FINAL

BLOOMFIELD TOWN COUNCIL

There was a regular meeting of the Bloomfield Town Council held at 7:30 p.m. on Monday, December 14, 2015 in Council Chambers, Bloomfield Town Hall, 800 Bloomfield Avenue, Bloomfield, CT.

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

Absent was: Councilor Joseph Merritt

Also present were: Philip K. Schenck, Jr., Town Manager, Sharron Howe, Acting Town Manager and India M. Rodgers, Clerk of Council

PLEDGE OF ALLEGIANCE

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

ANNOUCEMENTS & PRESENTATIONS

Recognition of Bloomfield Police Department's Accreditation

Chief Hammick proudly announced that the Bloomfield Police Department has received National Advanced Accreditation from Commission on Accreditation Law Enforcement Agencies, Inc. (CALEA) on November 21, 2015.

The department set a strategic goal in 2012 to achieve accreditation status in 2015. It was noted that 4% of law enforcement agencies in the nation are accredited and only 1% receive advance accreditation.

Chief Hammick recognized his command and supervisory staff to their contribution in achieving national accreditation status.

The following individuals were awarded a Meritorious Service Medal:

- Lt. Arthur Fredericks
- Lt. James Salvatore
- Lt. Matthew Willauer
- Officer Madison Bolden

The following individuals were awarded a Chief's Commendation:

- Sergeant Michael Martin
- Sergeant Matthew Suplee
- Sergeant Ellen White
- Mrs. Wendy Gorman
- Mr. William Jett

Presentation by Niagara Bottling

Mr. Jose Giner introduced the staff presenting from Niagara Bottling Company. Ms. Katie Booher, Economic Development Specialist and Mr. Todd Uhlick, Director of Expansion & Real Estate gave a detailed description and formal presentation to expand their distribution market in the Northeast.

Niagara Bottling presented a video outlining the manufacturing and administrative components of their company operation. This project is scheduled for completion by November 15, 2016.

They also reviewed their Northeast Project Profile consisting of the following:

- 443,000 square foot facility
- Investment of $73M in the building and equipment
- Plan to initially hire 38 new full time employees, locally
- Locate one high speed bottling line, with possible expansion

Deputy Mayor Schulman inquired about the impact on residents regards MDC and water demands. He also stated that it is very important to work together as friendly business partners, hiring employees locally – Bloomfield residents? It was noted that a job fair would be held in this community in which the company decide to build.

A second production line may be considered and is driven by quality of water demand.

Councilor Washington inquired about the amount of production lines planned with the company. It was noted that 1 to 2 lines are planned initially, however 4 lines can be expanded at build out.

Councilor Neuwirth referenced the 85% - 90% of private label entities and 10% - 15% Niagara. It was noted that Costco is their largest partner and Nestle is closest in sales.

Councilor Hypolite inquired about what brings Niagara to Bloomfield? Niagara focuses their interest in operating capital for the region and community fit. They are current at the stage of negotiating a purchase/sale agreement with owners of the property. Councilor Hypolite also inquired about capacity issues with MDC. The use of one line will generate 450,000 gallons per day assumed purified water.

Mr. Scott Jellison – CEO of MDC spoke briefly about water capacity requirements for Niagara Bottling. He also ensured the Council that there will be no impact on water services to the residents of Bloomfield.

Councilor Rivers asked about local job employment opportunities and training programs with the company.

Councilor DeLorenzo requested clarification regarding the proposed facility expansion to four lines.

Councilor Seldon inquired about Niagara establishing a northeast plant and its benefits to residents. He also mentioned increasing the tax base in town with new businesses becoming long term owners and who are heavily engaged in the community.

CITIZEN STATEMENTS & PETITIONS

1. Attorney Aaron Romano, 55 Woodland Avenue, is advocating on behalf of a friend who is interested in buying 97 Granby Street for a jazz club/restaurant. Attorney Romano is proposing that the property should sell for fair market value. There was also discussions regarding 6-8 Tobey Road, which abuts the Granby Street location. This item was deferred to the Land Use and Economic Development subcommittee for further discussion and review.

