

May 8, 2013

## REGULAR MEETING OF THE COMMON COUNCIL

**MAY 8, 2013**

Mayor Timothy E. O'Brien called the Regular Meeting of the Common Council to order on Wednesday, the 8th day of May 2013 at 7:57 p.m. in the Common Council Chambers, City Hall.

Thirteen members were present at call: Ald. Trueworthy, Magnuszewski, Centeno, Sanchez, Collins, Black, Carlozzi, Hermanowski, Platosz, Freeman, Pabon, Giantonio, and Bielinski.

Two members were absent: Ald. DeFronzo and Ald. Brown – both out of town on business.

Audrey Malkemus, Asst. City Clerk, gave the invocation.

The Asst. City Clerk led the pledge to the flag.

Ald. Bielinski moved to approve the minutes of the Regular Meetings of Feb. 13, Feb. 27, March 13, and March 27, 2013, motion seconded by Ald. Collins. So voted.

Ald. Bielinski moved to amend the agenda by adding 32232-1(A.1), 32233-1(A.2), 32282(G.1) 32283(G.2), 32232-2(I), 32233-2(J), 32274-1(K), 32271-1(L) 32292(9) and moving it to the end of the agenda, by adding 32293(10), 32274-2(11), 32294(12) and 32271-2(13) by substituting attachment to 32286(3), substituting 32291(8) and by withdrawing 2. Motion seconded by Ald. Trueworthy. Roll call vote – all members present voted in favor.

## PETITIONS

- 32295 ALD. HERMANOWSKI FOR A TRAFFIC STUDY AT THE INTERSECTION OF MAIN STREET AND LAFAYETTE STREET AS THE PRESENT CONDITIONS ARE DANGEROUS. REFERRED TO THE BOARD OF POLICE COMMISSIONERS.**
- 32296 ALD. HERMANOWSKI FOR CLEARING THE OVERHANGING AND DEAD TREES AWAY FROM BLAKE ROAD. REFERRED TO THE BOARD OF PUBLIC WORKS AND THE DEPT. OF PUBLIC WORKS.**
- 32297 ALD. HERMANOWSKI FOR REVIEWING THE PARKING SITUATION ON PULASKI STREET TO ALLOW PARKING ON BOTH SIDES OF THE STREET. REFERRED TO THE BOARD OF POLICE COMMISSIONERS.**
- 32298 ALD. GIANTONIO AND HERMANOWSKI FOR INSTALLATION OF A STREET LIGHT ON BIRCHWOOD DRIVE AND POLICE PATROLLING IN THE AREA OF 155 BIRCHWOOD DRIVE FOR THE SUSPICIOUS ACTIVITY TAKING PLACE ON THE VACANT LOT. REFERRED TO THE BOARD OF POLICE COMMISSIONERS.**

Ald. Bielinski moved to adopt the Consent Agenda, seconded by Ald. Trueworthy. Roll call vote - all members present voted in favor. Approved May 14, 2013 by Mayor O'Brien.

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## CONSENT AGENDA

### CITY CLERK

#### **32275 RE: CLAIMS FOR INJURIES AND/OR PROPERTY DAMAGE**

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

#### CLAIMANTS NAME

- Ashe-Fillmore, Julia

Peter J. Denuzze  
City Clerk

### CITY PLAN COMMISSION

#### **32232-1 RE: PROPOSED CHANGE OF ZONE ON BROAD STREET, BETWEEN BEAVER STREET AND 179 BROAD STREET, FROM B-3 (SECONDARY BUSINESS) TO CBD (CENTRAL BUSINESS DISTRICT)**

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

[An amendment to the zoning map to change the zoning of properties having frontage on Broad Street, between Beaver Street and 179 Broad Street, from B-3 (Secondary Business) to CBD (Central Business District)]

The City Plan Commission, at its regular meeting held on May 6, 2013, voted 4 to 2 to change the staff report and, instead, to recommend AGAINST ADOPTION of this proposed zone change.

**BACKGROUND:** The proposed zone change encompasses approximately forty-eight (48) properties along Broad Street that are currently zoned B-3, secondary business, and would change their zoning to CBD, Central Business District. This would be an extension of approximately 2,000 feet to the existing CBD zoning which borders the zone change area to the eastern side of Beaver and Washington Streets. Both the B-3 and CBD zoning districts allow a nearly identical list of business and residential types of uses. This zone change would serve to make some of the properties that are currently nonconforming, compliant under the new zoning and will allow more intensive business and residential development on most properties.

**ZONING CONSIDERATIONS:** As previously indicated, there is almost no difference in the types of land uses permitted in both the existing B-3 and the proposed CBD districts. Similarly, both the B-3 and CBD districts have no yard setback requirements, allowing buildings to build up to the property line. The primary differences between the two zones are in the restrictions governing the intensity of development allowed. The B-3 zone allows a maximum lot coverage of 50%, the CBD zone allows 100% lot coverage. The B-3 zone has a maximum height restriction of 40 feet; the CBD allows unlimited building heights. In the B-3 zone, the floor area ratio (FAR) (calculated by dividing the total combined floor area by the lot area) is 1.50; for the CBD zone, the maximum floor area ratio is 6.5, (with a potential bonus increasing the maximum FAR to 7.5).

Additionally, the CBD has lesser parking requirements than the B-3 zone. For example, 1.5 parking spaces per residential dwelling unit are required in the CBD versus two (2) parking spaces per dwelling unit in the B-3; the CBD requires one (1) parking space per 350 square feet of retail floor area, versus one (1) per 250 in the B-3 and requires one (1) space per 350 square feet of floor area for office space versus one (1) space per 250 for office in the B-3 district. This reduction in required parking results in the

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opportunity for a more intensive use of any property that is vacant, underutilized or which lends itself to being re-developed. It presumes that in a busy commercial and mixed-use area, such as Broad Street, there is available on-street parking and that much of the traffic is pedestrian walking from nearby neighborhoods or is multi-purpose trips, i.e. someone stopping and parking once and then walking to multiple stores, bank offices, barber shops, restaurants, etc.

The CBD zone also includes some design requirements, which encourage minimal front yard setbacks, multi-story mixed-use buildings and general design considerations regarding architectural compatibility and consistency with the established historic character of this well-established business area.

**RECOMMENDATION:** The City Plan Commission is concerned that this zone change is much too expansive and will have the potential for negatively altering the character of the Broad Street business area. By allowing a substantial increase in the intensity of development, allowing much taller buildings, a reduction in off-street parking requirements and 100% lot coverage on the typically small Broad Street lots, this zone change could change the appearance and scale of development that currently exists and functions comfortably in the Broad Street area. The Commission also has concerns about the effect of this zone change on parking availability in the Broad Street area. They also note that the current CBD zoning provisions resulted from the 2008 Downtown Plan and, in that plan, the more intensive business and residential development was intended to be centered on the downtown core, closer to the CTFastrak station, the downtown bus transit hub, and the existing municipal parking garages.

