

FINAL

BLOOMFIELD TOWN COUNCIL

There was a regular meeting of the Bloomfield Town Council held at 7:30 p.m. on Monday, November 28, 2016 in Council Chambers, Bloomfield Town Hall, 800 Bloomfield Avenue, Bloomfield, CT.

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

Also present were: Philip K. Schenck, Jr., Town Manager, James Wren, Director of Finance, Jose Giner, Director of Planning and Economic Development and India M. Rodgers, Clerk of Council

Absent was: Sharron Howe, Assistant to the Town Manager

Guest were: Harry Freeman, V.P. of Business Development at Butler Construction

PLEDGE OF ALLEGIANCE

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

ANNOUNCEMENTS & PRESENTATIONS

Presentation of Recognition Certificate to Geissler's Supermarket

Mayor Gamble and Deputy Mayor Schulman presented a recognition certificate to Mr. Justin Wyse, Manager at Geissler's Supermarket – Bloomfield for their years of service to the Bloomfield community.

Presentation of Recognition Certificate to Maple Hill Farms

Mayor Gamble and Deputy Mayor Schulman presented a recognition certificate to Mr. Bill Miller, owner of Maple Hill Farms. Maple Hill Farms has been in service to the Bloomfield community for almost 90 years, since 1928. They have recently embarked on expanding their products to include locally raised meats, cheeses and a variety of sauces and condiments.

Presentation of the Beautification Awards, Bloomfield Beautification Committee, Jane Low

Ms. Anne Wall presented the Beautification Awards on behalf of Mrs. Jane Low. The Beautification Committee thanked John Lawlor and Dan Carter of the Public Works Department for their continued support in making Bloomfield beautiful. The following individuals and/or groups were recognized:

Outstanding Residential Landscaping

- Stephen Higgins, 8 Woodland Avenue
- Rickey Jones, 673 Bloomfield Avenue
- Richard Zito, Jr., 32 Woodland Avenue
- John and Lily Persaud, 1056 Blue Hills Avenue

Special Recognition Award

- Pretty Brown Girls Club #85 – Ms. Donna Mims, Facilitator (Metacomet Elementary School)

Presentation by Butler Construction Regarding Requested Tax Incentives

Mr. Harry Freeman, Vice President of Business Development for the Butler Construction, Inc. gave a brief presentation requesting tax incentives for their new corporate headquarters.

The Butler Construction Inc. has been a family owned business since 1968. They employ 140 full time and 200 seasonal employees year round.

They are a vertically integrated company providing complete Site Construction & Development services, Landscape Construction & Maintenance, Snow & Ice Management and Disaster Relief and Re-construction services.

Butler Construction is interested in a 49 acre site located on West Dudley Town Road. The proposed project is estimated to cost \$6,000,000 million dollars. They are expected to employ an additional 100 full time and 200 seasonal employees over the next ten years.

Mr. Freeman is requesting an Assessment Fixing Agreement with the Town of Bloomfield to assist with construction of their new facility. He referenced the Connecticut General Statute (CGS 12-65b) outlining the requirements for tax incentives up to ten years and up to 100%, which is the maximum allowed.

Deputy Mayor Schulman recommended referral to the Finance and Land Use and Economic Development subcommittees for further review and discussion. The next meeting of the Land Use and Economic Development subcommittee will be held on Tuesday, December 20, 2016 at 7:00 p.m.

Councilor Washington inquired about categories and locality for an employee base. Most of the current employees reside in the Greater Hartford area.

Councilor DeLorenzo asked about possible expansion of additional parcel space. Mr. Freeman indicated that the company has plans to build smaller buildings with approximately 40,000 square feet for commercial development purposes. The next step in the process is to file plans with the Town Plan and Zoning Commission in 30 days.

Councilor Hypolite thanked Butler Construction for their presentation. He informed them that the town is currently in the process of revising the tax abatement policy. Councilor Hypolite also inquired about their employee practice in moving to Bloomfield. It was noted that 20% of their employee base is upper management consisting of women and minorities.

Councilor Seldon inquired about current square footage in Windsor and plans for additional space upon moving to Bloomfield.

Councilor Rivers asked about building efficiency and the expansion of current space due to demand and need for continued growth.

CITIZENS STATEMENTS & PETITIONS

1. **Preston Neal, 51 Harding Avenue** owner of Penny's Construction Company expressed concerns regarding local minority participation in Bloomfield construction projects. Mr. Neal recommended to Council a review of contractual language used to negotiate for tax incentives and appoint an Equal Employment Officer oversee these requirements.
2. **Rollo Jones, 62 Richard Lane,** owner of Capital Mason expressed concerns as well regarding the lack of opportunities presented to minority contractors from Bloomfield.
3. **Kevin Gough, 5 Bear Ridge Drive** commented on the Butler Construction presentation relative to tax incentives and redevelopment in Bloomfield. He also stated that one of the Plan of Conservation goals is to preserve farmland, which is the current site in consideration for Butler Construction.

