

May 25, 2016

REGULAR MEETING OF THE COMMON COUNCIL

MAY 25, 2016

Mayor Erin E. Stewart called the Regular Meeting of the Common Council to order at 7:32 p.m. on Wednesday, the 25th day of May 2016 in the Common Council Chambers, City Hall.

Fourteen members were present at roll call: Ald. Giantonio, Smedley, Black, Collins, Davis, Hargraves, Naples, Pabon, Polkowski, Rosado, Salvio, Sanchez, Sanders, and Salerno.

One member was absent: Ald. Carlozzi.

The invocation was given by City Clerk, Mark H. Bernacki: O God, our Heavenly Father, we give thanks to the brave men and women who have served our country. Many gave their lives while many returned home physically or emotionally wounded. Even though time is working against our World War II, Korean, and Vietnam veterans, we cherish their bravery and dedication to keep us free and safe. Welcome them into your kingdom as heroes. We give thanks to all who have served our country to protect our way of life, our values, and our beliefs. May we appreciate that noble deeds, dedicated service, devotion to country and sacrifice for others are never lost. We ask this in thy name. Amen.

The pledge to the flag was led by Don Crockett.

Ald. Hargraves was granted a point of personal privilege and spoke of the great success of the celebration of the After School Program at Walnut Hill Park.

Mayor Stewart took a moment to wish happy birthday to Ald. Carlozzi's mother on her 86th birthday.

Ald. Giantonio moved to accept and adopt the minutes of the Regular Meeting of March 23, 2016 and the Special and Regular Meetings of April 13, 2016. Motion seconded by Ald. Salerno. So voted.

Ald. Giantonio moved to amend the Agenda by substituting 33499(1), by adding 33474-1(I), 33505(8), 33506(9), 33474-2(10) and by withdrawing #7. Motion seconded by Ald. Smedley. Roll call vote – all members present voted in favor.

PETITIONS

33507 RE: ALD. SANCHEZ FOR CONDUCTING A TRAFFIC STUDY TO ADD A CROSSWALK AT 59 ARCH STREET TO SOUTH CONGREGATIONAL FIRST BAPTIST CHURCH. REFERRED TO THE BOARD OF POLICE COMMISSIONERS.

33508 RE: ALD. POLKOWSKI FOR CONDUCTING A TRAFFIC STUDY TO ADD A MID-BLOCK CROSSWALK AT THE INTERSECTION OF LINCOLN AND ADAMS STREET. REFERRED TO THE BOARD OF POLICE COMMISSIONERS.

Ald. Giantonio moved to accept and adopt the Consent Agenda, seconded by Ald. Salerno. Roll call vote – all members present voted in favor. Approved May 26, 2016 by Mayor Erin E. Stewart.

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**CONSENT AGENDA
CITY CLERK**

33491 RE: CLAIMS FOR INJURIES AND/OR PROPERTY DAMAGE

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

CLAIMANTS NAME

- Niro, Kieandra
- Perretta, Anne Marie

Mark H. Bernacki
City Clerk

PURCHASING DEPARTMENT

33492 RE: RENEWAL OF POLICY AND PROCEDURE MANAGEMENT SOFTWARE LICENSES AND TECHNICAL SUPPORT PACKAGE FOR THE POLICE DEPT

To Her 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 2-541 (a), a purchase order was requested by the New Britain Police Department for a one (1) year renewal of their Policy and Procedure Management Software License and Technical Support Package.

<u>Supplier</u>	<u>Services</u>	<u>Total Price</u>
NAVEX Global Inc. Lake Oswego, OR	Renewal of Policy and Procedure Management Software License and Technical Support Package	\$8,985.76

The New Britain Police Department has requested a one (1) year renewal of their Policy and Procedure Management Software License and Technical Support Package. The Common Council approved the acquisition of this Policy and Procedure Management Software License and Technical Support Package through a State OPM Grant on April 24, 2013 per Resolution 32268. The actual purchase was completed on June 27, 2013, providing two (2) years of Technical Support. The Common Council also approved a renewal of the Policy and Procedure Management Software and Technical Support Package for one (1) year on May 27, 2015 per Resolution 33126. NAVEX Global, Inc. is the sole proprietor and provider of this Policy and Procedure Management Software License and Technical Support. The Purchasing Agent has verified that NAVEX Global Inc. is still the sole proprietor and provider of this Policy and Procedure Management Software License. Therefore bid solicitation for the purchase of the renewal of the Policy and Procedure Management Software License and Technical Support Package would not be beneficial to the City. Funding for this one (1) year License renewal and Technical Support Package is available in the Police Department's Administration account number 001211002-5436, Equipment Maintenance and Repair.

