Hall site, however at the existing site, it would negate the necessity to raise the building and extending west by obtaining Riley Lumber.

### **Alvin and Beatrice Wood Human Services Center**

The current issues at the Alvin and Beatrice Wood Human Services Center include:

- Building flow
- Non-existent building security

- No sprinkler system (fire protection) or fire barriers
- Full smoke detector coverage missing
- ADA accessibility
- Poor physical condition
- Failing roof
- Single pane/plexiglass windows
- Parking, traffic flow and exterior lighting in need of improvements

There were three proposed options for the following at 330 Park Avenue:

<u>Options</u>	<u>without pool (sq.ft./cost)</u>	<u>with pool (sq.ft./cost)</u>
New	53,815/\$30.7	63,815/\$35.6
Partial	52,419/\$25.1	62,419/\$29.4
Renovation & Addition	55,957/\$32.9	65,957/\$35.4

The immediate needs at 330 Park Avenue total \$542,000, which include:

- HVAC (unit ventilators, outside air)
- Electrical loads - emergency lighting
- Fire Protection – smoke detection coverage

Councilor Washington expressed concerns about security risk based on multiple entrances and exits to the building. He also noted the number of participants and programs that currently exist.

Councilor Rivers mentioned the revised building plans from Centerbrook Architects that was submitted on June 17, 2016. The new proposed renovation plan totals \$20.75 million. Councilor Rivers stated that the new plan submitted did not include floor plans or drawings. It was noted for an additional fee of \$13,000, Centerbrook will submit detailed information and rendering for the proposed building site. Currently, the proposal only includes presentation, Q & A session and cost estimates.

Ms. Nancy Haynes, Purchasing and Risk Manager stated concerns about cost estimates, exposed building areas, ducts, conduit duct work, no floor plans, not typical brick and mortar building. This new building plan has not tested or vetted with reduced figures.

Deputy Mayor Schulman asked about the condition of the existing roof. It was noted that some areas are original, have been replaced. However, there are many challenges, needs and safety issues for this location. Deputy Mayor Schulman – too quick judgment to be considered – 330 Park Avenue, only conceptual designs, moving twice – renovation and cost

Councilor Merritt stated that \$542,000 is needed to address immediate concerns and urgent needs. . He also stated that this project has not been fully vetted, no building committee assigned and the building may not include a gym. In regards to Prosser Library, Councilor Merritt also noted that the flooding mitigation plan for an estimated \$800,000 was not a single plan, however there were several scenarios to be considered Councilor Merritt mentioned that other towns have no problems with relocation for renovations of existing libraries.

Councilor Seldon expressed concerns about the sprinkler system, fire barriers, smoke detection, ADA accessibility issues at 330 Park Avenue.

Councilor Hypolite – differences in estimates – original and latest, clarify – negative connotations, design aesthetics – loss of acoustics

Mayor Gamble mentioned the design aesthetics in similarity to the newly renovated library at Bloomfield High School. She has inquired about storage concerns with the current Town Hall site and the possibility of additional renovations of town infrastructure in the near future.

Councilor DeLorenzo expressed concerns about square footage, same gross figures without a pool, new industrial sheek design. He mentioned the additional \$13,000 for visual renderings and the town already spent \$50,000 for Centerbrook.

### **Public Works Garage – Southwood Drive**

The current issues at the Public Works Garage at Southwood Drive include:

- DEEP citations on wash bays and fueling station
- Underground storage tanks past useful life
- Operational inefficiencies
- Upgrades to current building code
- Ventilation

The immediate needs at the Public Works Garage total approximately \$2 million, which include:

- Fuel island - \$1.3 million
- Wash Bay - \$670,000

Councilor Rivers requested the timeframe for completion of the new facility. If approved, this project will begin next Spring 2017 and is scheduled for completion in 18-24 months.

Councilor DeLorenzo inquired about the acquisition of additional land. It was noted that this project can proceed while in litigation with the adjacent property.

