

February 8, 2017

**REGULAR MEETING OF THE COMMON COUNCIL
FEBRUARY 8, 2017**

Mayor Erin E. Stewart called the Regular Meeting of the Common Council to order at 7:40 p.m. on Wednesday, the 8th day of February 2017 in the Common Council Chambers, City Hall.

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

Two members were absent: Ald. Pabon who is out of the country and Ald. Sanchez who had a last minute emergency.

The invocation was given by City Clerk, Mark H. Bernacki: O God, our Heavenly Father, as we approach Valentine's Day we ask you to fill our hearts and souls with your precious gift of love....and chocolate. We ask you to instill in us everlasting love for our families, friends, and colleagues. *"Love is patient, love is kind. It does not envy, it does not boast, it is not proud. It is not rude, it is not self-seeking, it is not easily angered, it keeps no record of wrongs. Love does not delight in evil, but rejoices with the truth. It always protects, always trusts, always hopes, and always perseveres."* 1 Corinthians 13:4-7. We ask this in Thy name. Amen

The pledge to the flag was led by Richard Reyes.

Mayor Stewart called upon Arthur Simonian who then gave a Mattabassett District Budget Presentation. Also in attendance were John Dunham, Chair of the Mattabassett District Commission and Timothy Stewart, member of the Board.

Ald. Giantonio moved to accept and adopt the minutes of the Regular Meeting of December 14, 2016 and the Special Meeting of January 11, 2017, seconded by Ald. Salvio. So voted.

Ald. Giantonio moved to amend the Agenda by deleting item 16, seconded by Ald. Rosado. Roll call vote – all members present voted in favor.

PETITIONS

33769 ALD. SALERNO FOR AMENDING THE ZONING ORDINANCES THAT INVOLVE MOTOR VEHICLE SALES, REPAIRERS' LOCATIONS AND CERTAIN OTHER MOTOR VEHICLE RELATED BUSINESSES. REFERRED TO THE CITY PLAN COMMISSION AND ZONING SUBCOMMITTEE.

Ald. Giantonio moved to accept and adopt the Consent Agenda, seconded by Ald. Salerno. Roll call vote – all members present voted in favor. Approved February 9, 2017 by Mayor Erin E. Stewart.

CONSENT AGENDA

CITY CLERK

33754 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:

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CLAIMANTS NAME

- CJ Auto Mall, LLC by Atty. Keith Yagaloff
- Figueroa Jr., Wilson
- Zaton-Jaworowicz, Katarzyna

Mark H. Bernacki
City Clerk

CITY PLAN COMMISSION

33721-1 RE: PROPOSED AMENDMENT TO THE ZONING ORDINANCES FOR NEW PROPOSED TRANSIT-ORIENTED DEVELOPMENT DISTRICTS IN THE VICINITY OF THE EAST MAIN ST. AND EAST ST. CTFastrak STATIONS

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

Zoning Text Amendment Petition #33721

The City Plan Commission, at its regular meeting held on January 9, 2017, voted 4 to 0 to recommend that this proposed amendment be approved as revised.

BACKGROUND: This proposed zoning amendment would change the zoning ordinances to reflect the land use recommendations of the recently completed Transit- Oriented Development study. It creates a total of four (4) new zoning districts that would be situated in the areas of the East Main Street and East Street CTfastrak stations. The new zoning districts would be:

- Transit-Oriented Development District - East Main, Primary District (TOD-EM-1);
- Transit-Oriented Development District - East Main, Secondary District (TOD-EM-2);
- Transit-Oriented Development District - East Street, Primary District (TOD-ES-1); &
- Transit-Oriented Development District - East Street, Secondary District (TOD-ES-2)

The basic intent is that in the vicinity of these two CTfastrak stations zoning would be put in place that encourages a primary corridor of more intensive TOD type uses that is mostly mixed-use commercial and residential buildings, multi-story with medium to high residential densities, and secondary TOD zones at the peripheries consisting of lower density, mostly residential buildings providing a transition into the surrounding residential neighborhoods. The areas proposed for these new zoning districts are shown with the accompanying zone change petitions, Petitions #33722 and #33723. Also included in this is the deletion of the previous text relating to the IHZ/TOD-2 overlay zoning which was previously adopted, in text only, for the East Main Street area. IHZ (Incentive Housing Zone) funding is essentially discontinued at the state level and in the course of the Transit-Oriented Development study, it was decided that the overlay zoning added a level of uncertainty and complexity to the land use process and was probably not as likely to achieve the desired results as the TOD zones now being presented.