RESOLVED: That the Purchasing Agent is hereby authorized to issue a purchase order for \$8,985.76 to NAVEX GLOBAL, Inc. of Lake Oswego, OR, for the one (1) year renewal of the Policy and Procedure Management Software License and Technical Support Package for the New Britain Police Department.

Jack Pieper
Purchasing Agent

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33493 RE: ON-CALL ENGINEERING SERVICES SENIOR CENTER ACCESSIBLE GREENHOUSE

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

The following on-call engineering project has been requisitioned following the award by the Common Council for on-call engineering contracts, Bid #3806, approved at its Regular Meeting of January 14, 2015.

Project Name: Senior Center Accessible Greenhouse
Vendor: TO DESIGN, LLC
Amount: \$20,000.00
Line Items: 2131900116-52088, LOCIP Parks Administration, Senior Center Greenhouse
Requested By: Parks, Recreation and Community Services Department

Scope: TO DESIGN, LLC will conduct an on-site inspection of the Senior Center. This will help them to prepare preliminary schematic drawings for the Accessible Greenhouse, any needed site upgrades and total costs of the project. TO DESIGN, LLC will then meet with the Parks, Recreation and Community Services Department to discuss their findings. TO DESIGN, LLC will then develop specifications and engineering prints for this project so it can be put out to bid. They will attend any meetings that may be held to answer questions from bidders during the bidding process. Once the bids are received, TO DESIGN, LLC will review the bids submitted to ensure compliance with the bid specifications. When the project has been awarded, they will conduct meetings with the contractor awarded the bid in addition to on-site visits to assure that the Accessible Greenhouse and needed site upgrades are being conducted to specifications.

Resolved: That the Purchasing Agent be and is hereby authorized to issue a Purchase Order for \$20,000.00 to TO DESIGN, LLC for Architectural and Engineering Services for the Senior Center Accessible Greenhouse.

Jack Pieper
Purchasing Agent

33494 RE: ON-CALL ENGINEERING SERVICES NEW WATER LINES AND HOSE BIBS AT FAIRVIEW CEMETERY

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

The following on-call engineering project has been requisitioned following the award by the Common Council for on-call engineering contracts, Bid #3806, approved at its Regular Meeting of January 14, 2015.

Project Name: New Water Lines and Hose Bibs at the Fairview Cemetery
Vendor: TO DESIGN, LLC
Amount: \$11,000.00
Line Items: 204419103-5331, Cemetery Fund, Professional Services
Requested By: Parks, Recreation and Community Services Department

Scope: TO DESIGN, LLC will conduct an on-site inspection of Fairview Cemetery. They will also meet with the Public Works Department, Utilities Division, to obtain the locations and details of the water mains in the City Streets near the Cemetery. This will help them to prepare a plan and draft preliminary schematic drawings for the new water lines and hose bibs at the Cemetery. TO DESIGN, LLC will then meet with the Parks, Recreation and Community Services Department to discuss their findings. TO DESIGN, LLC will then develop specifications and engineering prints for this project so it can be put out to bid. They will attend any meetings that may be held to answer questions from bidders during the bidding process. Once the bids are received, TO DESIGN, LLC will review the bids submitted to ensure compliance with the bid specifications. When the project has been awarded, they will conduct meetings

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with the contractor awarded the bid in addition to on-site visits to assure that the water lines, hose bibs and needed site upgrades are being conducted to specifications.

Resolved: That the Purchasing Agent be and is hereby authorized to issue a Purchase Order for \$11,000.00 to TO DESIGN, LLC for Architectural and Engineering Services for the New Water Lines and Hose Bibs at the Fairview Cemetery.

Jack Pieper
Purchasing Agent

33495 RE: RIGHT OF WAY IMPROVEMENT PROGRAM FOR THE PUBLIC WORKS DEPARTMENT

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

Public Bid No. 3876 was solicited and received in accordance with the Purchasing Ordinances of the City of New Britain for the Right of Way Improvement Program for the Public Works Department. Funding is available for The Right Away Maintenance Program within the Public Works Department's from account number 0082950302-5454, Street Infrastructure Bond, Construction Contracts.