Deputy Mayor Schulman mentioned the legal, statutory and labor issues, regarding citations by DEEP for fuel tanks and wash bay. The town has not been cited by OSHA as of yet, due to predicted timeframes in rectifying repairs.

Mr. Philip K. Schenck, Jr., Town Manager elaborated on the potential violations of exhaust not properly ventilated, which continues to increase as a budgetary item.

Councilor Merritt stated the health and safety concerns for employees. Councilor Merritt also stated that \$542,000 for 330 Park Avenue, \$500,000 acquisition of land and \$200,000 for basic flood control at Prosser Library should be included if referendum is not going forward.

Mayor Gamble gave brief description of the issues at DPW.

Ms. Haynes reviewed the detailed analysis of the Town of Bloomfield's Bond Capacity and Referendum Schedule. At this time the bonding capacity as presented by the town's financial advisors recommend \$30 million scenario for capital improvement projects. The market is favorable at this time for borrowing, however dates in the near future are uncertainty with the stability of the bond marketplace. Please see the attached referendum schedule for important deadlines.

Councilor DeLorenzo inquired about a limit on the amount of referendum questions that could be placed on the November ballot.

Councilor Merritt noted that every project is site specific with general descriptions of improvements to be addressed.

Mr. Schenck, Jr. informed the Council that there are reserves to fund \$542,000 and the immediate needs of Prosser Library.

Councilor Seldon inquired about fees paid to Tai Soo Kim thus far. It was noted that \$30,000 has been paid.

**It was moved by Mayor Schulman, seconded by Councilor Rivers and voted unanimously to approve the following resolution:**

**Be it resolved that the Town Council hereby directs Town Staff and Bond Counsel to prepare the necessary bond resolution for a renovated and expanded Public Works Facility in the amount of \$11.3 million plus cost of issuance for introduction at the July 11, 2016 Town Council meeting.**

**Prosser Public Library and Alvin & Beatrice Wood Human Services Center**

**There was an ensued discussion regarding the two proposed projects relative to recent information received and new considerations in determining the best option for the Town moving forward.**

Councilor Rivers stated that it is difficult to vote on these projects, however he would like Council to consider 330 Park Avenue based on providing a safe building for three town departments and all patrons receiving necessary services.

Mayor Gamble reiterated the need for additional information on the library/alternative proposals. In addition, detail information for building community center at 330 Park Avenue for the reduced proposal.

Mr. Schenck, Jr. stated that new information has been received for both buildings. All information should be thoroughly vetted or invested with concerns at 330 Park Avenue moving forward. Tai Soo Kim is prudent to review new options outlined with the possible purchase of adjacent property to the west. Mr. Schenck, Jr. noted

that the town could can move forward for next year and the schedule could be flexible. He recommended a delay on these two projects for follow up on new comments and information.

Deputy Mayor Schulman stated that he does not want to rush to judgement on either project.

Councilor Hypolite expressed his disappointment in Council responses. He requested the need to act and vote on referendum or close the meeting.

Councilor Seldon focused on the quality of life regarding needs versus wants at 330 Park Avenue and Prosser Public Library. Councilor Seldon reviewed the Prosser Library figure of \$19.7M by square foot cost estimates. Councilor Seldon expressed concerns regarding the health and safety issues at 330 Park Avenue, concerns about library and new information regarding the purchase of Riley Lumber and approvals from the Army Corp of Engineers.

Mayor Gamble and Councilor Washington suggested the appointment of a building committee for 330 Park Avenue.

Councilor Merritt stated that without this project being vetted, 330 Park Avenue should be off the table. He fully supports Prosser Library because the building committee has done their due diligence and the project has been vetted. Councilor Merritt also stated that there are some intense feelings about the library and it would be wrong politically not to move forward.

Councilor DeLorenzo and Neuwirth don't want to rush a decision on 330 Park Avenue, due to the lack of design layout of the building. The library needs to be clarified with more details on new information being presented (purchase of Riley Lumber). Councilor DeLorenzo suggested to delay both projects and wait for comparison.

