

August 28, 2013

## **SPECIAL MEETING OF THE COMMON COUNCIL**

**AUGUST 28, 2013**

Mayor Timothy E. O'Brien called the Special Meeting of the Common Council to order at 8:59 p.m. on Wednesday, the 28th day of August 2013 in the Common Council Chambers, City Hall.

Twelve members were present at roll call: Ald. Trueworthy, Magnuszewski, DeFronzo, Sanchez, Collins, Black, Carlozzi, Hermanowski, Platosz, Brown, Freeman and Bielinski.

Three members were absent: Ald. Centeno, Pabon and Giantonio

City Clerk, Peter J. Denuzze, gave the invocation: O God, our Heavenly Father, bless and help this Common Council in their work. Motivate them to act in a spirit of openness, honesty and integrity. We ask this in Thy name. Amen.

The City Clerk led the pledge to the flag.

Ald. Trueworthy moved to waive the reading of the Mayor's Warrant, seconded by Ald. Bielinski. So voted.

### **MAYOR'S WARRANT**

TO THE CLERK OF THE CITY OF NEW BRITAIN:

BY THE AUTHORITY OF THE STATE OF CONNECTICUT, YOU ARE HEREBY COMMANDED TO NOTIFY Michael Trueworthy, Suzanne Bielinski, Wilfredo Pabon, Tonilynn Collins, Eva Magnuszewski, Jamie Giantonio, Adam Platosz, Shirley Black, Rha-Sheen Brown, Carlo Carlozzi JR., Roy Centeno, Emmanuel R. Sanchez, Lawrence Hermanowski, J. Tobias Freeman, and David DeFronzo, Aldermen and Alderwomen of said City, that there will be a special meeting of the Common Council on Wednesday, August 28, 2013 at 7:00 p.m. in the Council Chambers, 27 West Main Street, City Hall, for the following purposes:

1. Resolution regarding the modification of contract with Veteran's Inc, for development of 232 Arch Street
2. Resolution authorizing the contract for Carol Salmanson for a sculpture per the 1% Art Ordinance of the City of the New Britain
3. Resolution regarding Oktoberfest
4. Acceptance of a report from the License Committee for adoption of Oktoberfest
5. Resolution authorizing a contract with Plans So Grand, LLC for Oktoberfest
6. Resolution authorizing the contract for professional consulting services for grants and project development

HEREOF FAIL NOT, but due service and return make according to law.

Dated at New Britain on this 26th day of August, 2013.

Timothy E. O'Brien Jr.  
Mayor

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Ald. Bielinski moved to amend the order of the agenda by moving items 32448, 32448-1 and 32448-2 to the end of the agenda, seconded by Ald. Trueworthy. Order to be 31943-3, 32449, 32448, 32448-1 & 32448-2. So voted.

## RESOLUTIONS

### **31943-3 RE: CONTRACT MODIFICATION WITH VETERAN'S INC. FOR DEVELOPMENT OF 232 ARCH STREET**

To His Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to recommend the adoption of the following:

WHEREAS, Veteran's Inc. is a non-profit, charitable organization with a mission that has been dedicated to providing care, rehabilitation and housing services to veterans and their families for the last 20 years; and

WHEREAS, Veteran's Inc., in partnership with the City of New Britain has been awarded \$727,497 in grant funding from the U.S. Department of Veterans Affairs (VA) for the development of permanent and supportive housing for 18 homeless veterans; and

WHEREAS, Veterans Inc. has entered into a contract with the City of New Britain, signed August 30, 2012, for the acquisition, rehabilitation and re-use of city-owned properties at 232 Arch Street and 266 Arch Street in order to provide the 18 residential units specified in the VA grant; and

WHEREAS, a provision in that contract, included by request of the City, requires that the purchaser, Veterans Inc. create street-level, storefront space of not less than 364 square feet for office or retail use, and

WHEREAS, detailed architectural work on the building at 232 Arch Street has found severe space and structural limitations, as well as building code issues that make the provision of street-level office or retail space infeasible without reducing the number of residential units and violating the terms of their VA grant, and

WHEREAS, Veterans Inc. has since acquired 222 Arch Street, a site that would otherwise be available for commercial development on Arch Street, in an attempt to meet the parking requirements for residential use of 232 Arch Street;

Now, therefore, be it resolved that Mayor Timothy E. O'Brien, Jr. is hereby authorized to modify the August 30, 2012 contract between Veterans Inc. and the city to (a) allow Veterans Inc. to provide false storefront windows and façade in 232 Arch Street in lieu of the 364 square feet of street-level retail or office space, and (b) require Veterans Inc. to ensure that a majority of the area of and all of the street frontage of 222 Arch Street be reserved for a building with street-level retail business space, provided that the city sufficiently releases Veterans Inc. from parking requirements such that 232 Arch Street may be built-out with 18 residential housing units, and (c) terminate the purchase and sale of agreement for 266 Arch Street.

Alderman Michael Trueworthy

Ald. Trueworthy moved to accept and adopt, seconded by Ald. Bielinski. So voted. Ald. Carozzi opposed. Approved August 30, 2013 by Mayor Timothy O'Brien.

