

**FINAL**

**BLOOMFIELD TOWN COUNCIL**

There was a regular meeting of the Bloomfield Town Council held at 7:30 p.m. on Monday, January 12, 2015 in Council Chambers, Bloomfield Town Hall, 800 Bloomfield Avenue, Bloomfield, CT.

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

Also present were: Philip K. Schenck, Jr., Town Manager, Sharron Howe, Assistant to the Town Manager, Walter Topliff, Town Assessor, Attorney Marc Needelman and India M. Rodgers, Clerk of Council.

Absent were: Councilor Joel Neuwirth

Guests: Ms. Linda Martin, President of TFC Corporation and Attorney Martin Clayman

**PLEDGE OF ALLEGIANCE**

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

**ANNOUNCEMENTS & PRESENTATIONS**

There were no announcements or presentations.

**CITIZENS STATEMENT & PETITIONS**

There were no citizen statements and/or petitions.

**REPORT FROM COUNCIL SUBCOMMITTEES**

Community Services – Councilor Seldon gave a brief report of the various activities sponsored by Leisure Services for youth. The various programs included Aikido, dance classes, after school program, soccer and other family activities.

Administration & Education – Councilor Rivers updated the Council on discussions in the last subcommittee meeting regarding the town’s Affirmative Action Plan. The committee discussed hiring goals with the independent consultant, Marcia Bonitto and Cindy Coville, Director of Human Resources.

Golf – The next meeting will be held on Monday, January 26, 2015 at 6:00 p.m.

Committee on Committees – The next meeting will be held on Tuesday, January 20, 2015 at 6:30 p.m.

Public Safety – Councilor Washington gave a detailed report from the last meeting held on December 8, 2014.

Land Use & Economic Development – Deputy Mayor Gamble gave a brief report from the last meeting held on December 16, 2014. The Metropolitan District Commission (MDC) and town continue negotiations regarding the renovations at Filley Park. The owners of the Valco building on Cottage Grove Road are in the next steps to demolition. The property located on Maple Avenue cannot be demolished based on remediation work to be done. The subcommittee also discussed the tax abatement for Deringer-Ney company expansion on Woodland Avenue.

The next subcommittee meeting will be held on Tuesday, December 20, 2014 at 7:00 p.m.

Finance – Councilor Hypolite gave a brief report of the last subcommittee held on December 15, 2014. The committee discussed the town’s status on debt service. Items of discussion were per capita figures and possible reallocation of some funding to new projects. The report also detailed information regarding credit ratings, annual audit and pension benefits.

Other – Capital Workforce Partners Report

Councilor Washington attended the last Capital Workforce Partners meeting on December 10, 2014. He reported information regarding long term unemployment concerns, current job market in Connecticut, and overall labor strategies to attract new employers to the Greater Hartford area.

**COUNCIL BUSINESS**

**NEW BUSINESS**

**FY 14/15-35: Consider and Take Action Regarding Adoption of 2015/2016 Budget Schedule**

It was moved by Deputy Mayor Gamble, seconded by Councilor Seldon and voted unanimously to approve the following schedule for budget meetings for the FY 2015/2016:

**PROPOSED NOTICE OF SPECIAL MEETINGS**

**Bloomfield Town Council**

In accordance with Section 3 of the Rules of Procedure, the Bloomfield Town Council will hold special meetings for the purpose of discussing the proposed 2015/2016 budget on the following days:

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2015/2016 Budget Schedule  
Bloomfield Town Council

Tuesday, March 10 <sup>th</sup>	7:00 p.m.	Budget overview by Town Manager; Revenues, Expenditures and Capital Improvements
Thursday, March 12 <sup>th</sup>	7:00 p.m.	Planning, Boards & Agencies, Library; Senior Services; Social & Youth Services and Leisure Services
Tuesday, March 17 <sup>th</sup>	7:00 p.m.	Board of Education, Facilities and Public Works**
Thursday, March 19 <sup>th</sup>	7:00 p.m.	Public Hearing, Public Safety; General Government
Tuesday, March 24 <sup>th</sup>	7:00 p.m.	Council Deliberation/Action
Thursday, March 26 <sup>th</sup>	7:00 p.m.	Council Deliberation/Action (if needed)
Monday, May 4 <sup>th</sup>	7:00 p.m.	Annual Town Meeting ***

Unless otherwise noted, all of the above meetings will be held during 2015 in Conference Room #5, Bloomfield Town Hall, 800 Bloomfield Avenue, Bloomfield, Connecticut for the purpose of discussion of the Town Manager’s proposed budget for fiscal year 2015/2016.