The City Plan Commission is of the opinion that this kind of blanket change is not a responsible planning approach and has the potential to encourage development that would be inconsistent and excessive for the Broad Street neighborhood. The Commission, therefore, recommends against the adoption of this proposed zone change.

Stephen A. Sidorak, Chairman  
City Plan Commission

**32233-1 RE: PROPOSED AMENDMENT TO THE ZONING ORDINANCES ADDING SEC. 170-100-60 REGARDING BUILDING FRONTAGES ON MAIN STREET IN THE CBD ZONING DISTRICT**

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

[To amend the Zoning Ordinances adding Section 170-100-60 regarding building frontages on Main Street in the CBD zoning district.]

The City Plan Commission, at its regular meeting held on May 6, 2013, voted 6 to 0 to approve the following report:

**BACKGROUND:** This amendment is a further refinement to zoning provisions affecting properties in the downtown area. It would serve to help achieve the 2008 Downtown Plan goals of creating and reinforcing a compact, pedestrian-friendly downtown environment and an attractive and appropriately scaled urban streetscape. Presently, buildings facing Main Street in the CBD Central Business District are required to be at least three (3) stories in height. This amendment would add the further restriction requiring that buildings on Main Street be kept close to the front street line, setback no more than five (5) feet back from the public sidewalk.

**FINDINGS:** This provision, along with the minimum height restriction, is seen as being a very important element in keeping the kind of uniform and consistent "street wall" that urban design experts encourage for downtown business areas. Appropriate "massing and scale" of new development is seen as being a critically important consideration in creating a comfortable, attractive urban setting which encourages walking, window shopping and street-front tables and similar desired activities.

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The CBD district currently has no front yard minimum setback, so new development is permitted to build up to the front lot line. It currently does not have a maximum front yard restriction or a "build-to" line, however. Therefore, it would be difficult to prevent a developer from building with a large setback of 25 feet or more, similar to a suburban shopping plaza, for example, which would be damaging to the visual appearance of the downtown. This amendment addresses this concern by keeping all new development close to the street line.

**RECOMMENDATION:** The City Plan Commission is of the opinion that the proposed amendment is consistent with the planning and economic development policies laid out in the City's 2008 Downtown Plan and 2010 Plan of Conservation and Development and that it will aid in ensuring appropriate design and development serving the goal of creating an attractive and more vibrant downtown environment. The Commission, therefore, recommends adoption of this zoning amendment.

Stephen A. Sidorak, Chairman  
City Plan Commission

## **FINANCE DEPARTMENT**

### **32276 RE: LINE ITEM TRANSFERS – 4/16/13 THRU 4/29/13**

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

In accordance with the city of New Britain ordinance of Article VII – Finance, Section 2-494(c), the following departments have transferred monies from one line item to another within their departmental budget (total department budget has not changed). Each transfer will be continuously numbered from month to month throughout the fiscal year. This report represents the transfers executed by the mayor in accordance with the aforementioned ordinance for the period ending April 29, 2013

- |                    |   |                                  |
|--------------------|---|----------------------------------|
| 14. Department:    | Community Services/Building   |                                  |
| From:              | 001214002-5121  | (Full Time Salaries)             |
| To:                | 001214002-5122  | (Overtime)                       |
| Amount:            | \$5,000.00  |                                  |
| Brief Description: | Funds needed for emergency call outs for fires, power outages, unsanitary living conditions, etc. Also for Building Commission Board Meetings and site and plan reviews for major projects                                  |                                  |
| 15. Department:    | Public Works  |                                  |
| From:              | 001315004-5428  | (Disposal Tip Fees)              |
| To:                | 001315004-5659  | (Operating Materials & Supplies) |
| Amount:            | \$7,000.00  |                                  |
| Brief Description: | Funds needed to purchase 100 toters. A successful rental program and the replacement of damaged carts that are not covered by the manufacturer warranty have resulted in the depletion of the inventory of 96-gallon toters |                                  |

Rebecca Salerni  
Acting Finance Director

## **PURCHASING DEPARTMENT**

### **32277 RE: COOPERATIVE PURCHASING – AMMUNITION FOR THE POLICE DEPARTMENT**

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

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In accordance with City Code of Ordinances, Chapter 2, Article VIII, Division 1, Section 2-538 (a), a purchase order was requested by the Police Department for the following under the State of Connecticut's Cooperative Purchasing Plan:

<u>Supplier</u>	<u>Need Supplies</u>	<u>Quantity</u>	<u>Each</u>	<u>Price</u>
Eagle Point Gun/ TJ Morris & Son Thorofare, NJ.	40 Caliber Training	9	\$154.12	\$1,387.08
	40 Caliber Frangible	10	\$276.04	\$2,760.40
	.223 Duty	13	\$259.05	<u>\$3,367.65</u>
			Total Price	<u>\$7,515.13</u>

The New Britain Police Department requested a purchase order for Ammunition utilizing the State of Connecticut's Contract Award #07PSX0219. Funds are available within the Police Department's account number 001211015-5614, Firing Squad, Ammunitions and Explosives.

RESOLVED: That the Purchasing Agent is hereby authorized to issue a purchase order for \$7,515.13 to Eagle Point Gun/TJ Morris & Son of Thorofare, NJ for the purchase of Ammunition for the New Britain Police Department utilizing the State of Connecticut's Cooperative Purchasing Plan, Contract Award #07PSX0219.

Jack Pieper  
Purchasing Agent

**32278 RE: COOPERATIVE PURCHASING – AMMUNITION FOR THE POLICE DEPARTMENT**

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

In accordance with City Code of Ordinances, Chapter 2, Article VIII, Division 1, Section 2-538 (a), a standing purchase order was requested by the Police Department for the following under the State of Connecticut's Cooperative Purchasing Plan:

<u>Supplier</u>	<u>Need Supplies</u>	<u>Quantity</u>	<u>Each</u>	<u>Price</u>
Jurek Brothers, Inc. Greenfield, MA.	40 Caliber Duty	25	\$162.00	\$4,050.00
	9MM	10	\$149.00	\$1,490.00
	389 Caliber	10	<u>\$223.00</u>	<u>\$2,230.00</u>
			Total Price	<u>\$7,770.00</u>

The New Britain Police Department requested a purchase order for Ammunition utilizing the State of Connecticut's Contract Award #07PSX0219. Funds are available within the Police Department's account number 001211015-5614, Firing Squad, Ammunitions and Explosives.

RESOLVED: That the Purchasing Agent is hereby authorized to issue a purchase order for \$7,770.00 to Jurek Brothers, Inc of Greenfield, MA. for the purchase of Ammunition for the New Britain Police Department utilizing the State of Connecticut's Cooperative Purchasing Plan, Contract Award #07PSX0219.

