

FINAL

BLOOMFIELD TOWN COUNCIL

There was a regular meeting of the Bloomfield Town Council held at 7:30 p.m. on Monday, May 23, 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, Leon Rivers, Derrick Seldon and Joseph Washington

Also present were: Philip K. Schenck, Jr., Town Manager, Sharron Howe, Assistant to the Town Manager, John Lawlor, Director of Public Works, William Hogan, Finance Director and India M. Rodgers, Clerk of Council

Guests: Mark Weisman, Chair of the Prosser Public Library Building Committee, Richard Szczypek, Tai Soo Kim Partners, LLC, Jeff Alberti, Weston & Sampson Architects

Absent was: Councilor Patrick DeLorenzo

PLEDGE OF ALLEGIANCE

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

ANNOUNCEMENTS & PRESENTATIONS

Presentation by Weston & Sampson on the Public Works Facility

Mr. John Lawlor, Director of Public Works gave a brief overview regarding renovations at the Public Works garage. Weston & Sampson was hired in 2014 to review operations supported by the Public Works department, on call 24 hours per day, handling of incidents and emergencies and first responders.

Mr. Jeff Alberti of Weston & Sampson Architects presented detailed information regarding the facility renovations at the Public Works garage. They reviewed several areas of concern and the need for significant improvements:

- 50 year old building with no significant improvements
- Increased responsibilities v. current budget projections
- Inadequate employee facilities
- Training facilities
- Vehicle maintenance
- Vehicle storage
- Non complaint with building, plumbing and mechanical codes
- OSHA/DEEP standards, site security, operational deficiencies

This project will cost approximately \$9,965,000 from 2015 estimates and \$11,000,000 for 2017. To reuse and renovate the existing building, the cost was reduced by \$7,000,000.

Councilor Washington inquired about inadequate meeting spaces. He also inquired about monetary implications to violations for DEEP/OSHA.

Councilor Merritt congratulated Public Works on presentation to re-use the building. He suggested that Council visit the facility. There is no room to move for employees, inadequate space and training is very important to Administration/Staff requirements.

Councilor Rivers thanked Public Works for their presentation and hope that town residents have a better understanding of renovation needs.

Councilor Hypolite inquired about prioritizing probable phase in for a potential solution in renovation efforts.

Councilor Seldon expressed about losing accreditation at Public Works. The agency has been attempting to achieve accreditation, which has been a two year process.

There could be a possible shutdown of the fueling station, due to DEEP violations if deemed inefficient.

There are 35 personnel, 3 women, no female lockroom/shower, bathrooms (no ADA compliance) and no sprinkler system available.

Deputy Mayor Schulman asked about the current square foot of 35,000. The new square footage estimates will provide an additional 12,000 in expansion space.

Public Comment

Joann Ritson, 90 Woodland Avenue stated that she was impressed with her visit to the Department of Public Works. She stated that staff was very professional.

Presentation by the Prosser Library Building Committee

Mark Weisman, Chair of the Prosser Library Building Committee expressed the recommendation to remain in town center. This recommendation is concurred with the Economic Development Commission, Town Planner, Bloomfield Public Schools Superintendent, Friends of the Library and the Library Board.

Mr. Richard Szczypek of Tai Soo Kim gave a brief overview of the program summary. He also presented and explained the library space planning guide worksheet.

Mr. Szczypek gave a review of the overall site plan for the Town Hall site and possible expansion on the existing site. The preferred site of the building committee is location at Town Hall.

Deputy Mayor Schulman inquired about the number of parking spaces at the Town Hall site. There is a projected total of 161 spaces. There will be a connection between library and Town Hall, cost estimates will remain the same at approximately \$19.7M.

Councilor Washington asked about the community room, business center and specialty reference areas.

Councilor Neuwirth stated that he was impressed that the committee took ideas and developed good concepts to address town resident's needs.

Councilor Seldon inquired about the total gross area for the new library.

Mr. Philip K. Schenck, Jr., Town Manager stated that the total estimated cost of this project is \$19.7M, which includes 3% fee construction manager, 10% owner's contingency, 9% design contingency and 5% construction contingency.