\*\*Town Council Chambers

\*\*\*Bloomfield High School Auditorium

**FY 14/15-36: Consider and Take Action Regarding Adoption of Resolution – Energy Performance Project: Capital Recurring Expenditures (CNRE) Fund Transfers**

It was moved by Councilor Hypolite, seconded by Deputy Mayor Gamble and voted unanimously to adopt the following resolution:

RESOLVED, That the Bloomfield Town Council authorizes the transfer of the unencumbered balances from two previously approved capital improvement projects in the Town’s Capital Non-Recurring Fund to the Energy Performance project.

Project #	Transfer From	Amount	Project #	Transfer To	Amount
11713700	Town Hall HVAC	\$200,000	11732800	Energy Performance	\$305,985
11731700	Alvin Woods	\$105,985			
	Total	\$305,985		Total	\$305,985

Councilor Hypolite thanked the Finance Director for being creativity with funding a valuable project. Mr. Hogan stated that incentives from CL&P will cover the debt service for this project of approximately \$16,000.

**FY 14/15-37: Consider and Take Action Regarding Adoption of Resolution – Appropriating \$385,000 in the Town’s Capital Non-Recurring Fund for Board of Education**

**RESOLUTION**

WHEREAS, The Town Council on June 25, 2012, passes a resolution establishing a “non-lapsing” account in accordance with the C.G.S. 10-248a for Board of Education capital improvements and

WHEREAS, The Bloomfield Board of Education has deposited \$385,000 into the Town’s Capital Non Recurring Fund from its 2013-2014 budget operations, which supplements a previous amount of \$770,000 for a total of \$1,155,000, now therefore be it

RESOLVED, That the Bloomfield Town Council hereby appropriates the sum of \$385,000 within the Town's Capital Non-Recurring Fund to BOE Project 10-248a to fund capital improvements for board of education purposes and be it further,

RESOLVED, that the Bloomfield of Education provide to the Town Manager on an annual basis, a report of those project(s) funded under this appropriation.

**FY 14/15-38: Discuss and Take Action on Tax Abatement for Deringer-Ney**

It was moved by Deputy Mayor Gamble, seconded by Councilor Rivers to authorize the Town Manager Philip K. Schenck, Jr., to enter into the Tax Abatement Agreement with Deringer-Ney, Inc.

Councilor Hypolite requested clarification regarding the following items:

- Information regarding tax abatement policy of the town around statutory requirements
- Total abatement of future taxes as a tool to support Economic Development in the community
- The total number of jobs to be added in Bloomfield
- Town Administration recommendation

Mr. Walter Topliff, Town Assessor stated that the tax abatement policy of the town is in compliance with CGS 12-65b of the State of Connecticut General Statutes. In addition, this company did not specifically confirm jobs for Bloomfield. This company is invested in the community as they are currently leasing and are proposing to construct and expand in town for long term success.

The total abatement over a five year period is approximately \$572,289. The building construction cost is approximately \$11,500,000, which should begin Spring 2015. It was noted that although there is a tax abatement agreement, the town would collect building permit fees as well as personal taxes for the length of the agreement as revenue.

Mr. Schenck, Jr., noted that this company is a long term business resident with economic ties to the community. They are reducing their flexibility to relocate by constructing a new building with possible expansion. The total cash difference over the five year period is approximately \$200,000.

**FY 14/15-39: Consider and Take Action Concerning TFC Option Agreement**

It was moved by Deputy Mayor Gamble, seconded by Councilor DeLorenzo and voted unanimously to approve the changes as outlined in the Second Amended and Restated Option Agreement between the Town of Bloomfield and TFC Housing Corporation.

Attorney Martin Clayman, 4 North Ridge Drive, West Hartford, CT is legal counsel for TFC Corporation. He presented a revised schedule for the Bloomfield First Cathedral Senior Housing Project.

Attorney Clayman is requesting adjustments to be made with TFC Option Agreement for 40 units of Senior Housing. TFC Corporation is seeking pre-development funds through the Department of Housing. The Department of Housing informed TFC that there is not sufficient time for an architectural survey. TFC is requesting of the town for 2 – 6 month option period to extend the application deadline for pre-development funding.

The first extension of option agreement is February 28, 2016. The second extension of option agreement is August 31, 2016.

Mayor Schulman stated that the town would continue to receive funds for each option. This requested for an extension has been fully vetted with the Town Attorney Marc Needelman. The Town of Bloomfield is committed to providing affordable housing opportunity to its residents.

Deputy Mayor Gamble stated that this project is a positive step forward and is supportive of this addition to Bloomfield.