Jack Pieper  
Purchasing Agent

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**32279 RE: TRENCH REPAIR PROGRAM – VARIOUS CITY STREETS**

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

Public Bid No. 3725 was solicited and received in accordance with the Purchasing Ordinances of the City of New Britain for the 2013 Trench Repair Program of Various City Streets for the Public Works Department. Funding is available for this purchase within the Public Works Department's account number 0082950302-5454, Capital Projects, Street Infrastructure Rehab.

Invitations to bid were solicited and the bid was duly advertised in the New Britain Herald Newspaper, the City and State of Connecticut's Department of Administration Services websites and mailed to thirty-three (33) Road Construction Companies. The Purchasing Agent did not receive any letters from the Road Construction Companies on the mailing list indicating they could not provide a response to the bid request. The responses received are on file in the Town Clerks Office.

The bids were reviewed for conformance to specifications by the Public Works Administration and the Purchasing Agent. Therefore the Public Works Director is recommending that the bid be awarded to, Martin Laviero Contractor, Inc of Bristol, CT who submitted the lowest responsible bid and meet all of the bid specifications.

RESOLVED: That the Purchasing Agent is hereby authorized to enter into a contract and issue a purchase order for \$159,637.57 with Martin Laviero Contractor, Inc of Bristol, CT for the 2013 Trench Repair Program of Various City Streets for the Public Works Department per the terms and specifications of Public Bid No. 3725.

Jack Pieper  
Purchasing Agent

**32280 RE: TESTING AND CALIBRATION OF LARGE WATER METERS – PUBLIC WORKS DEPT.**

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

Public Bid No. 3726 was solicited and received in accordance with the Purchasing Ordinances of the City of New Britain for Testing and Calibration of Large Water Meters for the Public Works Department, Utilities Division. Funding is available for this purchase within the Public Works Department, Utilities Division's account number 9303500204-5659, Water Maintenance Expense, Operating Material and Supplies.

Invitations to bid were solicited and the bid was duly advertised in the New Britain Herald Newspaper, the City and State of Connecticut's Department of Administration Services websites and mailed to fourteen (14) Water Meter Testing and Calibration Companies. The Purchasing Agent did not receive any letters from the Water Meter Testing and Calibration Companies on the mailing list who indicated that they could not provide a response to the bid request. The responses received are on file in the Town Clerks Office.

The bids were reviewed for conformance to specifications by the Public Works Department, Utilities Division's Administration and the Purchasing Agent. Therefore the Deputy Director of the Public Works Department is recommending that the bid be awarded for the Testing and Calibration of Large Water Meters to United Water Solutions, Inc of Trion, GA who was the lowest bidder for this service. The bid results were presented to the Water Commission at their May 07, 2013 meeting. At this meeting they approved the Deputy Director of the Public Works Department's recommendation to award the bid for the Testing and Calibration of the Large Water Meters to United Water Solutions, Inc of Trion, GA.

RESOLVED: That the Purchasing Agent is hereby authorized to issue a standing purchase order to United Water Solutions, Inc of Trion, GA for the Testing and Calibration of Large Water Meters at a price

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of \$158.50 per meter for the Public Works Department, Utilities Division, per the terms and specifications of Public Bid No. 3726

Jack Pieper  
Purchasing Agent

**32281 RE: POOL CHEMICALS – PARKS AND RECREATION DEPT.**

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

Public Bid No. 3727 was solicited and received in accordance with the Purchasing Ordinances of the City of New Britain for required purchases of Pool Chemicals for the Public Works Department, Parks and Recreation Division. Funding is available for the purchase of the Pool Chemicals in the Public Works Department, Park and Recreation Division's Account Number 001419004-5659, General Fund, Park Maintenance Operating Materials and Supplies.

Invitations to bid were solicited and the bid was duly advertised in the New Britain Herald Newspaper, the City and State of Connecticut's Department of Administration Services websites and mailed to twenty-six (26) Pool Chemical Companies. The Purchasing Agent did not receive any letters from the Pool Chemical Companies on the mailing list who indicated that they could not respond to the bid request. The responses received are on file in the Town Clerks Office.

The bids were reviewed for conformance to specifications by Public Works Department, Park and Recreation Division's Administration and the Purchasing Agent. Therefore, the Deputy Director of the Public Works Department is recommending that the bid for the Pool Chemicals be awarded to following companies who submitted the lowest responsible bid for the Pool Chemicals, H. Krevit & Company of New Haven, CT for the Sodium Hypochlorite in bulk delivery, Sodium Bicarbonate and Calcium Chloride in 50lb bags and Leslie's Poolmart, Inc of Phoenix, AZ for Diatomaceous Earth Filter in 25lb bags and Calcium Hypochlorite in 50lb drums.

RESOLVED: That the Purchasing Agent is hereby authorized to issue standing purchase orders to H. Krevit & Company of New Haven, CT for the bulk delivery of Sodium Hypochlorite at \$2.73 per gallon, Sodium Bicarbonate at \$16.31 per 50lb bag and Calcium Chloride at \$16.60 per 50lb bag and Leslie's Poolmart of Phoenix, AZ for Diatomaceous Earth Filter at \$10.49 per 25lb bag and Calcium Hypochlorite at \$89.95 per 50lb drum on an as-needed basis from May 31, 2013 to June 30, 2014 per the terms and specifications of Public Bid No 3727.

Jack Pieper  
Purchasing Agent

**32282 RE: EMERGENCY PURCHASE ORDER, SUPPLY OF BEAM CLAY – PUBLIC WORKS DEPT.**

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

In accordance with City Code of Ordinances, Chapter 2, Article VIII, Division V, Section 2-606a, an emergency purchase order was authorized by the Mayor and issued to the vendor listed below on May 3, 2013

<u>Supplier</u>	<u>Item</u>	<u>Price</u>
Partac Peat Corporation Great Meadow, NJ.	Supply of Beam Clay	\$8,775.00

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The Purchasing Agent reports that no formal bid solicitation and advertisement as outlined in the Purchasing Ordinances were made for this item. In accordance with Section 2-606b of the City Code of Ordinances, the Purchasing Agent reports:

An emergency purchase order was requested by the New Britain Public Works Department, Park and Recreation Division per the contract that the City has with the New Britain Rock Cats for repairs to the infield at New Britain Stadium that did not conform to Major League Baseball Standards. The Beam Clay needs to be added to the infield and then laser graded by a Sports Turf Specialty Company. The Beam Clay is a specialty item that Partac Peat Corporation can supply. They supply this Beam Clay to every Major League Baseball team for their infields. The Beam Clay had to be ordered immediately so it could be delivered soon to the Stadium and the needed repairs to the infield conducted as soon as possible. The City is hosting the AA All-Star Game on July 10, 2013 and the infield must conform to Major League Baseball Standards. Funding for this Beam Clay is in the Capital Non-Reoccurring account number 0031500100-54003, Capital Projects.