Mr. Schenck, Jr. read the new proposal from Centerbrook Architects, which was received on June 17, 2016 with a significant reduction of a new building plan. Mr. Schenck, Jr. also clarified his role to the Council, raised concerns with new information presented by Centerbrook Architects for 330 Park Avenue and proposed additional fees in the amount of \$13,000 for visual renderings.

Councilor Rivers stated an e-mail was sent to Councilors to read and analyze the new building proposal.

Councilor Hypolite stated that 330 Park Avenue needs more due diligence and review, vote/fund for or against Prosser Library and move forward.

**It was moved by Councilor Washington, seconded by Councilor Rivers to approve the following resolution: Be it resolved that the Town Council hereby directs Town Staff and Bond Counsel to prepare the necessary bond resolution for the Alvin and Beatrice Wood Human Services Facility at 330 Park Avenue without the pool in the amount of \$20.7 million plus cost of issuance for introduction at the July 11, 2016 Town Council meeting.**

**VOTE: AYE: J. Gamble, S. Schulman, W. Hypolite, J. Washington, L. Rivers, D. Seldon, P. DeLorenzo**

**NAY: J. Neuwirth, J. Merritt**

**ABSTAIN: None**

**The motion passes, 7-2-0**

Deputy Mayor Schulman stated that this is **NOT** a vote of the Town Council, the action taken is just a placeholder vote. Council is committed to both projects. There will be another vote of Council on July 11, 2016. The town does not want to bond at the maximum amount to borrow. The Council is committed to remain financially

prudent. In regards to Prosser Library there is need for more information regarding the two other alternatives, Deputy Mayor Schulman stated that the Council take public views and opinions very seriously.

Councilor Neuwirth stated that the library has been vetted and plans are all set, move forward with placement for bond referendum.

Councilor DeLorenzo suggested not eliminating the library and the approve the same resolution and placeholder Vote. He agreed with reviewing additional information to make an informed decision about either project.

Mayor Gamble stated that there are no final plans for either project. There are significant issues regarding the library – riley lumber purchase and the pedestrian bridge. In addition, there are concerns about the design layout and type of building for 330 Park Avenue.

Councilor Hypolite stated that in reviewing both projects, Council took a position regarding the library by appointing a building committee. In reviewing pictures of existing conditions at 330 Park Avenue and the late arrival of information on 330 Park Avenue determine that each site has significant issues to be addressed.

Councilor Hypolite requested a friendly amendment to the original motion on 330 Park Avenue to include Prosser Public Library at the existing location for \$20.2 million, subject to due diligence research over the next 30 days.

Councilor Washington the originator of the motion did not accept this friendly amendment.

Deputy Mayor Schulman stated that the motion should include a designated location and the amount for the total project. He also clarified that the motion for the Public Works Garage is a placeholder vote as well, which will be voted on August 8, 2016.

Councilor Hypolite withdrew his friendly amendment to the original motion and the maker of the motion, Councilor Washington accepted the withdrawal.

**It was moved by Councilor DeLorenzo, seconded by Councilor Neuwirth to approve the following resolution:**

**Be it resolved that the Town Council hereby directs Town Staff and Bond Counsel to prepare the necessary bond resolution for the Prosser Public Library at 1 Tunxis Avenue in the amount of**

**\$20.2M plus the cost of issuance for introduction at the July 11, 2016 Town Council meeting.**

**VOTE:        AYE: J. Gamble, S. Schulman, W. Hypolite, J. Merritt, J. Neuwirth, P. DeLorenzo**  
**NAY: J. Washington, L. Rivers, D. Seldon**  
**ABSTAIN: None**

**The motion passes, 6-3-0**

Councilor Hypolite expressed concerns from a financial viewpoint relative to all three projects totaling approximately \$58 million and Council approved the bond counsel to prepare for bond referendums in excess of recommended thresholds.

Councilor DeLorenzo and Seldon clarified that all three projects total \$43 million.