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-one (31) Construction Companies. The Purchasing Agent did not receive any letters from Construction Companies on the mailing list indicating that they could not provide a response to the bid request. The responses received are on file in Town Clerk's Office.

The bids were reviewed for conformance to specifications by the Public Works Department Administration and the Purchasing Agent. Therefore the Public Works Director is recommending that the bid be awarded to the following bidders on an On-Call Basis to Martin Laviero Contractor, Inc. of Bristol CT, T&S Caminito Concrete, LLC of Middletown, CT, and Colonna Concrete and Paving, LLC of Woodbridge, CT for this service, which will enable the Public Works Department to have the needed Right of Way improvements or repairs started within ten (10) days of notification to the contractor. These three (3) Contractors were awarded the bid for the Right of Way Improvement Program the last time it was put out to bid. The Right of Way Improvement work that they conducted on various City Streets for the Public Works Department meet all of the bid specifications.

RESOLVED: That the Purchasing Agent is hereby authorized to enter into a contract with and authorized to issue purchase orders for individual assignments up to a total of \$300,000.00 with Martin Laviero Contractor, Inc. of Bristol CT, T&S Caminito Concrete, LLC of Middletown, CT, and Colonna Concrete and Paving, LLC of Woodbridge, CT on an On-Call Basis for a period effective from June 1, 2016, to May 31, 2018 with an option for the City to extend the term through May 31, 2019 if approved and agreed upon by the Public Works Director for the Right of Way Improvement Program at the pricing on the attached and per the terms and specifications of Public Bid No. 3876.

Jack Pieper
Purchasing Agent

33496 RE: SALE OF SURPLUS AND UNREPAIRABLE VEHICLES

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

Per Resolution 33363-2, dated February 10, 2016, the Purchasing Agent reports that he and the City's Public Works Fleet Manager conducted an on-line auction for some of the City's Surplus and Unrepairable Vehicles. The on-line auction services were provided by Gov-Deals at no charge to the City. Gov-Deals provides on-line auction services for vehicles and equipment only to government agencies. They provide this service to over 5,900 municipalities and state governments in 48 states. They have over

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315,000 registered buyers who receive e-mails from them regarding the items that they have on their website for auction.

The money received for the sale of the Surplus Vehicles was deposited into the City's General Fund Account, 001624005-4481, General and Administrative, Sale of Property.

The highest bid for the auctioned surplus vehicles for the month of May 2016 is on file in Town Clerk's Office. It indicates the vehicle, buyer, number of bids received and the dollar amount received for each surplus vehicle sold.

The total dollar amount that the City received for the on-line auction sale of the surplus vehicles during May of 2016 was \$6,848.00.

Jack Pieper
Purchasing Agent

DEPARTMENT OF PUBLIC WORKS

33497 RE: 2016-2017 SEWER USER FEES

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

On May 16, 2016 the Board of Public Works, acting as the Water Pollution Control Authority, held a required Public Hearing on the 2016-2017 Sewer User Fee rates.

The Board of Public Works convened immediately following the public hearing and approved the sewer user rate of \$3.88/ccf for properties serviced by New Britain-owned sanitary sewer lines which are located within the City of New Britain, and a 70% surcharge on the in-town sewer user fee for properties serviced by New Britain-owned sanitary sewer lines but are not located within the City of New Britain.

Mark E. Moriarty,
Director Public Works

TAX COLLECTOR

33498 RE: TAX ABATEMENTS, CORRECTIONS AND REFUNDS

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

The Collector of Taxes has referred a list of tax abatements, corrections and refunds. Acceptance and adoption is respectfully recommended.

Cheryl S. Blogoslawski
Tax Collector

COMMITTEE ON PLANING, ZONING AND HOUSING

33474-1 RE: PROPOSED SALE OF 24 WASHINGTON ST TO OPPORTUNITY REAL ESTATE EQUITIES, LLC

To Her 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 held a special meeting and public hearing on Wednesday, May 25, 2016, at 6:15 pm in Council Chambers, to which was referred the matter of item #33474, conveyance of city-owned property known as 24 Washington Street for \$25,000 to Opportunity

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Real Estate Equities, LLC. The Committee on Planning, Zoning and Housing voted to accept as amended and refer back to the Common Council with a favorable recommendation.