Jack Pieper  
Purchasing Agent

## **PUBLIC SAFETY TELECOMMUNICATIONS CENTER**

### **32283 RE: STATUS OF THE IMPLEMENTATION OF THE NB21 RADIO NETWORK**

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

The new municipal radio system has been moving forward at a frenetic pace since the responsibility for site development was transferred to municipal control. The following are the highlights of that activity:

- The Elam Street site is now complete except for the installation of an uninterruptable power system in the equipment shelter. This site now includes the equipment shelter with a complete radio site, an emergency generator, a complete building and electrical grounding system, multiple underground conduits in to the tank structure, four large antenna lines extending 115 feet inside, vertically to the top of the tank, erection of two 24 inch point to point antenna systems, installation of a "state of the craft" twenty-two foot receive antenna and a twelve foot transmit antenna, and tested wireless interconnectivity to the control site within Police Headquarters. The UPS system will be installed on Tuesday, May 7, 2013.
- All portable radios for the police department have been programmed, issued, and distributed along with the appropriate accessories. The Police Department has been extremely helpful in assisting on testing and distribution of radios and equipment.
- All portable radios and accessories for the Fire Department and all critical portable radios and accessories for New Britain Emergency Medical Services have been programmed and will be delivered on Monday, May 6, 2013.
- Installation of mobile radios for the police will commence on Monday, May 6, 2013 and will continue for all mission critical vehicles. The installers will then move to the Fire Department starting on the 14th of May, 2013 followed by NBEMS.
- Mobile radios for the Public Works Department (DPW, Parks and Recreation, Water, and Facilities) are currently on stop shipment from the manufacturer, Motorola. We are advised that this stop will likely be lifted by May 15, 2013.



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- Portable radios for Public Works will be issued on or about Friday, May 10, 2013. These will include a temporary reallocation of radios originally assigned for 1.) spare engine and ladder companies, 2.) the CERT and CSO program radios; 3.) unfilled police officer positions; and spare radios for all organizations. Public Works will operate on a talkgroup called "SPLEVENT" which is in all radios in the City.
- The audio recording equipment for the radio system and selected elements of the telephone system is largely installed and operating. More work needs to be done on telephone recording.
- The computer assisted dispatch system, HEARTBEAT, is installed and training has commenced for the staff of the Public Safety Telecommunications Center.
- All of the hardware for the Locution fire station alerting system has been installed in the fire stations. The associated radio control stations will be installed later this week.
- All of the furniture from Eaton Wright-Line has finally arrived and is in the final stages of installation. The personal environmental systems for each position as required is not installed and has yet to be designed. If Eaton Wright-Line cannot complete the installation of the furniture this week, the staff of the Facilities Division of the Public Works Department will complete the task.
- All of the fiber optics necessary to operate the dispatch center are in place and are undergoing final tests. This includes the ThinkLogical KVM's and the video router.
- The PSTC will move in to the new facility of Sunday morning, May 19, 2013. This task has a long logistical tail and impacts more than the City of New Britain. The PSTC hosts one of seven hubs on the massive State of Connecticut fiber optic system. Hence, any interruption resulting from our move will impact other communities. The PSTC has been meeting with representatives from BEST and OSET for months on this migration and a plan is in place to manage it.
- AT&T staff will be present to assist in the relocation of 9-1-1 services and enable alternate T1 services at each fire station and NBEMS.
- The installation and connection of fiber optic cables to connect from the new Police Headquarters to the equipment shelter atop The Hospital of Central Connecticut with stops along the way at New Britain EMS and the New Britain Health Department is complete.
- A summary orientation document has been prepared for each organizational component (Police, Fire, NBEMS, DPW, PSTC) and is distributed with each radio.
- A transition system that will allow us to migrate without loss of air time has been negotiated with the State of Connecticut. This same system will serve as our backup system in the event of a major system failure or outage. It will also allow our police officers to have wide area communications when they go out of town and beyond the range of the NB21 system. This is a generous but mutually beneficial agreement with the State of Connecticut CTS system manager. In return, we will be providing three talkgroups for use by CTS users on our NB21 system. This will provide unprecedented levels of interoperability in New Britain for state users and outside of New Britain for our users.
- We anticipate taking the existing radio system off the air by or before May 13, 2013. This is necessary for us to reuse the Hospital equipment shelter for the new system. All of this is explained in more detail in the document entitled, NB21 Radio Network, Questions and Answers are on file in the Town Clerk's Office.

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Summary:

On March 27, 2013 I reported that the City had taken over site development in order to move the project forward. In the intervening 38 days, the above tasks were initiated and completed. That would not have happened without the dedicated professionalism of the municipal employees assigned. Acting City Engineer Rob Trottier was wonderfully supportive and demonstrated his professional experience in many capacities at both the Elam and Stanley sites. Water Quality Superintendent Ray Esponda made the work of the contractors a bit easier by his effective management of the Elam site. General foreman John Greco and Equipment Operator John Hackett were so good at what they do that the contract trade workers from the shelter company, the tower erection crew, and the radio installation team all remarked with the highest regard for their skills and competence. There was never an argument or even a disagreement as we all moved forward with a common objective of not only getting the project completed but also doing it thoroughly and professionally.

The next page provides a summary, in spreadsheet form, of the cost and updated schedule to complete the project. There will be additional costs in addition to what was previously approved. Those include additional electrical work at both the Elam and Hospital sites, external grounding systems, fuel for the generator, fiber patch cords, and certain construction materials. In addition, the concrete monopole foundation and site work at Stanley will be completed using contract services rather than city employees because of liability reasons regarding the tower construction. This requires specialized skills and experience. These new and prior costs may come close to the cost offered by the second lowest bidder at \$700,000 and will require Council approval to increase the bond authorization. It is important to continue to note that all rent from carriers looking to locate equipment on the Stanley and Elam Street facilities will now go to the City.

Respectfully submitted,  
James P. Donnelly, Director  
Public Safety Telecommunications Center

### **CLAIMS COMMITTEE**

**32284 RE: SETTLEMENT OF CLAIMS: CYNTHIA RICHARDSON, CELINES LOPEZ, BARBARA PLAYA – ESTATE OF JACKSON DEJESUS**

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 Administration, Finance and Law and the standing claims sub-committee of the Committee on Administration, Finance and Law at a regular meeting held on Wednesday evening, May 1, 2013 at 6:00 p.m. in Room 201, City Hall having held public hearings and made investigations of said claims, respectfully begs leave to recommend the following:

- A. RESOLVED; that the sum of \$4,750.00 be paid to Cynthia Richardson of 206 Clark Street, New Britain, Conn. and Patricia O'Neill, Esquire, her attorney, in full settlement of her claim for personal injuries sustained in an accident on July 26, 2012; and be it further
- B. RESOLVED; that Celines Lopez of 480 Ellis Street, New Britain, Conn. be given leave to withdraw her claim for personal injuries sustained in an accident on July 17, 2011; and be it further
- C. RESOLVED; that Barbara Playa, Estate of Jackson DeJesus be given leave to withdraw her claim for an accident on July 2, 2012.