In addition, Mr. Schenck, Jr. clarified by Council approval in preparation of bond resolutions, Council will pay an additional \$13,000 to Centerbrook Architects for more detailed information as well as additional funds for the Prosser library project. Both amounts will be deducted from the Council contingency account. This amount will be paid in the new fiscal year July 1, 2016.

**COUNCIL COMMENTS**

Councilor DeLorenzo, Merritt, Seldon and Hypolite thanked the public for their patience and understanding during this process. More information will be gathered in the next two weeks, so that Council can make an informed final decision to vote what is in the best interest for the Town of Bloomfield.

Deputy Mayor Schulman reiterated the need for no unreasonable expectations.

Councilor Washington expressed his contentment in moving forward with 330 Park Avenue. He also stated by approval all three projects for preparation at the time, exceeds the bond threshold for the town which is unacceptable.

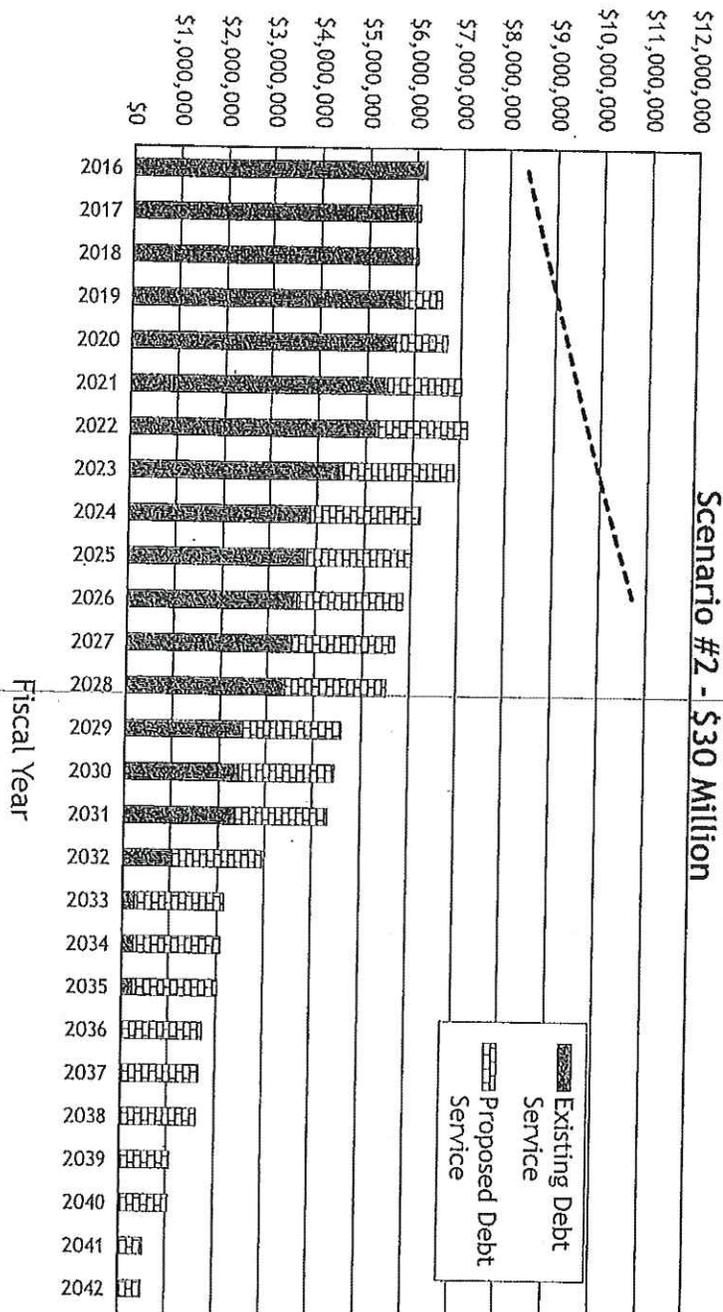
Councilor Rivers stated that the taxpayers have the ultimate decision if all three projects are voted for, expect a possible tax increase.