## **REPORT FROM MAYOR AND TOWN MANAGER**

### **Mayor's Report**

- On December 10, 2014, Mayor Schulman attended the “Meeting of Mayor’s at the Hartford Public Library – Albany Avenue branch, sponsored by the University of Hartford. There was discussion regarding strategies on how to regionalize with community cooperation.
- On December 10, 2014, there was a meeting at Capital Workforce Partners to discuss the unemployment rate and new job implementation efforts for the region.
- On December 10, 2014, Mayor Schulman attended a meeting at Capital Region of Council Governments to say farewell to First Selectman, Mary Glassman of Simsbury as she pursues other endeavors.
- On December 10, 2014, the town celebrated the retirement of Mr. Thom Hooper at Carbone’s Kitchen.
- On December 11, 2014, several Council members attended at forum at St. Thomas Seminary sponsored by Bloomfield Public Schools – “The State of Bloomfield Public Schools”.

- On December 17, 2014, Mayor Schulman attended a ceremony at Carmen Arace Middle School honoring individuals for the CT Care awards.
- On December 21, 2014, the Rehoboth Church of God dedicated their newly renovated basement area.
- On January 8, 2015, Mayor Schulman attended the world premiere of the movie “Diamond Ruff” at the Spotlight Theatres, directed by local artist Joe Young of Bloomfield.
- On January 13, 2015, a seminar of the Economic Development Commission will be held from 8:30-11:30 a.m. at Bloomfield Town Hall, Conference Room #5.
- On January 13, 2015, Mayor Schulman will attend a memorial for Judge Jerry Wagner at the Jewish Community Center.
- On January 19, 2015 at 7:00 p.m., a Martin Luther King, Jr. Celebration at Rehoboth Church of God, 1170 Blue Hills Avenue.
- On January 25, 2015, the Rotary Club will sponsor a pizza fundraiser at Thomas Hooker Brewery.
- On January 29, 2015 from 5:30 p.m.-7:00 p.m. the Rotary Club will honor Gloria McAdams of Foodshare on her retirement after 30 years of service.

### **Town Manager’s Report**

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

- Mr. Schenck, Jr. introduced Mr. Jose Giner, the new Director of Planning for the Town of Bloomfield.
- The Police Citizens Academy will begin on February 24, 2015 through May 12, 2015 for a 12 week session. The meetings will be held on Tuesday evenings from 6:00 p.m. – 8:00 p.m. For additional information, residents can contact the police department directly at 860-242-5501.
- The second evaluation of reviews for tax bills is underway. Thus far, 61 residents and 49 businesses have requested a detailed review of the re-evaluation results on their respective properties.

- The Town Council will host their Annual Retreat on February 7, 2014 at St. Thomas Seminary.
- The Bloomfield-West Hartford Health District and town administration will tape a segment of Bloomfield Today on BATV to discuss updates of health concerns in the community.
- Mr. Schenck, Jr. stated that Hawk Hill is in the process of closure in the next several weeks. All interested parties must sign off on the agreed upon agreement.
- It was also noted that Bloomfield is one of 46 communities accepted to participate in the ultra-high broadband internet consortium.

### **APPROVAL OF MINUTES**

It was moved by Deputy Mayor Gamble, seconded by Councilor DeLorenzo and to approve the minutes of December 8, 2014.

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

The motion passes, 5-0-2

### **COUNCIL COMMENTS**

Councilor DeLorenzo gave kudos to Councilor Rivers and fellow Councilors on their efforts to discuss the Affirmative Action Plan.

Deputy Mayor Gamble thanked Mayor Schulman for the invite to see her first inauguration of Governor Dannel Malloy.

Councilor Hypolite also commended Councilor Rivers on a job well done on discussing Affirmative Action goals to help the workforce to be reflective of the Bloomfield community.

Councilor Washington congratulated the Finance and Administration/Education subcommittee on their diligent efforts in addressing areas of concern throughout the year.

Councilor Rivers stated that he will continue to advocate for the Affirmative Action Plan and balance the workforce in Bloomfield. He also suggested that each Council member develop ideas to implement a statement of support for Bloomfield population statistics.

Councilor Seldon wished everyone a Happy New Year! He expressed the desire to continue doing good work for the Town of Bloomfield.

Mayor Schulman is in agreement with the cooperation of all Councilors to contribute ideas to the developing statement. He also encouraged the support of hiring in Bloomfield.

### **EXECUTIVE SESSION**

At 8:51 p.m., it was moved by Deputy Mayor Gamble, seconded by Councilor DeLorenzo and voted unanimously to enter into Executive Session A – Pending Claims and Litigation with the Town Council, Town Attorney, Town Manager and Assistant to the Town Manager.

At 9:03 p.m., it was moved by Deputy Mayor Gamble, seconded by Councilor Seldon and voted unanimously to exit Executive Session A.

### **ADJOURNMENT**

It was moved by Councilor Washington, seconded by Councilor DeLorenzo and voted unanimously to adjourn the meeting at 9:04 p.m.