PLANNING AND CONSIDERATIONS: The intent of TOD zoning is to encourage new development and, as appropriate, adaptive re-use and infill to create moderately dense, pedestrian-friendly, mixed-use neighborhoods surrounding the station areas. Surrounding the East Main Street station, most of the area proposed for re-zoning here is nonconforming under the existing I-2 general industry zoning. The change to the new TOD-EM-1 and TOD-EM-2 zoning would make many existing residential properties conforming. The TOD-EM-1 zoning would constitute the core of the East Main TOD area, centering primarily along the East Main Street corridor. It would allow residential development ranging from small lot, single-family homes to multi-family apartment buildings, with minimum lot sizes of 5,000 square feet for single, two and three-family houses, and 10,000 square feet for apartment buildings or mixed-use buildings and densities of up to 24 dwelling units per acre. For purposes of comparison, these densities are similar to the B-3 secondary business zones along much of Broad Street and Arch Street. The business uses allowed would mostly be centered toward serving the needs of the immediate neighborhood and CTfastrak commuters, with restaurants, convenience retail, bank branch offices and personal service shops such as barbers and beauty shops, cleaners, etc. The TOD-EM-2 area would be

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similar, though focused more on residential uses and having generally less intensive businesses, mostly on the first floor of mixed-use buildings and with the restaurants and businesses limited to 4,000 square feet or less in floor area. In order to encourage walkability, drive-through lanes are expressly excluded for any restaurant or business within the zone change area and parking requirements are reduced for all uses within the TOD-EM-1 and TOD-EM-2.

Similarly, in the East Street station area, the TOD-ES-1 and TOD-ES-2 would create a more intensive mixed-use corridor along East Street, with a slightly less intensive, more residential sub-zone at the northern and southern edges. The zoning would require a minimum lot area of 15,000 square feet and encourage merging of smaller lots to optimize the development potential. The general area is now a mix of different multi-family residential, industrial and business zones, the largest portion of it encompassed within a B-1 neighborhood business zone. The TOD-ES-1 and TOD-ES-2 zones would be essentially compatible with the current A-2 multi-family and A-3 high-rise apartment zones in terms of use and density. The change to TOD-ES-1 and TOD-ES-2 would serve to encourage taller, multi-story, mixed-use buildings particularly with a more residential character than currently exists within the current B-1 portions of the zone change area. Again, the intent of the zoning would be to encourage transition to a pedestrian-friendly residential and mixed-use neighborhood, similar to the East Main Street area proposal. Once again, with the focus on transit and pedestrian-oriented development, fast food drive-through lanes are discouraged and the parking requirements are lessened.

RECOMMENDATION: The City Plan Commission is strongly supportive of the concept of Transit-Oriented Development employed in the vicinity of the CTfastrak stations and the recommendations in the recently completed TOD Study. The Commission, therefore, recommends the adoption of these proposed zoning amendments. The Commission would, however, recommend one minor technical change relative to fence heights in these new proposed TOD-EM and TOD-ES districts. It is suggested that these amendments be adopted with the maximum fence heights for rear and side lot lines in the TOD-EM-1, TOD-EM-2, TOD-ES-1 and TOD-ES-2 (Section 230-100-10) incorporating maximum heights of 6 feet, rather than 8 feet as originally drafted.