**ADJOURNMENT**

**It was moved by Councilor Merritt, seconded by Councilor Rivers and voted unanimously to adjourn the meeting at 10:11 p.m.**

# Bonding Capacity

Town of Bloomfield, Connecticut  
 Existing & Proposed Debt Service  
 Scenario #2 - \$30 Million



# Referendum Schedule:

JUNE:

6/28 Projects determined by Town Council, Council directs Administration to prepare bond referendums

JULY:

7/11 COUNCIL MEETING: introduce bond resolutions (1 per project), set public hearing date, refer project(s) to Town Planning & Zoning Commission

7/25 Public Hearing

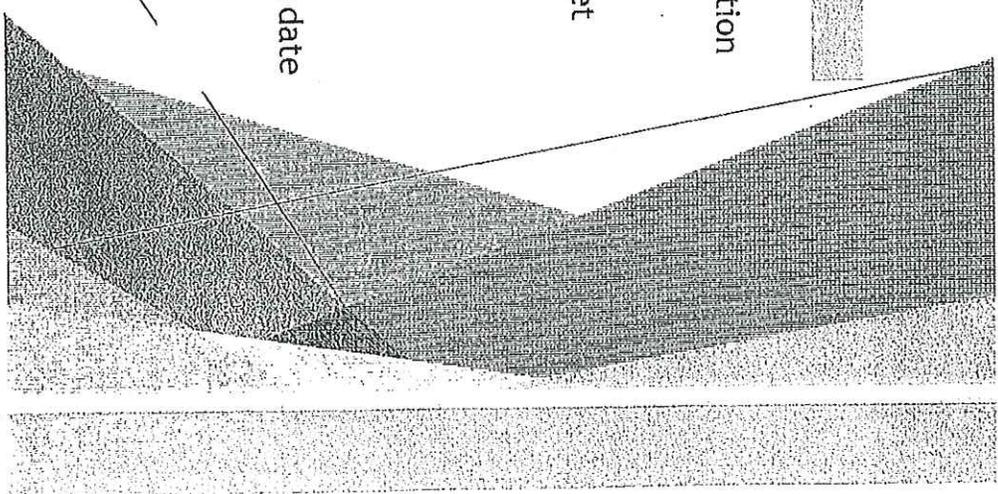
7/28 Planning & Zoning Commission Acts (sec 8-24 CGS)

AUGUST:

8/8 COUNCIL MEETING - act on Bond Resolutions and set referendum date

NOVEMBER:

11/8 Referendum (Election Day)



**DRAFT**

**BLOOMFIELD TOWN COUNCIL**

There was a regular meeting of the Bloomfield Town Council held at 7:30 p.m. on Monday, June 27, 2016 in Council Chambers, Bloomfield Town Hall, 800 Bloomfield Avenue, Bloomfield, CT.

Present were: Mayor Joan Gamble, Councilors Joseph Merritt, Patrick DeLorenzo, Wayne Hypolite, Joel Neuwirth, Derrick Seldon, Leon Rivers and Joseph Washington

Also present were: Philip K. Schenck, Jr., Town Manager, Sharron Howe, Assistant to the Town Manager, William Hogan, Director of Finance, Cindy Coville, Human Resource Director, Jose Giner, Director of Planning and Economic Development, Yvette Huyghue-Pannell, Director of Senior Services, Attorney Marc Needelman and India M. Rodgers, Clerk of Council

Absent was: Deputy Mayor Schulman

**PLEDGE OF ALLEGIANCE**

The meeting began with the pledge of allegiance to the flag.

**ANNOUNCEMENTS & PRESENTATIONS**

**Filley Park Fundraising Committee – Addition of Mary Murray**

Mayor Gamble appointed Ms. Mary Murray to the Filley Park Fundraising Committee.