REPORT FROM COUNCIL SUBCOMMITTEES

Finance – Councilor Hypolite reported that the committee met on December 7, 2015 to discuss tax abatement regarding Niagara Bottling Company.

Land Use & Economic Development – The next subcommittee meeting will be held on December 21, 2015 at 7:00 p.m.

Committee on Committees – The next subcommittee meeting will be held on December 21, 2015 at 6:30 p.m.

Public Safety – Councilor Washington will give a detailed report at the next scheduled Council meeting, January 11, 2016.

Administration/Education – Councilor Rivers gave a brief summary of the subcommittee meeting held on December 7, 2015.

Golf – Councilor Rivers reported that the course will remain open as long as the weather is favorable. Revenues are exceeding budget plan and the course will continue to their marketing strategies and promote non-golfers to dine at the Tap Inn.

Community Services – Councilor Seldon will give a detailed report of the last subcommittee meeting at the next scheduled Council meeting, January 11, 2016.

ADDITIONS TO THE AGENDA

It was moved by Councilor Hypolite, seconded by Councilor Neuwirth and voted unanimously to add Item FY 15/16-39: Consider and Take Action regarding 69 Darby Street.

COUNCIL BUSINESS

NEW BUSINESS

FY 15/16-29: Consider and Take Action Regarding Certificate of Authority for Mayor Joan Gamble

It was moved by Deputy Mayor Schulman, seconded by Councilor Hypolite to approve the Certificate of Authority for Mayor Joan Gamble:

RESOLVED, that Mayor Joan Gamble is hereby authorized to make, execute, and approve on behalf of the Town of Bloomfield any and all contracts relevant to the Town of Bloomfield, and to execute and approve on behalf of the Town of Bloomfield other instruments, a part of or incident to such contracts, effective until November 13, 2017 or as otherwise ordered by the Bloomfield Town Council.

FY 15/16-30: Discussion and Possible Action Regarding Tax Abatement for Niagara Bottling

It was moved by Councilor Rivers, seconded by Councilor Seldon and voted unanimously to authorize Town Manager, Philip K. Schenck, Jr., to enter into a Tax Abatement Agreement with Niagara Bottling (in essentially the same amounts, duration and provisions as outlined in the draft agreement) subject to review and approval by the Town Attorney.

Councilor DeLorenzo inquired about the tax abatement for Niagara and its impact on the three major capital projects in town.

Deputy Mayor Schulman reminded Councilors that current taxes will be paid and additional taxes will be a method in assisting the town to pay for the three major capital projects in town, Public Works garage, 330 Park Avenue – Human Services building.

FY 15/16-31: Consider and Take Action Regarding Adoption of Resolution for Interfaith Homes (Wintonbury II/Bestor Lane)

It was moved by Deputy Mayor Schulman, seconded by Councilor DeLorenzo to adoption the resolution for Interfaith Homes (Wintonbury II/Bestor Lane):

RESOLUTION

WHEREAS, pursuant to Conn. Gen. Stat. Section 8-216, State reimbursement for tax abatements, the State of Connecticut Department of Housing is authorized to extend financial assistance to a municipality for housing solely for low or moderate-income families; and

WHEREAS, it is desirable and in the public interest that the City/Town of Bloomfield make an application to the State for reimbursement of real property taxes abated pursuant to CGS-8/215, Tax abatement for housing for low or moderate-income persons and to execute a Master Assistance Agreement for such purpose.