Louis G. Amodio, Chairman
City Plan Commission

33722-1 RE: PROPOSED CHANGE OF ZONE - TO ADD TOD-EM-1 AND TOD-EM-2 TRANSIT-ORIENTED DEVELOPMENT IN THE AREAS SURROUNDING THE CTFASTRAK'S EAST MAIN STREET STATION, IN THE AREA GENERALLY LYING BETWEEN EAST STREET AND STANLEY STREET AND BETWEEN DWIGHT STREET AND 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:

ZONE CHANGE: PETITION # 33722

The City Plan Commission, at its regular meeting held on January 9, 2017, voted 4 to 0 to recommend that this proposed zone change be approved.

BACKGROUND: This zone change would serve to put into place the TOD-EM-1 and TOD-EM-2 zones that are proposed to be created with the zoning amendments in Petition #33721. These zones would be added to the zoning map, encompassing the properties in the vicinity of the East Main Street CTfastrak station and falling roughly between East Street and Stanley Street and between Dwight Street and Smalley Street. The proposed zone change area is currently a mix of zones including mostly I-2 General Industry, as well as some T, Two-Family and B-3 Secondary Business. Despite the I-2 zoning, much of the zone change area is occupied by residential land uses, most typically single, two and three-family houses on small lots as evident on the several side streets north and south of East Main Street, such as Dewey, Olive and Connerton Streets and along parts of Woodland, Dwight and Fairview Streets. There are also several large parcels of more industrial and commercial businesses, such as the Papas' Chrysler Dodge dealership on East Main Street, as well as properties utilized for truck storage by Guida-Siebert Dairy on Dwight Street and a number of smaller industrial and automotive-related businesses

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interspersed throughout the area, particularly along East Main Street, as well as the City's Public Works yard.

PLANNING AND CONSIDERATIONS: The 2010-2020 Plan of Conservation and Development noted the mismatch of the I-2 industrial zoning overlying this mostly residential neighborhood and suggested that, with the anticipated opening of the CTfastrak station at East Main and Wilson Street, this area had excellent potential for Transit-Oriented Development. The recently completed TOD study recommends various steps including re-zoning to foster a pedestrian-friendly, mixed residential and commercial TOD area, entailing increased residential density and a variety of mostly neighborhood-sized convenience retail stores, restaurant and personal service-type businesses. Existing industrial and automotive-related uses would become legally grandfathered under the zone change and allowed to continue as nonconforming uses. Most of the primary corridor now zoned I-2 would become TOD-EM-1, the primary zone with more of a mix of businesses in with the residential mixed-use buildings, and the TOD-EM-2 areas situated to the north and south peripheries being more purely residential in character.

RECOMMENDATION: The City Plan Commission is of the opinion that implementation of the TOD-EM-1 and TOD-EM-2 zoning for this location is consistent with the City's Plan of Conservation and Development and the recently completed TOD study. Encouraging the development of desirable housing opportunities and supportive retail convenience and personal service businesses is intended to help in the economic revitalization of the area. The Commission, therefore, supports the adoption of this zone change to put in place the TOD-EM-1 and TOD-EM-2 zoning districts.

Louis G. Amodio, Chairman
City Plan Commission

33723-1 RE: PROPOSED CHANGE OF ZONE TO APPLY THE TOD-ES-1 AND TOD-ES-2 TRANSIT-ORIENTED DEVELOPMENT ZONES TO PROPERTIES AT THE NORTHERN END OF EAST STREET IN THE GENERAL VICINITY BETWEEN ALLEN STREET AND WELLS ST, OVERLAYING EXISTING

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

ZONE CHANGE: PETITION # 33723

The City Plan Commission, at its regular meeting held on January 9, 2017, voted 4 to 0 to recommend that this proposed zone change be approved.