**Presentation of Check to the Bloomfield Food Bank by Mr. Robert Ike, Bloomfield Republican Town Committee Chair and Ms. Marie MacDonald, Vice Chair**

Mr. Robert Ike, Chair of the Republican Town Committee presented a check to the Bloomfield Food Bank from proceeds of the Annual Lincoln Day Dinner.

**Discussion on Certified Local Government Designation for Historic Preservation by Dale Bertoldi**

**Mr. Dave Bertoldi, 52 Duncaster Road** of Ironwood Community Partners presented a goal to make the Town of Bloomfield reach Certified Local Government status for historical districts. Mr. Bertoldi requested that Council appoint an historic properties study committee for the purpose of making an investigation of one or more proposed historic properties. In addition, the town may qualify for planning grant funding to document and categorize historic properties.

Mayor Gamble referred this item to the next scheduled Land Use & Economic Development Subcommittee meeting.

## Report from the Library Building Committee (Mark Weisman)

Mr. Mark Weisman, Chair of the Prosser Public Library Building Committee presented the Council with an update regarding the progress of this project.

Mr. Weisman reported new information regarding the possibility to acquire the Riley Lumber property, west of the existing site of Prosser Public Library located at 1 Tunxis Avenue. Mr. Riley has been in discussions with town administration regarding his willingness to sell the property to town. By obtaining this land parcel, it would provide additional parking needed. However, this property is also in the flood plain, so it could only be used for parking purposes. It was also suggested and recommended to build a pedestrian bridge for access to the main building.

The following new recommendations were made Tai Soo Kim Partners, LLC:

- Architectural design will be shaped rectangular and similar in design.
- Budget costs will also remain the same, \$20.2 million
- Building does not have to be physically elevated
- Abandon the basement area due to the flood zone

The building committee is comfortable with both proposed Town Hall and Existing sites. The existing site is the most desirable location as a consensus of the building committee.

Councilor Rivers inquired about the necessity to go to the Army Corp of Engineers to bridge over the main building from the proposed new parking lot location.

Councilor Seldon inquired about the purchase of the land parcel to the north of the library. It was noted based on the latest plan for renovation, this purchase is not required at this time.

## CITIZENS STATEMENTS & PETITIONS

1. **Laura Fontaine, 11 Hampton Lane** spoke regarding the condition of the building at 330 Park Avenue. She also referenced the various services received at the Senior Center.
2. **Lucille Morisse, 17 Arnold Drive** is the Co-Chair for Commission on Aging. She stated that she is in support of the library as well as 330 Park Avenue. Mrs. Morisse estimated that 150 individuals daily frequent the 330 Park Avenue building for various programs. She is asking for a new safe building as a priority in the bond referendum proposed for the fall.
3. **Jane Nadel-Klein, 82 Tariffville Road** an advocate for "Save our Water" Bloomfield Citizens.org initiative expressed general concerns regarding town governance, inclusion of citizenry participation and engagement. She also stated concerns about public comment not being allowed at the Special Meeting scheduled for June 28, 2016.