NOW, THEREFORE, BE IT RESOLVED BY THE

Bloomfield Town Council
(Municipal Governing Body)

1. That it is cognizant of the conditions and prerequisites for the state financial assistance imposed by the Connecticut General Statutes, particularly CGS-8-215 & 8-216; and

2. That the filing of annual applications for State financial assistance as reimbursement for tax abatements by the City/Town of Bloomfield is hereby approved and that

Mayor Joan Gamble
(Title and Name of Authorized Signatory for the Master Assistance Agreement)

is directed to execute and file such applications with the State of Connecticut Department of Housing, to provide such additional information, to execute such other documents as may be required, to execute a Master Assistance Agreement for State financial assistance if such an agreement is offered, to execute any amendments, decisions, and revisions thereto, and to act as the authorized representative of the City/Town of Bloomfield.

FY 15/16-32: Consider and Take Action Regarding Adoption of Resolution for Inter-Town Capital Equipment (ICE) Purchase Incentive Program

It was moved by Deputy Mayor Schulman, seconded by Councilor Neuwirth and voted unanimously to adopt the resolution for Inter-Town Capital Equipment (ICE) Purchase Incentive Program:

The Legislative Body of the Town of Bloomfield met on Monday, December 14, 2015 and adopted a resolution by the vote of 9 to 0 which endorsed the Town's participation in the Intertown Capital Equipment Purchase Incentive (ICE) Program provided in Connecticut General Statues Section 4-66m. Such proposal is attached to and made a part of this record.

Councilor Washington inquired about sharing equipment with inter town Public Works department.

Councilor Seldon asked about a description for “distressed communities”.

FY 15/16-33: Discussion of Tax Rebate for Wounded and Disabled Military Veterans

This item was deferred to the next scheduled Land Use & Economic Development subcommittee meeting.

FY 15/16-34: Consider and Take Action Regarding Adoption of Resolution for Woodland Avenue Pavement Rehabilitation LOTCIP Application

It was moved by Deputy Mayor Schulman, seconded by Councilor Washington and voted unanimously to adopt the resolution for Woodland Avenue Pavement Rehabilitation LOTCIP Application.

The Town Council of the Town of Bloomfield endorses applications to CRCOG for funding under the LOTCIP program for Woodland Avenue Pavement Rehabilitation – Southern Section with an estimated total project construction related cost of approximately $1,400,000 and LOTCIP requested grant amount of $1,000,000, and the participation by the Town for the project development and design services and excess construction costs at an estimated cost of $700,000; and,

Be it further resolved that, upon selection of the project by CRCOG for funding under this program, and approvals as appropriate, the Town of Bloomfield will provide the required local match funding for the project; and,

Be it further resolved that, the Town Engineer is hereby authorized to submit materials to the CRCOG in support of this resolution and to administer the Project with respect to any subsequent Grant on behalf of the Town.

FY 15/16-35: Consider and Take Action Regarding Adoption of Resolution for Bloomfield Greenway Section 1C LOTCIP Application

It was moved by Deputy Mayor Schulman, seconded by Councilor Washington and voted unanimously to adopt the resolution for Bloomfield Greenway Section 1 C LOTCIP Application.

FY 15/16-36: Consider and Take Action Regarding Tax Refunds

It was moved by Deputy Mayor Schulman, seconded by Councilor Washington and voted unanimously to approve tax refunds in accordance with the memorandum dated December 14, 2015:

DECEMBER 2015 REFUNDS

ABDELRAHAM HAITHAM	2014MV	$41.08
ACAR LEASING	2014MV	$270.22
BAILEY PATRICIA OR KELLIER KINGSLEY	2014MV	$869.26
CHASE AUTO FINANCE	2014MV	$320.13
DAWSON PATRICE S	2014MV	$64.22
HONDA LEASE TRUST	2014MV	$37.73
NATIONSTAR MORTGAGE 1 DANIEL BLVD	2013RE	$1,631.60
RIVERA-NEGRON ANTHONY	2013MV	$21.63
TAYLOR KESHA	2014MV	$38.19
VAULT TRUST	2014MV	$1,391.07
VW CREDIT	2013MV 2014MV	$560.12 $184.12
Total refunds		$5,429.37

FY 15/16-37: Consider and Take Action Regarding Hiring an Assistant Building Official

It was moved by Deputy Mayor Schulman, seconded by Councilor Neuwirth and voted unanimously to refer this matter to the Administration/Education and Finance subcommittees for a review and recommendation.