CITIZENS STATEMENTS & PETITIONS

1. **Ayse Ozkaya, 56 Filley Street** asked for a status update regarding the progress on the environmental impact study. Ms. Ozyacka asked to possibly have someone in place when Niagara arrives.

Mr. Schenck, Jr. stated that there will be a joint meeting of the Finance and Land Use/Economic Development subcommittees held in July to discuss and review the Tax Abatement Policy.

2. **Sharon Mann, 1 Adams Road** thanked the library and public works for their presentations. Mrs. Mann recommended Council to visit other area libraries. She endorsed the Prosser Public Library remaining in the town center.
3. **Kevin Gough, 5 Bear Ridge Drive** – thanked the Library Board for their presentation. He asked Council to consider long term options for the Town Hall site and existing site. Mr. Gough stated that the Human Services Building (330 Park Avenue) should be located in the center of town. The police station is a great idea for prime real estate.
4. **Penny Waylen – Maple Avenue** stated concerns about leaving current library up for grabs by unknown real estate developer and recommended the location for the center of town with beautiful aesthetics.
5. **Valerie Rossetti, 88 Kenmore Road** stated that the Public Works building priority is key. She also proposed to increase funding to incorporate more indoor storage. Ms. Rossetti recommended to maintain library at the current site.
6. **Paula Jones – 5 Bear Ridge Drive** expressed concerns regarding an empty corner of existing library site if moved. There are some potential developer concerns on what would be a valuable investment. Ms. Jones commended library building committee group on a great job in addressing numbers that make sense.
7. **David Mann, 1 Adams Road** stated that he was glad to see library remain in Town Center. This would provide a tremendous opportunity to invest in expanding into Filley Park.

REPORT FROM COUNCIL SUBCOMMITTEES

Community Services – The next regularly scheduled meeting of this subcommittee will be held on June 7, 2016.

Administration & Education – The next regularly scheduled meeting of this subcommittee will be held on June 6, 2016.

Golf – The regularly scheduled meeting of this subcommittee on May 23, 2016 was cancelled.

Public Safety – Councilor Washington will read a detailed report of this subcommittee from the last meeting held on May 9, 2016.

Committee on Committees – Councilor Washington deferred this subcommittee report to appointments on the Council agenda.

Finance – Councilor Hypolite gave a brief report of this subcommittee meeting. The committee discussed and recommended fourth quarter transfers, funding further studies of libraries, auditors' presentation, which was a clean and unqualified report. There was also discussion about upcoming audit/IT Cyber Security.

Land Use & Economic Development – Deputy Mayor Schulman gave a brief report of this subcommittee meeting. The committee discussed business expansion in Bloomfield, identifying specific business regarding the compartmentalization theory and received a presentation for Solar Panel Farm Project with the Bloomfield Board of Education.

COUNCIL BUSINESS

OLD BUSINESS

FY 15/16-64: Discussion and Possible Action Regarding the Board of Education Solar Farm Project

Councilor Hypolite inquired about comparable solar farms completed by this company in the State of Connecticut. He stated that he is in favor of saving money to reduce the carbon facility.

This project involves a 10 year lease agreement and a 25 year commitment for solar panel installation and production estimates.

Councilor Hypolite requested information regarding the Request for Proposal (RFP) process for this project.

It was noted by Mr. Wayne Casper, Director of Facilities for the Bloomfield Board of Education stated that there was no public RFP process.

Councilor Hypolite stated in absence the RFP process for this project, it appears that only one company was approved by the selection team.

Mr. Casper contacted three companies, with one being Greenspan Energy who provided a detailed presentation while the other two companies did not submit.

Councilor Hypolite inquired about an independent review of this company, references, formal review on other projects. In addition, he requested their expertise on tax credits, commercial solar technology,

Mr. Casper commented regarding the background references were completed and verified. This company has completed major projects in other locales and states.

Deputy Mayor Schulman inquired about any toxic materials for solar installation. It was noted that there are some safety issues involved with wildlife. A fence will be installed around solar panels that will be approximately minimum of 6 feet.

The Town of Bloomfield is the first major installation in CT due to the recent changes in state legislation permitting municipalities to participate in virtual net metering. This company has completed 25 projects in other states such as: Massachusetts, New Jersey, and Rhode Island

The stability of the company and institutional financing provide the town a gateway for this project. The town can't benefit from federal tax credits offered through this company.