Alderman Christopher Polkowski
Chair

**NEW BUSINESS
RESOLUTIONS**

33499 RE: NEW BRITAIN DOWNTOWN DISTRICT ADDITIONAL LEVY OF 4.2 MILLS FOR THE MUNICIPAL FISCAL YEAR BEGINNING JULY 1, 2016

To Her 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 New Britain Downtown District was created in 1983 by majority vote of the property owners within the district in accordance with a resolution of the Common Council of the City of New Britain, and as amended by a resolution; and

WHEREAS; by requirement of Chapter of the Connecticut General Statutes and of Section VI, paragraph 1 (a) of the Ordinances establishing the district, the district budget as approved by a general meeting of property owners in the district is to be submitted to the City Treasurer, and a levy upon taxable interests in real property in the district is to be recommended to the Common Council; and

WHEREAS; at a general meeting of district property owners held on May 18, 2016 the attached budget is on file in the Town Clerk's Office and was approved for submission to the City Treasurer; and

WHEREAS; the property owners approved a levy upon taxable interests of 4.2 mills for the municipal fiscal year beginning July 1, 2016, NOW, THEREFORE, BE IT

RESOLVED; that the Common Council of the City of New Britain acknowledges receipt of the budget for the New Britain Downtown District for the fiscal year beginning July 1, 2016 and ending on June 30, 2017, as approved by a majority of the property owners of this municipal special services district established within the boundaries of the City of New Britain; and BE IT FURTHER

RESOLVED; that in accordance with Section 7-339r (d) of the Connecticut General Statutes, the Common Council shall impose the recommended levy of 4.2 mills for the municipal fiscal year beginning July 1, 2016, on the taxable interest in real property in such district, as described in Section III, paragraph 1 of the ordinance establishing the district, and such levy shall be in addition to the regular municipal levy for the benefit of the district.

Alderman Wilfredo Pabon

Ald. Pabon moved to accept and adopt, seconded by Ald. Sanders. So voted. Approved May 26, 2016 by Mayor Erin E. Stewart.

33500 RE: BUDGET AMENDMENT – FAIRVIEW CEMETERY - \$15,000

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

Purpose: The purpose of this resolution is to set aside funding for the design services of new water lines and hose bibs at Fairview Cemetery.

Whereas, on Tuesday, April 12, 2016, the Fairview Cemetery Commission voted to withdraw \$15,000 from the Fairview Cemetery Trust in order to pay To Design, LLC for design services for new water lines and hose bibs at Fairview Cemetery, and

Whereas, the scope of the work to be provided by To Design, LLC will include: Schematic Design, Design Development, Construction Documents (review meeting with client and development team, water

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line plan, street connections plan, coordination with New Britain Water Department), Bidding Services (coordination of reproduction of drawings and specs, attending pre-bid conference) and Construction Administration (attending job meetings, preparing minutes, reviewing submittals, preparing and approving payment requests), and

Whereas, it is estimated that \$15,000 would be needed to cover the cost of the design services, and

Therefore, Be it Further Resolved, that the FY 15-16 Fairview Cemetery budget amended by \$15,000 for this purpose as outlined below:

Increase Revenues:		
204419103-4567	Cemetery Fund Revenue	\$ 15,000
Increase Expenditures:		
204419103-5331	Cemetery Fund – Professional Services	\$ 11,000
204419103-5454	Cemetery Fund – Construction Contracts	\$ 4,000
		<u>\$ 15,000</u>

Alderwoman S. Black
Alderman J. Hargraves
Alderman D. Salerno
Alderman L. Salvio

Ald. Hargraves moved to accept and adopt, seconded by Ald. Polkowski. So voted. Approved May 26, 2016 by Mayor Erin E. Stewart.

33501 RE: PROPOSED AMENDMENT TO SEC. 13-18 OF THE ORDINANCES REGARDING THE DEFINITION OF FAMILY

Proposed Ordinance on File in Town Clerk's Office.

Ald. Naples moved to accept and refer to the Committee on Planning, Zoning and Housing, seconded by Ald. Polkowski. So voted. Approved May 26, 2016 by Mayor Erin E. Stewart.

33502 RE: LEASE AGREEMENT WITH THE HOUSING AUTHORITY – 30 PARKING SPACES IN SZCZESNY PARKING GARAGE

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

TO AUTHORIZE THE CITY OF NEW BRITAIN TO ENTER INTO A LEASE AGREEMENT WITH THE HOUSING AUTHORITY OF THE CITY OF NEW BRITAIN TO LEASE A MINIMUM OF THIRTY (30) PARKING SPACES ON THE FIRST FLOOR OF THE FIRST SERGEANT HENRY J. SZCZESNY PARKING GARAGE AT A MONTHLY RATE OF \$30.00 PER VEHICLE FOR USE BY THE ELDERLY RESIDENTS OF THE D'AMATO APARTMENTS.