FY 15/16-38: Consider and Take Action Regarding Settlement of Tax Appeals

This item was deferred to Executive Session for discussion and review.

FY 15/16-39: Consider and Take Action Regarding the Sale of Tax Lien at 69 Darby Street

This item was deferred to Executive Session for discussion and review.

REPORT FROM MAYOR AND TOWN MANAGER

Mayor's Report

Mayor Gamble wished Rabbi Atkins Happy 70th Birthday!

Town Manager's Report

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

Mr. Schenck, Jr. informed the Council that Mr. Jack Hasegawa, Executive Director is retiring from Auer Farm.

A meeting of Bloomfield Center Business Alliance was held at Isaac's. The alliance developed and designed an informal new logo the will be distributed on the new marketing brochures for University of Hartford students.

APPROVAL OF MINUTES

It was moved by Councilor Neuwirth, seconded by Councilor Washington to approve the minutes of November 23, 2015 with noted corrections.

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

Motion carried: 6-0-1

COUNCIL COMMENTS

Councilor DeLorenzo thanked Niagara for their presentation and in wanted to join the Bloomfield community. He also wished everyone Merry Christmas, Happy Kwanzaa and Happy Hanukah.

Deputy Mayor Schulman and Councilor Neuwirth congratulated the Police Department on their National accreditation. He also wished everyone a safe and Happy Holidays. He is excited to celebrate a new entity possibly coming to Bloomfield.
Councilor Washington also congratulated the Police Department on their achievements along with the Council and the Public Safety subcommittee. He also thanked the Town Manager for input on Woodland Avenue rehab.

Councilor Rivers welcomed Niagara to town and hopes for successful relationship in the future.

Councilor Seldon congratulated the Bloomfield High School Football on winning the state championship. He also thanked Deputy Mayor Schulman for ribbon cutting ceremony of the new synthetic field.

EXECUTIVE SESSION

At 10:23 p.m., it was moved by Deputy Mayor Schulman, seconded by Councilor DeLorenzo and voted unanimously to enter into Executive Session B. – Discussion Concerning Pending

Claims and Litigation with the Town Council, Town Manager, Town Attorney, Assistant to the Town Manager and Finance Director.

At 10:28 p.m., Council entered into Executive Session C – Discussion Concerning Settlement of Tax Appeals

At 10:43 p.m., it was moved by Deputy Mayor Schulman, seconded by Councilor DeLorenzo and voted unanimously to exit Executive Session C and enter into Regular Session.

At 10:44 p.m., it was moved by Deputy Mayor Schulman, seconded by Councilor DeLorenzo and voted unanimously to authorize the Town Attorney to enter into settlements with parties listed:

- **BHA (Sav-Mor) v. TOB**
- **Federation Homes v. TOB**
- **69th Place LLC (BHA) v. TOB**
- **Baker (77 Maple Avenue/Amazing Plaza) v. TOB**

At 10:46 p.m., it was moved by Deputy Mayor Schulman, seconded by Councilor Neuwirth and voted unanimously to authorize the Town Attorney to direct the sale of the tax lien (lot 69 Darby Street) to be sold at par to 69 LLC contingent upon stipulated judgement.

At 10:48 p.m., it was moved by Councilor Neuwirth, seconded by Deputy Mayor Schulman and voted unanimously to enter into Executive Session A. – Discussion Concerning Labor Negotiations.

At 11:02 p.m., it was moved by Councilor Rivers, seconded by Councilor Seldon and voted unanimously to exit Executive Session A.

ADJOURNMENT

At 11:03 p.m., it was moved by Councilor Washington, seconded by Councilor DeLorenzo and voted unanimously to adjourn the meeting.