### **32449 RE: PROFESSIONAL CONSULTING SERVICES FOR GRANTS AND PROJECT DEVELOPMENT WITH SUE HELLER**

To His Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to recommend the adoption of the following:

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WHEREAS, The City of New Britain is desirous to increase project development in the City; and

WHEREAS, the City of New Britain is in urgent need to identify and complete grant proposals, relative to the needs of our citizens; and

WHEREAS, Sue Heller is a professional Planner, Programmer, Teacher, and community volunteer with major experience in applying and implementing of grant programs; and

WHEREAS, Sue Heller has past experience working with New Britain organizations to apply and secure HUD Grants; now, therefore,

BE IT RESOLVED, that Mayor Timothy O'Brien be granted authority to negotiate a Professional Services Agreement with Sue Heller not to exceed \$3,500 a month and for a period no longer than 14 months, which service shall include, but not limited to, project development, identify and prepare grant proposals and develop and assist to implement proposals.

Alderman Michael Trueworthy

Ald. Trueworthy moved to accept and adopt, seconded by Ald. Bielinski. So voted. Ald. Carlozzi opposed. Approved August 30, 2013 by Mayor Timothy O'Brien.

**32448 RE: OKTOBERFEST – SEPT. 13,14 AND 15, 2013**

To His Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to recommend the adoption of the following:

RESOLVED; by the Common Council of the City of New Britain that the Mayor be and is hereby authorized to issue to the Plans So Grand, LLC, said licenses as may be issued under Chapter 5, Section 5-15 through 5-22 of the Code of Ordinances for the period of Friday, September 13, 2013 from 6:00 p.m. – 12:00 a.m., Saturday, September 14, 2013 from 10:00 a.m. – 12:00 a.m. and Sunday, September 15, 2013 from 10:00 a.m. – 8:00 p.m. for the purpose of conducting the Oktoberfest to be held in Downtown New Britain. Festival to take place on both sides of Main St. from the northeast corner of Chestnut St. north to the south corner of Columbus Blvd. and West Main St. from the east corner of High St. east to Scalise Drive.

Alderman Lawrence Hermanowski

Ald. Hermanowski moved to accept and adopt, seconded by Ald. Black. Ald. Hermanowski moved to amend by adding "festival to take place on both sides of Main Street from the northeast corner of Chestnut street, north to the south corner of Columbus Blvd. And West Main Street from the East corner of High Street East to Scalise Drive, seconded by Ald. Trueworthy. Amendment carried. Ald. Hermanowski further moved to refer to the License Committee, as amended, seconded by Ald. Collins. So voted. RESOLUTION REFERRED AS AMENDED. Approved August 30, 2013 by Mayor Timothy O'Brien.

**REPORT OF THE LICENSE COMMITTEE**

**32448-1 RE: LICENSE FOR OKTOBERFEST – SEPT., 13-15, 2013**

To His Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to report the following:

The Committee on Licenses recommended on August 28, 2013 the adoption of the following:

August 28, 2013

RESOLVED; by the Common Council of the City of New Britain that the Mayor be and is hereby authorized to issue to the Plans So Grand, LLC, said licenses as may be issued under Chapter 5, Section 5-15 through 5-22 of the Code of Ordinances for the period of Friday, September 13, 2013 from 6:00 p.m. – 12:00 a.m., Saturday, September 14, 2013 from 10:00 a.m. – 12:00 a.m. and Sunday, September 15, 2013 from 10:00 a.m. – 8:00 p.m. for the purpose of conducting the Oktoberfest to be held in Downtown New Britain.

Alderman Lawrence J. Hermanowski  
Chair

Ald. Hermanowski moved to accept and adopt, seconded by Ald. Black. So voted. Ald. Carlozzi opposed. Approved August 30, 2013 by Mayor Timothy O'Brien.

## RESOLUTION

### **32448-2 RE: CONTRACT WITH PLANS SO GRAND LLC FOR OKTOBERFEST FESTIVAL**

To His Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to recommend the adoption of the following:

WHEREAS, the Plan So Grand LLC is presenting an Oktoberfest celebration on September 13, 14, and 15, 2013 in downtown New Britain, and

WHEREAS, the Oktoberfest will entail a variety of vendors and entertainment for New Britain residents of all ages loosely based German traditions, and

WHEREAS, the City of New Britain is providing a variety of support services for the Oktoberfest festival, for which it will be reimbursed before any profits are distributed, therefore, be it

RESOLVED, that the Common Council authorizes Mayor Timothy O'Brien to enter into a contract with Plans So Grand LLC to coordinate the planning and execution required for a successful Oktoberfest.

Alderman Lawrence Hermanowski

Ald. Hermanowski moved to accept and adopt, seconded by Ald. Black. So voted. Ald. Carlozzi opposed. Approved August 30, 2013 by Mayor Timothy O'Brien.

There being no further business to come before the Council, Ald. Trueworthy moved to adjourn, seconded by Ald. Bielinski. So voted. Meeting adjourned at 10:10 p.m.

ATTEST: Peter J. Denuzze, City Clerk

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