Alderman Carlo Carlozzi, Jr.  
Chair

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## **CONSOLIDATED COMMITTEE**

### **32274-1 RE: PROPOSED AMENDMENT TO SEC. 23-122 OF THE ORDINANCES PERMITTING HIKING ON PUBLIC WATERSHED PROPERTY IN NEW BRITAIN**

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

The Consolidated Committee of the Common Council at a special meeting and public hearing held on Tuesday evening, May 7, 2013 at 6:30 p.m. in the Council Chambers to which was referred the matter of Item #32274 – Amending Chapter 23, Article III, Division 1, Section 23-122 of the Code of Ordinances regarding Hiking on Public Watershed land voted to accept and recommend that the following resolution be referred back to the Common Council with a favorable recommendation.

Alderman Shirley Black  
Chair

## **COMMITTEE ON PLANNING, ZONING AND HOUSING**

### **32271-1 RE: LEASE AGREEMENT WITH AVNER KROHN FOR THE ESTABLISHMENT OF A RESTAURANT AT 159 MAIN STREET**

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 Planning, Zoning and Housing at a regular meeting and public hearing held on Tuesday evening, May 7, 2013 at 7:00 p.m. in the Council Chambers to which was referred the matter of Item #32271 – Lease to Mr Avner Krohn for the establishment of a Restaurant located at 159 Main Street voted to accept and recommend that the following resolution be referred back to the Common Council with a neutral recommendation.

Alderman Roy Centeno  
Chair

## **REPORTS OF STANDING COMMITTEES, BOARDS, COMMISSIONS AND DEPARTMENTS**

Ald. Collins did not attend the Zoning Committee Meeting but did listen to the tape and was therefore permitted to vote on the following Zoning Committee reports.

## **ZONING COMMITTEE**

### **32232-2 RE: CHANGE OF ZONE – PROPERTIES FRONTING ON BROAD ST. FROM B3 (NEIGHBORHOOD BUSINESS) TO CBD (CENTRAL BUSINESS DISTRICT) – BROAD STREET BETWEEN BEAVER STREET AND 179 BROAD STREET**

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

The Common Council as the Zoning Authority of the City of New Britain gave due and legal notice of a time and place for a public hearing in reference to Item #32232 - Amend official zoning map to change properties fronting on Broad Street from B-3 (Neighborhood Business) to CBD (Central Business District), encompassing the areas of Broad Street between Beaver Street and 179 Broad Street. Said hearing was

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held on Tuesday evening, May 7, 2013 at 7:00 p.m. in the Council Chambers of City Hall, 27 West Main Street, New Britain, Connecticut.

The City Plan Commission, at a meeting held on May 6, 2013 voted 4 to 2 to change the staff report and, instead, to recommend AGAINST ADOPTION of this proposed zone change.

The Common Council as the Zoning Authority of the City of New Britain voted to accept the following zone change to the Zoning Map and refer back to the Common Council with a favorable recommendation.

Amend official zoning map to change properties fronting on Broad Street from B-3 (Neighborhood Business) to CBD (Central Business District), encompassing the areas of Broad Street between Beaver Street and 179 Broad Street.

Alderman Roy Centeno  
Chair

Ald. Trueworthy moved to accept and adopt, to become effective ten calendar days after the signature of the Mayor. Motion seconded by Ald. Bielinski. Roll Call Vote – 13 in favor, 0 opposed. IN FAVOR: Ald. Trueworthy, Magnuszewski, Centeno, Sanchez, Collins, Black, Carlozzi, Hermanowski, Platosz, Freeman, Pabon, Giantonio and Bielinski. Approved May 14, 2013 by Mayor Timothy E. O'Brien.

**32233-2 RE: AMENDMENT TO SEC. 170-100-60 OF THE ZONING ORDINANCES REQUIRING BUILDINGS BE BUILT CLOSE TO THE FRONT PROPERTY LINE**

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

The Common Council as the Zoning Authority of the City of New Britain gave due and legal notice of a time and place for a public hearing in reference to Item #32233 - Amend Section 170-100-60 of the Zoning Ordinances to require that buildings in the CBD, Central Business District be built close to the front property line, in order to facilitate the creation of an attractive, vibrant, and pedestrian friendly urban environment. Said hearing was held on Tuesday evening, May 7, 2013 at 7:00 p.m. in the Council Chambers of City Hall, 27 West Main Street, New Britain, Connecticut.

The City Plan Commission, at its regular meeting held on May 6, 2013, voted 6 to 0 to recommend the approval to amend the proposed Zoning Ordinances.

The Common Council as the Zoning Authority of the City of New Britain voted to accept the following proposed zoning ordinances and refer back to the Common Council with a favorable recommendation.

Amend Section 170-100-60 of the Zoning Ordinances to require that buildings in the CBD, Central Business District be built close to the front property line, in order to facilitate the creation of an attractive, vibrant, and pedestrian friendly urban environment.

Alderman Roy Centeno  
Chair

Ald. Trueworthy moved to accept and adopt, to become effective ten calendar days after the signature of the Mayor. Motion seconded by Ald. Bielinski. So voted. Approved May 14, 2013 by Mayor Timothy E. O'Brien.

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## NEW BUSINESS

### RESOLUTIONS

**32285 RE: ESTABLISHMENT OF A “COMMUNITY GARDENS FUND”**

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:

Program Objective: Establish a new non-lapsing fund for the community gardens

Local Program Operation department: Mayor's Office, under the supervision of the Community Organizer.

Resolution Purpose: The Mayor's initiative to utilize several unused, city owned properties, to be used to build a community garden. This project will assist in community building and revitalization in the neighborhoods. These gardens will be maintained by the city residents and community organizations. The Mayor's office will be the department who will oversee this operation with the direct supervision of the Community Organizer. This initiative assist our low to moderate income families by providing them with accessibility to healthy food, that they can grow.

WHEREAS; There will be a yearly fee that will be required for all gardeners which will be submitted with the applications; and

WHEREAS; The City of New Britain will utilize these funds to promote Community Gardens in New Britain, THEREFORE BE IT,

RESOLVED, that the Common Council of the City of New Britain establishes a new non-lapsing fund to be called the “Community Gardens Fund” and authorizes the Finance Department to assign account numbers accordingly. The purposes of this fund are for community gardens maintenance, including water, liability insurance, soil amendments, recruitment for future gardens, other garden developments in the future, and any other necessary garden improvements.

Alderman Michael Trueworthy

Ald. Trueworthy moved to accept and adopt, seconded by Ald. Bielinski. So voted. Approved May 14, 2013 by Mayor Timothy E. O'Brien.