BACKGROUND: This zone change would serve to apply the TOD-ES-1 and TOD-ES-2 zones that are proposed to be created with zoning amendments in Petition #33721, to the zoning map, encompassing the properties along the northern end of East Street, falling roughly between Allen Street and Wells Street. The area is currently a mix of zones including I-2 General Industry, B-1 Neighborhood Business, B-3 Secondary Business, A-2 Multi-family Houses and A-3 High-Rise Apartments. It also contains a fairly diverse mix of land uses ranging from a handful of single-family homes on the southwestern fringe to residential townhouse condominiums, a 150-unit multi-story residential apartment building, several manufacturing operations, auto-repair and sales businesses, as well as convenience stores, restaurants and a package store. A number of the properties are either vacant or underutilized at this time. Situated near the CTfastrak station at 1285 East Street and the nearby CCSU campus, they offer excellent opportunity for attracting development that is consistent with TOD principles and the recommendations of the City's recently completed TOD study.

PLANNING AND CONSIDERATIONS: The 2010-2020 Plan of Conservation and Development notes that this portion of East Street is no longer the major north/south traffic corridor that it was prior to the completion of Route 9, and that the older, single-story, commercial strip-style business properties are outdated and underutilized for current conditions. It also noted the opportunity that would be afforded this area by the then soon to open CTfastrak on East Street. The more detailed and focused TOD study recently completed recommends encouraging the transformation of this area into a more cohesive, better integrated residential and business area through implementation of zoning that embodies the principles of TOD, specifically a focus on higher-density residential and mixed-use buildings, shared with neighborhood convenience, restaurant and personal service-type businesses.

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RECOMMENDATION: The City Plan Commission is of the opinion that implementation of the TOD-ES-1 and TOD-ES-2 zoning for this location is consistent with the City's Plan of Conservation and Development, and that by helping to encourage the development of desirable, workforce housing and supportive retail convenience and personal service businesses convenient to an important regional transit hub, it will aid in the economic revitalization of the general vicinity. The Commission, therefore, supports the adoption of this zone change to put in place the TOD-ES-1 and TOD-ES-2 zoning districts.

Louis G. Amodio, Chairman
City Plan Commission

PURCHASING DEPARTMENT

33755 RE: BID THRESHOLD ITEMS

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 the New Britain Code of Ordinances, Section 2-566, a monthly report of purchases between \$500 and \$7,500 shall be provided to the Common Council. The report shall include a detailed description of items or services purchased, name of vendor, owner of business and dollar amount spent on each individual purchase as well as the aggregate total of spend to date for the fiscal year.

The Finance Department, Purchasing Division has provided an electronic list of monthly purchases. This document is available in the Council office for review by Council members.

Acceptance and adoption is respectfully requested.

Jack Pieper
Purchasing Agent

33756 RE: SALE OF SURPLUS AND UNREPAIRABLE CITY VEHICLE AND EQUIPMENT

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 Fire Department Administration conducted an on-line auction for a City Surplus and Unrepairable Vehicle and three (3) Used Plastic Fuel Cans. The on-line auction services was 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 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 Vehicle and the Used Plastic Fuel Cans was deposited into the City's General Fund Account, 001624005-4481, General and Administrative, Sale of Property.

The highest bidder for the auctioned Surplus and Unrepairable Vehicle and Used Plastic Fuel Cans for the month of January 2017 is attached. It indicates the Vehicle and Used Plastic Fuel Can buyer, number of bids received and the dollar amount received for the Vehicle and Plastic Fuel Cans sold.

The total dollar amount that the City received for the on-line auction sale of the Surplus and Unrepairable Vehicle during January 2017 was \$994.00.

Attachment on file in Town Clerk's Office.

Jack Pieper
Purchasing Agent

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33757 RE: COOPERATIVE PURCHASING, PURCHASE AND INSTALLATION OF NEW LANDSCAPE STRUCTURES PLAY EQUIPMENT AND HANDICAP ACCESSIBLE RUBBER SURFACING AT WALNUT HILL PARK

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 Parks, Recreation and Community Services Department for the Purchase and Installation of New Landscape Structures Play Equipment and Handicap Accessible Rubber Surfacing at Walnut Hill Park.