4. **Beatrice Llewelyn, 7 Alexander Road**, a former library board chair expressed her desired interest in plans to explore a new library building. She is also an advocate for renovation of the existing site. She pleaded with the Council to not delay in providing a 21<sup>st</sup> century library for the citizens of Bloomfield.
5. **Michael Robinson, 1192 Blue Hills Avenue** – spoke against Niagara Bottling regarding misleading information with jobs, construction personnel (out of state contractors) and the approval of \$4.1M tax abatement with no assurances for a direct economy investments.
6. **Andrew Walter, 47 Lincoln Terrance** spoke regarding the Niagara Bottling project. He expressed concerns about the issuance of a tax abatement for \$4.1M, labor concerns with out of town contractors. Mr. Walter stated that during negotiations, the Council should have insisted local employers and contractor participation. He requested Council to allow more direct dialogue on issues in the community with public input.
7. **Shawn McCauley, 16 Saw Mill Road, Burlington, CT** expressed his level of support for his fellow line workers and contractors not afforded an opportunity to bid on various construction jobs for the Niagara project.
8. **Joslyn Chance, 544 Bloomfield Avenue** is a union iron worker contractor. He stated that he had no opportunity to bid on the Niagara project and hope to have an opportunity in the future to bid on other local projects.
9. **Kevin Gough, 5 Bear Ridge Drive** made several comments regarding the following areas:
  - *Economic Development* should provide job opportunities for residents with newly constructed local projects as well as the State of Connecticut, there were no requirements from Niagara to ensure this request.
  - *Public Participation* should be accepted as a part of the standard agendas. More time should also be allotted for public input. A possible change in the structure of a meeting, requested more dialogue with Council.
  - *Bonding issues* with the three major capital improvement projects. The Public Works Garage is a definitely a priority due to health, safety and workplace concerns. Mr. Gough is in support of the library project, however he expressed concerns about the development of the Town Center. The Human Services Center at 330 Park Avenue provide essential services to residents in town. He recommended the Town Hall site for the new Community Center.
10. **Paula Jones, 5 Bear Ridge Drive** is in support of the Prosser Public Library. She applauded the building committee for their due diligence. She stated that it would be difficult to vote for the Town Hall site without having a defined plans regarding the vacancy of the existing site.
11. **Ruthanne Marchetti, 669 Bloomfield Avenue** advocated for Prosser Public Library. She requested that this project should be the town's priority for bond referendum in the November 2016 election. Mrs. Marchetti thanked Council, staff, library building committee for their commitment in providing accurate and precise information regarding this project.
12. **Joan Geetter, 14 Shibah Way** is a member of the library board for Prosser Public Library. She would like all voters to go to support bond referendum this fall. The Library Board initially voted to support the Town Hall site due the lack of need for a flood plan, no purchase of additional land and no need to relocate

for renovations. However, the Library Board is in full support of the existing site based on new developments to acquire abutting property for additional parking needs.

13. **David Macbride, 20 Westbrook Road** advocated for the Prosser Public Library and stated how invaluable it is to the town.
14. **Sharon Mann, 1 Adams Road** requested more public participation and comment with the Council. She requested Council consider changing the policy to comment at the end of the meeting for more dialogue between the public and Council.
15. **Valerie Rossetti, 88 Kenmore Road** stated that the agenda should include public citizen comment at the beginning and end of meeting. She stated concerns about comments made in the Golf Subcommittee meeting regarding the walking trail on the golf course. The Golf Subcommittee referred this item for discussion to a Connectivity Focus Group, which has no action plan or decision making powers. Ms. Rossetti thanked all labor union employees for attending the Council meeting.
16. **Robert Schwartz, 11 Tunxis Avenue** expressed his support of the Prosser Public Library. He also stated that allowing new residential development in the Town Center a game changer. There would be an influx of younger age population moving to town, based on volume of people, compared to things to do and entertainment. If the existing building is demolished, he stated that the town won't get a major retailer to build on such a primary corner of real estate in the Town Center. The library can fit into town moving north to include the vacant spaces of available real estate connecting to Filley Park as a gateway site.
17. **Bradley Klein, 82 Tariffville Road** requested figures on the general obligation rate for for all residents, per capita data for the town and a basis for deciding threshold for projects.

### **REPORT FROM COUNCIL SUBCOMMITTEES**

**Administration & Education** – The next regularly scheduled meeting (July 5, 2016) of this subcommittee will be cancelled.

**Golf** – Councilor Rivers gave a brief update of the golf course. The course is doing well financially. There were some discussion points of reference from town residents regarding walking trail, noise ordinance and preliminary outline of a banquet hall facility.

**Public Safety** – Councilor Washington read a brief subcommittee report of the last meeting held on June 13, 2016.

**Committee on Committees** – The last subcommittee meeting scheduled for June 20, 2016 was cancelled. The next scheduled meeting will be held on July 18, 2016 at 6:30 p.m.