REPORT FROM COUNCIL SUBCOMMITTEES

Public Safety – Councilor Washington will gave a detailed report of the last meeting held on Monday, November 14, 2016.

Committee on Committees – Councilor Washington deferred his report to Council agenda item.

Finance – Councilor Hypolite deferred comments to the Council agenda regarding the update on the new fund balance policy. In addition, the subcommittee discussed possible major budget items in preparation for the next fiscal year. Some of those items include:

- Refunding of school bonds 2010/2011 with a partial net savings of \$400,000
- MDC issues with possible payment default from the City of Hartford
- Annual Independent Audit to be completed by year end
- Budget cycle timeframe and Board of Education budget request

Land Use & Economic Development – Deputy Mayor Schulman read a brief status report from the last meeting held on November 15, 2016. There was a suggestion made to develop a list of local minority contractors from Bloomfield.

COUNCIL BUSINESS

OLD BUSINESS

FY 16/17-13: Consider and Take Action Regarding Adoption of Policy 141.04 – General Fund – Fund Balance

It was moved by Councilor Merritt, seconded by Councilor Rivers and voted unanimously to approve Policy 141.04 General Fund – Fund Balance.

NEW BUSINESS

FY 16/17-25: Consider and Take Action Regarding Cancellation of December 26, 2016 Town Council Meeting

It was moved by Councilor Merritt, seconded by Councilor Seldon and voted unanimously to approve that the regular meeting of the Bloomfield Town Council scheduled for December 26, 2016 be cancelled.

FY 16/17-26: Consider and Take Action Regarding Reappointment to the Central Region Tourism District

It was moved by Councilor Washington, seconded by Deputy Mayor Schulman to approve the reappointment of Hugh Freney, 5 Spy Glass Circle to the Central Region Tourism District with a one-year term ending November, 2017.

REPORT FROM THE MAYOR AND TOWN MANAGER

Mayor's Report

Mayor Gamble thanked Monsignor Douglas P. Clancy, Pastor of Sacred Heart Church for hosting the Annual Thanksgiving Service.

Mayor Gamble commented on the issues involving local minority participation in the construction project for the Heirloom Flats located at Bloomfield and Jerome avenues.

Town Manager's Report

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

- On November 20, 2016, Mr. Schenck, Jr. and other Councilors attended the Annual Thanksgiving Service at Sacred Heart Church.
- On December 1, 2016 at 6:00 p.m., Leisure Services will sponsor the annual "Light up the Town" with activities including carriage rides and light refreshments.
- The State Department of Transportation will be repainting and restriping the crosswalk in the town center.

- On November 18, 2016, the new town website launched. The new webpage address is www.bloomfieldct.gov. The town selected Virtual Town Hall as our new webpage vendor.

FINANCIAL REPORT

This item was referred to the Finance Subcommittee for further discussion and review.

APPROVAL OF MINUTES

It was moved by Councilor Neuwirth, seconded by Councilor Merritt and voted unanimously to approve the minutes of November 14, 2016.

COUNCIL COMMENTS

Councilor DeLorenzo stated that there was an agreement to hire a compliance officer to comply with 20% minority participation on the Heirloom Flats project. He also deferred a report update to the Town Manager and Director of Planning and Economic Development.

Councilor Merritt echoed comments regarding issues with minority participation. He stated that he enjoyed the Thanksgiving service at Sacred Heart Church this year.

Deputy Mayor Schulman stated that he was delighted to see all Councilors present at the Annual Thanksgiving Service. He requested a status update from the Heirloom Flats project team to be placed on the next Land Use & Economic subcommittee agenda.

Councilor Washington and Seldon inquired about the lack of compliance with the 20% minority participation requirements. He stated that the current practices are not satisfactory to minority business owners and contractors who also reside in town and cannot obtain employment in town. He also stated that revisions should be considered with the new tax abatement policy, indicating total finances of a project versus the total number of employees hired.

Councilor Hypolite attended the open house for the Heirloom Apartments and witnessed the candid frustration of minority contractors and lack of opportunities to acquire employment.

Councilor Rivers stated his discontentment and perplexity about the actual process in hiring minority contractors.

ADJOURNMENT

It was moved by Councilor Washington, seconded by Councilor Merritt and voted unanimously to adjourn the meeting at 9:35 p.m.