WHEREAS, the Housing Authority of the City of New Britain has requested to lease a minimum of thirty (30) parking spaces on the first floor of the First Sergeant Henry J. Szczesny Parking Garage for use by residents of the D'Amato Apartments, 40 Chestnut St., New Britain, Connecticut for the term July 1, 2016 through June 30, 2021; and

WHEREAS, the Housing Authority of the City of New Britain has been leasing thirty (30) parking spaces at the Szczesny Garage since April 1, 2004.

NOW, THEREFORE, BE IT RESOLVED that the City of New Britain is hereby authorized to enter into a Lease Agreement with the Housing Authority of the City of New Britain to lease a minimum of thirty (30) parking spaces on the 1st floor of the First Sergeant Henry J. Szczesny Parking Garage for the use by the

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elderly residents of D'Amato Apartments, for the rate of \$30.00 per month per vehicle from July 1, 2016 through June 30, 2021.

Alderman Jamie Giantonio

Ald. Giantonio moved to accept and adopt, seconded by Ald. Salerno. So voted. Approved May 26, 2016 by Mayor Erin E. Stewart.

33503 RE: AGREEMENT WITH WASTEZERO TO PERFORM PUBLIC OUTREACH AND EDUCATION RELATING TO IMPLEMENTING A "SMART" PAYT PROGRAM

To Her 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, in 2015 the City of New Britain participated in a "DEEP Dive" study conducted by the Department of Energy and Environmental Protection (DEEP) in partnership with WasteZero that studied implementing a "Save Money and Reduce Trash" (i.e. "SMART") PAYT program in New Britain; and

WHEREAS, the results of the "DEEP Dive" study showed that New Britain could reduce its municipal solid waste (residential trash) by over 40%, and save over \$2 million per year in reduced tipping fees and increased revenue related to implementing a bag based PAYT program; and

WHEREAS, "SMART" PAYT programs are environmentally sensitive and fiscally responsible as they allocate the cost of municipal waste disposal to residents based on their usage thus creating an incentive to reduce waste disposal in landfills and burn facilities while also encouraging recycling; and

WHEREAS, the City of New Britain has recently been awarded a grant for \$30k from the Department of Energy and Environmental Protection (DEEP) to do community based public outreach and education related to implementing a "SMART" PAYT program in New Britain; and

WHEREAS, undergoing the DEEP grant sponsored public outreach and education program does not obligate the City to implementing a "SMART" PAYT program; and

WHEREAS; over the last two decades, the company WasteZero has become the nation's leading municipal partner for implementing and administering "SMART" PAYT programs; and has unparalleled experience designing, communicating, implementing and managing these programs, and

WHEREAS; WasteZero is developing a scope and fee proposal with the City a value of \$30,000 that the Public Works Department finds acceptable; and

WHEREAS; The Town of West Hartford was also awarded the same \$30k Grant from CT DEEP, and is also working on public outreach and education related to implementing a "SMART" PAYT program in their community, and they are also working with WasteZero; and

Now Therefore Be It RESOLVED, Mayor Erin Stewart is hereby authorized to enter into an agreement with WasteZero to perform public outreach and education related to implementing a "SMART" PAYT program.

Alderman Don Naples
Alderman Jim Sanders, Jr.

Ald. Smedley moved to accept and adopt, seconded by Ald. Sanders. So voted. Approved May 26, 2016 by Mayor Erin E. Stewart.

33504 RE: AGREEMENT WITH POWERSECURE INC. – PURCHASE AND CONVERSION OF THE CITY'S STREET LIGHTS TO ENERGY EFFICIENT LED FIXTURES

To Her 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 is in the process of purchasing it's nearly 5,800 street lights from Eversource Energy and then intends to convert them to energy efficient LED street light fixtures as part of an effort to reduce energy consumption and street light related costs; and

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WHEREAS, the costs of this project which include \$1,801,948.17 for the purchase of the street lights from Eversource and approximately \$2.0 Mil. for the cost of the LED Street light conversion will be paid for from the cost savings that will be realized from no longer having to pay rental and maintenance fees along with reduced energy costs; and

WHEREAS, PowerSecure, Inc. (NYSE: POWR) is an energy efficiency and renewable energy design and construction company with over 20 years of experience in the energy conservation industry and completed a Street Light Audit Report for the City of New Britain which detailed costs, savings, and logistics related to this project; and

Now Therefore Be It RESOLVED, Mayor Erin Stewart is hereby authorized to enter into an agreement with PowerSecure, Inc. related to the purchase and conversion of the City's street lights to energy efficient LED fixtures.