### **ADDITION TO THE AGENDA**

It was moved by Councilor Merritt, seconded by Councilor DeLorenzo and voted unanimously to add agenda item **FY 15/16-86: Discussion and Possible Action regarding Certified Local Government Designation for Historic Preservation.**

## **COUNCIL BUSINESS**

### **NEW BUSINESS**

#### **FY 15/16-83: Discussion and Possible Action Regarding Policy 110.04 (Town of Bloomfield Meeting Agenda Format and Minutes)**

Mayor Gamble referred this agenda item to the next scheduled Administration & Education Subcommittee meeting.

#### **FY 15/16-84: Discussion and Possible Action Regarding Policy 110.05 (Bloomfield Town Council Rules of Procedure)**

Mayor Gamble referred this agenda item to the next scheduled Administration & Education Subcommittee meeting.

#### **FY 15/16-86: Discussion and Possible Action regarding Certified Local Government Designation for Historic Preservation**

**It was moved by Councilor Merritt, seconded by Councilor Neuwirth and voted unanimously to refer this agenda item to the next scheduled Land Use & Economic Development Subcommittee meeting scheduled for Monday, July 18, 2016 at 7:00 p.m.**

### **Mayor's Report**

Mayor Gamble reported that the Blue Hills Fire Department inducted four interns into their internship program.

Mayor Gamble also noted the excellent participation and dedications at the Mayoral Brunch on June 26, 2016. This event was held at Wintonbury Hills Golf Course to honor and recognize all former Bloomfield mayors and their accomplishments.

### **Town Manager's Report**

Mr. Schenck, Jr., Town Manager reported the following updates to the Town Council:

- Mr. Schenck, Jr. reminded citizens that tax bills have been issued.
- On June 24, 2016, Mr. Schenck, Jr. attended a fundraiser event at Auer Farm.
- On June 21, 2016, Mr. Schenck, Jr. attended a beam signing with Habitat for Humanity. They are building a new home on East Morningside.
- As a reminder, road work and repavement are underway in various neighborhoods.

### **APPROVAL OF MINUTES**

**It was moved by Councilor Neuwirth, seconded by Councilor Rivers to approve the minutes of May 23, 2016.**

**VOTE:        AYE: J. Gamble, J. Washington, W. Hypolite, L. Rivers, D. Seldon, J. Neuwirth, J. Merritt  
              NAY: None  
              ABSTAIN: P. DeLorenzo**

**The motion carries, 7-0-1**

**It was moved by Councilor Neuwirth, seconded by Councilor Rivers and voted unanimously to approve the minutes of June 13, 2016 with noted corrections.**

### **COUNCIL COMMENTS**

Councilor DeLorenzo stated that he is looking forward for discussions at the Special meeting scheduled for June 28, 2016. There will be discussion and possible action regarding three major capital improvement projects. Councilor DeLorenzo expressed the difficulty in deciding and prioritizing what is best for the town. He plans to utilize the decision making matrix to assist in his decision.

Councilor Neuwirth thanked all who participated and assisted with Celebrate Bloomfield events during June 1 – June 4, 2016. The date for next year's event has been changed to the second week in June.

Councilor Washington was present at the Mayoral brunch in which he stated was extraordinary. In addition, Councilor Washington will evaluate the needs and wants of all three projects. He will continue to compile data as well as analyze all views expressed by colleagues, town staff and the citizenry.

Councilor Rivers reiterated the difficulty in making a decision regarding the three major capital projects. The best decision will be for the residents of the Town of Bloomfield.

Councilor Seldon stated that it was great to see the public so passionate about the community. He also stated that it is unfortunate that the town infrastructure has been in disrepair for several years.

### **EXECUTIVE SESSION**

**At 9:23 p.m., it was moved by Councilor Rivers, seconded by Councilor DeLorenzo to enter into Executive Session A. Discussion Concerning Employee Evaluation – Town Manager with the Town Council only.**

**ADJOURNMENT    At ???**