**32286 RE: 2013 NEIGHBORHOOD ASSISTANCE ACT PROGRAM**

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, under authorization of Chapter 228a of the Connecticut Statutes, the Neighborhood Assistance Act provides tax credits for business firms that contribute financially to community programs that have received both municipal and State of Connecticut Department of Revenue Services approval, and

WHEREAS, any municipality wanting to obtain benefits under the provisions of this Act must hold a Public Hearing and submit to the State of Connecticut Department of Revenue Services a list of community programs, approved by the local legislative body, which are eligible for investment by business firms, and

WHEREAS, a Public Hearing of the Common Council of the City of New Britain was held on April 17, 2013, on the subject of the Neighborhood Assistance Act Program;

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NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of New Britain hereby approves the Neighborhood Assistance Act Program 2013 Proposal List, and

BE IT FURTHER RESOLVED, that the Common Council authorizes the Mayor to submit the approved program proposals to the State of Connecticut Department of Revenue Services and to administer the Neighborhood Assistance Act Program in accordance with the statutory requirements.

Alderman Carlo Carlozzi, Jr.  
Alderman Lawrence J. Hermanowski  
Alderwoman Eva Magnuszewski

Ald. Hermanowski moved to accept and adopt, seconded by Ald. Bielinski. So voted. Approved May 14, 2013 by Mayor Timothy E. O'Brien.

**32287 RE: TECHNICAL ASSISTANCE TO ENABLE THE CONVERSION AND ARCHIVING OF THE POLICE RECORDS SYSTEM AND THE PUBLIC SAFETY COMPUTER ASSISTED DISPATCH SYSTEM**

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 PSTC has operated a consolidated police records management system and computer assisted dispatch system for the past twenty one years; and

Whereas, The system was provided by Queues Enforth Development (QED) of Cambridge, Massachusetts; and

Whereas, The PSTC will implement a new computer assisted dispatch system, HEARTBEAT, on or about May 19, 2013;

Whereas, The PSTC will implement a new records management system (CT:CHIEF) in conjunction with the Capitol Region Council of Governments and the State of Connecticut Criminal Justice Information Systems in September of this year; and

Whereas, The conversion, deletion, and archiving of these records is extremely complex and possible only by technical staff intimately familiar with both the QED and CT:CHIEF databases; and

Whereas, Tactical Technologies, Inc. of Newport, Rhode Island has provided similar services to law enforcement and public safety agencies throughout the Northeast; and

Whereas, These adjustments are necessary to assure compliance with records retention schedules mandated under regulations promulgated by the Public Records Administrator; and

Whereas, The City does not have the technical resources to provide these services.. Now, Therefore, Be It

Resolved, That the Purchasing Agent is hereby authorized to enter into a contract with Tactical Technologies of Newport, Rhode Island to provide technical assistance to enable the conversion and archiving of the police records system and the public safety computer assisted dispatch system at a cost not to exceed \$27,500; and be it further

Resolved, That the funding for this procurement be charged to Account 291-213101-5352:

Alderwoman Suzanne Bielinski

May 8, 2013

Ald. Bielinski moved to accept and adopt, seconded by Ald. Collins. So voted. Approved May 14, 2013 by Mayor Timothy E. O'Brien.

**32288 RE WATER DEPT. RATE AMENDMENT FOR THE COMMUNITY GARDEN**

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:

At a meeting of the Board of Water Commissioners (BOWC) held on April 9, 2013, the following resolution was approved and referred to the Common Council for adoption:

WHEREAS, the Water Department is an Enterprise fund of the City of New Britain; and,

WHEREAS, the Board of Water Commissioners was requested by Mark Moriarty, Director of Public Works, that the City of New Britain Board of Water Commissioners waive its water usage fees for the proposed Community Garden located at 145 Chapman St. and,

WHEREAS, Section 15-4 (e), of the City of New Britain Charter states: Rates 143. The estimates of receipts, to be approved as aforesaid, shall include the rates proposed to be charged for the use of water or other water charges to be collected by or for the use of said water department, and said Board of Water Commissioners shall, during such year, charge the water rents or charges for the ensuing year in accordance with the rates or charges so approved by the Common Council, but no such rate or charge shall be less than actual cost. therefore be it

RESOLVED, that the water rates of the New Britain Water Department be amended in compliance with the New Britain City Charter Section 15-4(e) (above) to \$19.91 per 1000 cubic feet for the Community Garden located at 145 Chapman St. and billed to the City's Finance Department.

Alderman Lawrence Hermanowski  
Alderman Adam Platosz  
Common Council Liaisons - Water Dept.

Ald. Hermanowski moved to accept and adopt, seconded by Ald. Platosz. So voted. Approved May 14, 2013 by Mayor Timothy E. O'Brien.

**32289 RE: BUDGET TRANSFER – MEMORIAL DAY PARADE 2013 - \$15,000**

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:

Overview: Every year the City of New Britain has a Memorial Day Parade and money is budgeted in the Veteran's Affairs Department to fund this festivity. In the FY 13, due to the current economic situation of the City, this line item was not funded. This resolution is to fund the FY 13 Memorial Day Parade for the City of New Britain.

Whereas, the Parks and Recreation Division at the City of New Britain is responsible for making all the arrangements for the Memorial Day Parade. This division is requesting \$15,000 in order to pay for the Memorial Day Parade bands and entertainment.

Whereas, there are monies available for this purpose under the City's Contingency account,  
Therefore, Be it Resolved, that the FY 2012-2013 General Fund Budget be transferred for this purpose as follows:

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Decrease Expenditure:

001625101-5871	Admin & Contingency - Contingency	\$ 15,000
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Increase Expenditure:

001420001-5124	Recreation Programs – Part Time Salaries	\$ 600
001420001-5440	Recreation Programs – Rentals/Supplies	\$ 12,000
001420001-5550	Recreation Programs – Advertising	\$ 1,000
001420001-5659	Recreation Programs – Operating Materials & supplies	\$ 1,400
	Total	\$ 15,000

Alderman Shirley Black  
Alderman Rha-Sheen Brown  
Alderman David DeFronzo  
Alderman Jamie Giantonio  
Alderman Eva Magnuszewski  
Alderman Emmanuel Sanchez

Ald. Bielinski moved to accept and adopt, seconded by Ald. Giantonio. So voted. Approved May 14, 2013 by Mayor Timothy E. O'Brien.

**32290 RE: BUDGET TRANSFER – TOWN CLERK \$3,347.00**

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 responsibilities of the Town Clerk's Office are governed to a great extent by state statutes and local ordinances; and

Whereas, Connecticut State Statutes require the appointment of a person to examine municipal indexes of land records and report all errors and omissions in writing to the town & city clerk; and

Whereas, these professional services are contracted with Donald S. Lukowski & Associates previously authorized by resolution #31879 for a term through June 30, 2014; and

Whereas, based upon the adopted FY 2012-2013 budget amounts, the Town Clerk is unable to meet the expenses that are required of the office to continue with this service as well as additional expenses for publication of supplement #31 to the New Britain Code of Ordinances. Therefore, be it

Resolved that monies be transferred within the FY 2012-2013 General Fund budget for this purpose as follows:

From:		
001625101-5871	Contingency	\$ 3,347
To:		
001108001-5336	Other Purchase Services	\$ 2,147
001108001-5819	Ordinance Codification	\$ 1,200

Alderman Carlo Carozzi, Jr.