Alderman Don Naples
Alderman Jim Sanders, Jr.

Ald. Sanders moved to accept and adopt, seconded by Ald. Naples. So voted. Approved May 26, 2016 by Mayor Erin E. Stewart.

33505 RE: LETTER OF AGREEMENT WITH AMERICAN RED CROSS CONNECTICUT CHAPTER

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

WHEREAS, the City of New Britain and American Red Cross Connecticut Chapter leave certain duties and responsibilities in the event of a natural or man-made disaster; and

WHEREAS, it is in the best interests of the City of New Britain to enter into a Letter of Agreement for this purpose with the American Red Cross Connecticut Chapter; now therefore be it

RESOLVED that Erin E. Stewart, Mayor of the City of New Britain is hereby authorized to enter into a Letter of Agreement with the American Red Cross Connecticut Chapter and to sign any documents related thereto.

Alderman Jamie Giantonio

Ald. Giantonio moved to accept and adopt, seconded by Ald. Salerno. So voted. Approved May 26, 2016 by Mayor Erin E. Stewart

33506 RE: FUEL CELL ENERGY SERVICES – NEW BRITAIN HIGH SCHOOL – LEASE AGREEMENT

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

WHEREAS, Constellation NewEnergy, Inc. has proposed to build, own, operate and maintain a fuel cell facility at New Britain High School for the purpose of generating an amount of electricity sufficient to meet the energy requirements of the high school; and

WHEREAS, the proposed term of a fuel cell energy services and lease agreement will be twenty years and is expected to result in annual savings of at least \$27,000.00;

WHEREAS, combined heat and power (CHP) is gaining increased recognition as a cost-effective solution for meeting the growing energy needs of the customer while at the same time reducing the environmental impact of power generation by reducing the need for combustion based heating and its associated pollutants.

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NOW, THEREFORE, BE IT RESOLVED that Erin E. Stewart, Mayor of the City of New Britain is authorized together with the Board of Education to negotiate and enter into a Fuel Cell Energy Services and Lease Agreement with Constellation NewEnergy, Inc. and to sign any documents related thereto.

Alderman Robert Smedley
Alderman Jamie Giantonio

Ald. Smedley moved to accept and adopt, seconded by Ald. Rosado. So voted. Approved May 26, 2016 by Mayor Erin E. Stewart

33474-2 RE: THE SALE OF 24 WASHINGTON STREET TO OPPORTUNITY REAL ESTATE EQUITES, LLC

To Her 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 vacant property for economic development.

WHEREAS, The City of New Britain is committed to business development and the economic revitalization of downtown New Britain; and

WHEREAS, The City of New Britain currently owns property known as the Hatch Building located on 24 Washington Street which has been vacant for a number of years; and

WHEREAS, Opportunity Real Estate Equites, LLC has offered to purchase the property for \$25,000.00 and will immediately rehabilitate the building for economic development; and

WHEREAS, this project will include an historic renovation of the property suitable for office space at an estimated cost of \$1,200,000.00; and

WHEREAS, Opportunity Real Estate Equites, LLC will agree to a reverter clause that will revert title in the City if rehabilitation is not completed as provided in the purchase and sale agreement to be negotiated by the Mayor ~~the property will automatically revert back to the City of New Britain if it does not obtain a Certificate of Occupancy within twelve months of the date that all City permits are issued; but in no event longer than two years from the purchase; and~~

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

RESOLVED, That Erin E. Stewart, Mayor is hereby authorized to negotiate and execute on behalf of the City of New Britain, a Purchase and Sale Agreement with Opportunity Real Estate Equites, LLC for property known as 24 Washington 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 Twenty-Five Thousand (\$25,000.00) Dollars.

Alderman Jamie Giantonio

Ald. Giantonio moved to accept and adopt, seconded by Ald. Collins. So voted. Approved May 26, 2016 by Mayor Erin E. Stewart

There being no further business to come before the Council, Ald. Giantonio moved to adjourn, seconded by Ald. Rosado. So voted. Meeting adjourned at 7:46 p.m.

ATTEST: Mark H. Bernacki, City Clerk

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