Councilor Rivers stated that the solar business does not have any absolute certainties.

Councilor Seldon stated that Mr. Wayne Casper is very thorough in this work assessment of various projects. Due to the questions being raised regarding this project, he is not prepared to vote in favor of the project.

Councilor Washington inquired about a 10 year lease term and the purchase of the equipment thereafter.

Councilor Merritt thanked Wayne Casper for being proactive to undergo this project. His only concern is about wildlife and fencing. A proposed walking path is being considered on the south side of the land tract.

Councilor Neuwirth asked about the best use of this property and how viable it would be to save money for the town.

Deputy Mayor Schulman stated that this land tract is no cost to the town. The property is 5 acres and the Board of Education usage is limited.

It was moved by Deputy Mayor Schulman, seconded by Councilor Merritt to approve the Bloomfield Board of Education Solar Panel project, subject to all terms and conditions during the final analysis.

VOTE: AYE: S. Schulman, J. Neuwirth, L. Rivers, J. Washington, J. Merritt

NAY: None

ABSTAIN: J. Gamble, W. Hypolite, D. Seldon

The motion passes, 5-0-3.

NEW BUSINESS

FY 15/16-70: Consider and Take Action Regarding Transfer Appropriations within the 2015/2016 Budget

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

RESOLUTION

RESOLVED: In accordance with Section 908 of the Town of Bloomfield Charter, the below transfer of appropriations be approved:

The amounts below are free from encumbrances in the 2015-16 General Fund budget:

The above amounts are to be transferred to the following department in the 2015-16 General Fund budget:

| <u>FROM</u> | <u>DEPARTMENT/FUNCTION</u> | <u>AMOUNT</u> |
|-------------|----------------------------|-----------------|
| 1-950 | Town Contingency | \$25,000 |
| 1-900 | Fixed Charges | <u>\$20,000</u> |
| | TOTAL | \$45,000 |

| <u>TO</u> | <u>DEPARTMENT/FUNCTION</u> | <u>AMOUNT</u> |
|-----------|-------------------------------------|-----------------|
| 1-301 | Planning & Development: Engineering | <u>\$45,000</u> |
| | TOTAL | \$45,000 |

Be it further resolved, that as part of the financial closeout of the 2015-16 fiscal year, the Town Manager is authorized to transfer any unencumbered departmental balances that may exist to the Town's Other Employment Benefit Trust fund (Fund 56).

FY 15/16-71: Consider and Take Action Regarding Appointments to the Juvenile Review Board

It was moved by Councilor Washington, seconded by Councilor Rivers and voted unanimously to appoint the following individuals to the Juvenile Review Board:

- Roger Bunker (D) – 28 Old Village Road
- Patterson Crocker Jr. (D) – 26 Briar Lane
- Mark A. Mitchell – 14 High Wood Road
- Dawn Cooper-Grodger – Social and Youth Services
- India Rodgers – Social and Youth Services
- Officer Kenan Vugdalic – Police Department
- Officer Nicole Downs – Police Department
- Officer Robert Wilkins – Police Department
- Sergeant John Fox – Police Department
- Amy Paluska – Carmen Arace Intermediate School
- Karen Goldman – Carmen Arace Intermediate School

FY 15/16-72: Consider and Take Action Regarding Appointments to the Youth Adult Council

It was moved by Councilor Washington, seconded by Councilor Rivers and voted unanimously to appoint the following individuals to the Youth Adult Council:

- Joyce Ladawn Betts (D) – 45 Alexander Road
- Roger Bunker (D) – 28 Old Village Road
- Shasona K. Cassells (D) – 22 Cadwell Road
- Hector L. Colon Jr., (D) – 6 Jerome Avenue
- Patterson Crocker Jr., (D) – 26 Briar Lane
- Jackson Felix (D) – 10 Red Oak Hill
- Carla L. Ladson (D) – 46 Alexander Road
- Eric Alan Martin (D) – 17 Briar Lane
- Raeleen Monica McMillian (D) – 39 Banbury Lane
- Valentina M. Parchin (D) – 32 Cliffmount Drive
- Juanita Richardson (D) – 34 Terry Plains Road
- Breonna Skyes (U) – 4 Timber Lane
- Caryn E. Wallace (D) – 319 Tunxis Avenue
- Donna Ward – 3 Richard Lane
- Yolanda Jenkins – Social & Youth Services
- Officer Robert Wilkins – Police Department
- Sergeant John Fox – Police Department
- Bethany Silver, Ph.D. – Board of Education
- Stacey McCann – Board of Education
- Jesse White – Metacomet School
- Shander George – Laurel Elementary School
- E. Leon Rivers (D) – 24 Stuart Drive

FY 15/16-73: Consider and Take Action Regarding Appointments to the West Hartford/Bloomfield Health District

It was moved by Councilor Washington, seconded by Councilor Rivers and voted unanimously to appoint the following individuals to the West Hartford/Bloomfield Health District:

- Paula Walek (R) – 35 Sharon Road, term ending March 2018
- Gloria James (D) – 12 Sandpiper Drive, term ending December 2018
- Philip K. Schenck, Jr. Town Manager, “indefinite” (Town Managers of member towns are not subject to term limits)

FY 15/16-74: Consider and Take Action Regarding Appointment to Town Plan & Zoning – Alternate

It was moved by Councilor Washington, seconded by Councilor Rivers and voted unanimously to appoint the following individual to Town Plan & Zoning – Alternate:

- Stephen Joseph Millette (R) – 63 Wintonbury Avenue, term ending November 13, 2017

FY 15/16-75: Consider and Take Action Regarding Appointment to Zoning Board of Appeals

It was moved by Councilor Washington, seconded by Councilor Rivers and voted unanimously to appoint the following individual to Zoning Board of Appeals:

- Dwight H. Bolton, Sr. (R) – 51 Burnwood Drive, term ending November 13, 2017

FY 15/16-76: Discussion and Possible Action Regarding Honorary Street Naming

It was moved by Deputy Mayor Schulman, seconded by Councilor Washington to approve the honorary naming of a portion of Granby Street “Marcus Garvey Way”.

Councilor Neuwirth expressed concerns about other groups coming to request honorary designation.

Councilor Washington mentioned honoring Richard Days. He stated that he would support an actual place in town to honor Mr. Days.

Councilor Seldon inquired about the timeframe listed for temporary or permanent markers.

The Town Manager recommended a modification of the existing policy on naming or develop a new policy specifying honorary designation for streets.

Mayor’s Report

On May 21, 2016, Mayor Gamble attended a ribbon cutting celebration at the Greater Hartford Ghanaian Seventh-day Adventist Church located at 76 East Dudley Town Rd.

Celebrate Bloomfield events will be held from June 1 – 4, 2016. Ms. Anika Noni Rose, Tony Award winning actress will be in town for this wonderful celebration.

Town Manager’s Report

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

- Mr. Schenck, Jr. encouraged all to participate in Celebrate Bloomfield, which will be held from June 1-5, 2016.
- On May 30, 2016 at 11:30 a.m., the Annual Memorial Day Parade and Service will take place on the Bloomfield Town Green. All residents are encouraged to attend the festivities.

- Mr. Schenck, Jr. stated that he attended a Realtor's Breakfast, co-sponsored by the Board of Education and Town.
- On May 25, 2016 at 5:00 p.m., there will be an Annual Meeting of the Bloomfield Chamber of Commerce.
- On June 22, 2016, the Bloomfield Center Apartments project will have their closing on the property completed.

APPROVAL OF MINUTES

It was moved by Councilor Neuwirth, seconded by Councilor Rivers and voted unanimously to approve minutes of May 9, 2016 with noted corrections.

COUNCIL COMMENTS

Councilor Neuwirth encouraged all residents to participate in events for Celebrate Bloomfield, which will be held June 1 – June 5, 2016.

EXECUTIVE SESSION

At 10:30 p.m., it was moved by Councilor Neuwirth, seconded by Councilor Seldon and voted unanimously to enter into Executive Session A. – Discussion Concerning Employee Evaluation – Town Manager.

ADJOURNMENT

At 10:35 p.m., meeting adjourned.