Ald. Carozzi moved to accept and adopt, seconded by Ald. Collins. So voted. Approved May 14, 2013 by Mayor Timothy E. O'Brien.



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**32291 RE: BUDGET TRANSFER – CNR ACCOUNT CLEANUP AND \$86,482 TO ROCKCAT STADIUM IMPROVEMENTS**

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:

Resolution Purpose: To transfer \$86,482 from various accounts within the Capital Non-Recurring (CNR) Fund to the Parks Administration Capital Projects Account in order to complete maintenance to Rock Cats Stadium required by contract and have the work completed for the AA All-Star game being hosted by the City of New Britain. Emergency purchase orders will need to be authorized to complete the required tasks. This resolution effectively cleans up the CNR Fund closing out residual balances left over from old and/or stale projects.

WHEREAS, Per the existing contract with the New Britain Rock Cats, New Britain Stadium must conform to Major League Baseball standards, AND

WHEREAS, the Rock Cats administration has identified four major issues that need to be rectified prior to the City hosting the AA All-Star Game on July 10th, 2013, AND

WHEREAS, these issues include service and maintenance of the Stadiums sound system, painting of the Stadium interior and exterior, and the purchase of Beam Clay to be added and laser graded by a sports turf specialist, AND

WHEREAS, The City is fortunate to be hosting the All Star game as it will be broadcast over numerous radio and television stations all over the country, AND

WHEREAS, in order to have these tasks completed in time for the AA All-Star Game, emergency purchase orders must be written for the products and services required as there is no time for the City to go through the bidding process, AND

WHEREAS, funds are available within the City's CNR Fund, NOW THEREFORE BE IT

RESOLVED, that the Finance Department make the following transfers within the Capital Non-Recurring Fund Budget:

<u>Account #</u>	<u>Account Description</u>	<u>Original Budget</u>	<u>Budget Revision</u>	<u>Revised Budget</u>
0030500100-50336	Other Purchase Svcs	30,875	2,762	33,637
0030500100-54000	Website Design	7,950	1,800	9,750
0030500200-54028	Econ Development	49,205	(3,432)	45,773
0030700100-50336	Other Purch Svcs Assessor	146,279	(9,011)	137,268
0030700400-50412	Finance Electricity	12,687	(300)	12,387
0030700400-50435	Finance Bldg Grds Repair	9,160	300	9,460
0030900100-50331	Corp Counsel Prof Svcs	7,735	1,200	8,935
0030900100-50332	Corp Counsel Legal Svcs	473,205	(1,200)	472,005
0031100200-50122	Police OT	125,400	41,240	166,640
0031100200-50740	Police Misc Equipment	66,320	(10,807)	55,513
0031300100-50740	Telecomm Misc Equipment	30,500	(9,931)	20,569
0031300100-54035	Telecomm Dispatch Maint	40,604	(20,000)	20,604
0031400200-50331	Building Prof Svcs	25,000	(15,650)	9,350
0031500100-50122	PW OT	290,000	(3,867)	286,133
0031500100-54005	PW GIS	25,000	25,000	50,000
0031500100-54006	PW Paving	606,484	(24,908)	581,576
0031500100-54007	PW Signals	25,000	(19,897)	5,103
0031500100-54009	PW Bus Shelter	39,900	(37,650)	2,250
0031500100-54013	PW Admin OH	55,900	(52,700)	3,200

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0031500100-54003	PW Capital Projects	666,730	22,547	689,277
0031500100-54014	PW Construction Contracts	112,719	15,819	128,538
0031600100-50435	Prop Mgmt Maint & Repairs	275,445	(1,505)	273,940
0031600100-54033	Prop Mgt Dog Pound Painting	40,000	(7,170)	32,830
0031700100-50336	Other Purchase Svcs	25,554	(2,034)	23,520
0031700100-54020	National League of Cities	5,200	(876)	4,324
0031700100-54021	Spay and Neuter Cats	3,000	(3,000)	0
0031700100-54022	Civic Programs	150,000	(3,233)	146,767
0031700200-54022	Civic Programs/Arts	0	306	306
0031900100-50331	Parks Prof Svcs	71,075	(491)	70,584
0031900100-50659	Parks Operating Materials	5,000	(18)	4,982
0031900100-54003	Parks Capital Projects	27,000	86,482	113,482
0031900100-54015	Stanley Qtr Pond Pollution	38,000	(310)	37,690
0031900100-54016	Curb Replacement	0	67,199	67,199
0031900100-54017	Chesley & Washington Pool	0	75,986	75,986
0031900100-54018	Refuse Collection Equip	500	(500)	0
0031900100-54024	Stanley Qtr Forrest	30,000	(30,000)	0
0031900100-54031	Wage Reserves	70,000	(67,100)	2,900
0031900100-54032	Sunnyslope Park	10,000	(212)	9,788
0032200100-50124	Health PT Salaries	10,000	(10,000)	0
0032400500-54027	MPA Employee Training	36,485	(174)	36,311
0032900700-50336	Other Purchase Svcs	123,547	(7,492)	116,055
0030700200-50352	Data Processing	49,347	(100)	49,247
0030500112-54086	Art Commission Event	0	<u>2,927</u>	<u>2,927</u>
TOTAL		3,816,806	0	\$3,816,806

AND BE IT FURTHER RESOLVED, the Mayor and Finance Department are authorized to open the required emergency purchase orders to begin the work immediately.

Alderwoman Eva Magnuszewski  
Alderman Rha-Sheen Brown  
Alderwoman Shirley Black  
Alderman David DeFronzo  
Alderman Emmanuel Sanchez

Ald. Magnuszewski moved to accept and adopt, seconded by Ald. Sanchez. So voted. Approved May 9, 2013 by Mayor Timothy E. O'Brien.

**32293 RE: PROPOSED SALE OF 177 BRITTANY FARMS ROAD, UNIT 17F TO MICHAEL BRENNAN**

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 City of New Britain Commission on Community and Neighborhood Development has acquired a non-performing asset known as 177 Brittany Farms Road, Unit 17F, and

WHEREAS, the City of New Britain has actively marketed the real property for sale, and

WHEREAS, the City has received a bonafide offer to purchase from Michael Brennan, in the amount of one hundred fifteen thousand dollars (\$115,000), and

WHEREAS, the City of New Britain is interested in minimizing the maintenance cost and expense and to have the real property restored back to the City's grand list;

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NOW, THEREFORE, BE IT RESOLVED, that Timothy E. O'Brien, Jr., Mayor, be and is hereby authorized to execute on behalf of the City of New Britain a Purchase and Sales Agreement with Michael Brennan for the real property known as 177 Brittany Farms Road, Unit 17F, and to execute any and all documents necessary for the conveyance of said real property in accordance with terms of said Agreement at a sale price of not less than one hundred fifteen thousand dollars (\$115,000).

Alderman Carlo Carozzi, Jr.  
Alderman Lawrence J. Hermanowski  
Alderwoman Eva Magnuszewski

Ald. Trueworthy moved to accept and refer to the Committee on Planning, Zoning and Housing, seconded by Ald. Carozzi. So voted. Approved May 13, 2013 by Mayor Timothy E. O'Brien.

**32274-2 RE: AMENDMENT TO SEC. 23-122 OF THE ORDINANCES PERMITTING HIKING ON WATERSHED LAND IN NEW BRITAIN**

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

A Resolution Amending Chapter 23, Article III, Division 1, Sec. 23-122.

Resolution summary: This ordinance would allow hiking on public watershed land.

Sec. 23-122. Certain activities on reservoir prohibited.

- (a) No person shall trespass upon, or cast or discard any article into any public reservoir. This prohibition shall include engaging in any sports activities at such reservoirs, including but not limited to boating, swimming, skating, and fishing.
- (b) Notwithstanding subsection (a) of this section, hiking shall be permitted on public watershed land in New Britain pursuant to Connecticut General Statutes Sec. 52-557g.

Alderman Michael Trueworthy

Ald. Trueworthy moved to accept and adopt, seconded by Ald. Bielinski. So voted. Approved May 14, 2013 by Mayor Timothy E. O'Brien.

**32294 RE: PROPOSED SALE OF 334 SOUTH MAIN STREET TO GOD GUYZ LLC**

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:

Resolution Summary: PURPOSE. To convey a City of New Britain owned property for rehabilitation and housing.

WHEREAS, The City of New Britain is committed to improving the housing stock and quality of life of its residents; and

WHEREAS, The City of New Britain currently owns property known as 334 South Main Street which has been acquired through the foreclosure process; and

WHEREAS, Good Guyz LLC has offered to purchase the property for \$42,000.00 and will immediately rehabilitate the condition of the building ; and

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WHEREAS, Good Guyz LLC has had past experience in rehabilitating buildings and improving the appearance and condition of residential property; and

WHEREAS, Good Guyz LLC will agree to a clause that the property will automatically revert back to the City of New Britain if it does not obtain a Certificate of Occupancy within one year of the date of purchase; and

WHEREAS, it is in the best interests of the City of New Britain to have this property rehabbed and restored to the grand list; now, therefore, be it

RESOLVED, That Timothy E. O'Brien, Jr., Mayor, be and is hereby authorized to negotiate and execute on behalf of the City of New Britain a Purchase and Sales Agreement with Good Guyz LLC for property known as 334 South Main Street and to execute any and all documents necessary for the conveyance of said property in accordance with the terms of said agreement at a sale price of not less than Forty Two Thousand Dollars (\$42,000.00).

Alderman Michael Trueworthy

Ald. Trueworthy moved to accept and refer to the Committee on Planning, Zoning and Housing, seconded by Ald. Collins. So voted. Approved May 14, 2013 by Mayor Timothy E. O'Brien.

Ald. Trueworthy moved the Council enter into Executive Session to discuss contract negotiations regarding resolution 32271-2 and they be accompanied by Mayor O'Brien and Corporation Counsel, John King. Motion seconded by Ald. Collins. Roll call vote – all members present voted in favor.

Executive Session began at 8:36 p.m.

The Council voted to return to order at 9:07 p.m. on motion of Ald. Trueworthy, seconded by Ald. Bielinski.

**32271-2 RE: LEASE AGREEMENT WITH S'CREAM NB LLC FOR THE LEASE OF 740 SQUARE FEET AT 159 MAIN 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; The City of New Britain has completed construction of a new Police Station located at Main Street which contains unfinished space on the first floor for commercial development; and

WHEREAS; the city advertised to lease the commercial space, including 740 square feet at 159 Main Street; and

WHEREAS; S'cream NB LLC, a proposed Gourmet Sandwich/Waffle Restaurant, has been presented by Avner Krohn as a tenant for this commercial space; and

WHEREAS; Mr. Krohn has been a successful developer of numerous properties in downtown New Britain; now, therefore, be it

RESOLVED; That Timothy E. O'Brien, Jr., Mayor, be and is authorized to complete the negotiations and is authorized to sign and execute the Lease Agreement on behalf of the City of New Britain with S'cream NB LLC for the lease of 740 square feet at 159 Main Street.

Alderman Michael Trueworthy

Ald. Trueworthy moved to accept and adopt, seconded by Ald. Bielinski. So voted. Approved May 14, 2013 by Mayor Timothy E. O'Brien.

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**32292 RE: LICENSE – MULTICULTURAL BLOCK PARTY – NEW BRITAIN LIONS CLUB**

Ald. Hermanowski moved to accept and refer to the License Committee, seconded by Ald. Black. So voted. Approved May 14, 2013 by Mayor Timothy E. O'Brien.

Ald. Trueworthy moved for a two-minute recess to allow the License Committee to meet. Motion seconded by Ald. Bielinski. So voted. The Council recessed at 9:10 p.m.

The Council returned to order at 9:15 p.m. on motion of Ald. Trueworthy, seconded by Ald. Bielinski.

Ald. Trueworthy moved to suspend the rules in order to amend the agenda, seconded by Ald. Bielinski. Rules suspended by unanimous consent.

Ald. Trueworthy moved to amend the agenda by adding Report of the License Committee #32292-1, seconded by Ald. Bielinski. Roll call vote – all members present voted in favor.

**LICENSE COMMITTEE**

**32292-1 RE: LICENSE – MULTICULTURAL BLOCK PARTY – NEW BRITAIN LIONS CLUB**

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 May 8, 2013 the adoption of the following:

RESOLVED; by the Common Council of the City of New Britain that the Mayor be hereby authorized to issue to the New Britain Lions Club said licenses as may be issued under Chapter 5, Section 5-15 through 5-22 of the Code of Ordinances for Saturday, June 1, 2013 for the purpose of conducting a Multicultural Block Party, which will require the closing of High Street between Columbus Blvd. and West Main Street, New Britain, Conn.

Alderman Lawrence J. Hermanowski  
Chair

Ald. Hermanowski moved to accept and adopt, seconded by Ald. Black. So voted. Approved May14, 2013 by Mayor Timothy E. O'Brien.

**RESOLUTION**

**32292 RE: LICENSE – MULTICULTURAL BLOCK PARTY – NEW BRITAIN LIONS CLUB**

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 he is hereby authorized to issue to the New Britain Lions Club said licenses as may be issued under Chapter 5, Section 5-15 through 5-22 of the Code of Ordinances for Saturday, June 1, 2013 for the purpose of conducting a Multicultural Block Party, which will require the closing of High Street between Columbus Blvd. and West Main Street, New Britain, Conn.

Alderman Lawrence Hermanowski

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Ald. Hermanowski moved to accept and adopt, seconded by Ald. Black. So voted. Approved May 14, 2013 by Mayor Timothy E. 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 9:18 p.m.

ATTEST: Audrey Malkemus, Asst. City Clerk

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