<u>Supplier</u>	<u>Services</u>	<u>Total Price</u>
M.E. O'Brien & Sons, Inc. Medfield, MA	Landscape Structures Play Equipment and Handicap Accessible Rubber Surfacing	\$235,000.00

The Parks, Recreation and Community Services Department requested the Purchase and Installation of a New Landscape Structures Play Equipment and Handicap Accessible Rubber Surfacing at Walnut Hill Park utilizing the State of Connecticut's Contract award 14PSX0154. Walnut Hill Park and its handicap accessible playground provide hours of recreation use for hundreds of participants on a daily basis. The existing equipment is in disrepair, is not in compliance with current ADA standards and has outlived its useful life. Funding for the Purchase and Installation of the New Landscape Structures Play Equipment and Handicap Accessible Rubber Surfacing is available in the Parks, Recreation and Community Services Department's account number 283420111-5454, Recreation Donations, Construction Contracts.

RESOLVED: That the Purchasing Agent is hereby authorized to issue a purchase order for \$235,000.00 to M.E. O'Brien & Sons, Inc. of Medfield, MA. for the Purchase and Installation of a New Landscape Structures Play Equipment and Handicap Accessible Rubber Surfacing at Walnut Hill Park for the New Britain Parks, Recreation and Community Services Department utilizing the State of Connecticut's Cooperative Purchasing Plan, 14PSX0154.

Jack Pieper
Purchasing Agent

33758 RE: COOPERATIVE PURCHASING, REPLACEMENT SERVER SUITE AND OPERATING DATABASE SYSTEM SOFTWARE FOR THE CITY'S COMPUTER ASSISTED DISPATCH SYSTEM FOR PUBLIC SAFETY TELECOMMUNICATIONS CENTER

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 2-538 (a), a purchase order was requested for the following under the Federal Government's GSA Cooperative Purchasing Plan by the Public Safety Telecommunications Department.

<u>Supplier</u>	<u>Description</u>	<u>Total Price</u>
CDW Government, LLC Vernon Hill, IL.	Server Hardware and Operating System	\$98,612.08

The New Britain Public Safety Telecommunications Department requested the purchase of a new Server Hardware and Operating System utilizing the Federal Government's contract award GS-35F-0195J. The present Server Hardware and Operating System that host the computer assisted dispatch system for the Police, Fire and Emergency Medical services is seven (7) years old and can no longer support the revised systems. These systems integrate with the Police and Fire Department records management systems as well as the Emergency Medical Dispatch computer assisted call handling application and the Next Generation 9-1-1 system and CAPTAIN mobile data systems. These applications and systems are vital to the operation of the City's mission critical emergency center and safety of first responders. Funding for this replacement system was provided via state grants from the Division of Statewide Emergency Telecommunications. Funding is available in the New Britain Public

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Safety Telecommunications Department's Account Number, 291213101-5352, Mobile Communications, Data Processing.

RESOLVED: That the Purchasing Agent is hereby authorized to issue a purchase order for \$98,612.08 to CDW Government, LLC to furnish and deliver services and licenses along with a three (3) year warranty utilizing the Federal Government's GSA Cooperative Purchasing Plan, GS-35F-0195J.

Jack Pieper
Purchasing Agent

COMMITTEE ON ADMINISTRATION, FINANCE AND LAW

33741-1 RE: PROPOSED AMENDMENT TO SEC. 2-823 OF THE ORDINANCES REGARDING RESIDENCY REQUIREMENTS AND INCENTIVES FOR DEPARTMENT HEADS

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 Administration, Finance and Law held a special meeting and public hearing on Wednesday evening, February 8, 2017, at 6:45 pm in the Council Chambers, to which was referred the matter of resolution 33741, proposed amendment to the Code of Ordinances Sec. 2-823 regarding residency requirements and incentives for department heads. The Committee on Administration, Finance and Law voted to accept and refer back to the Common Council with a favorable recommendation.

Alderman Robert Smedley
Chair

CONSOLIDATED COMMITTEE

33736-1 RE: PROPOSED AMENDMENT TO SEC. 20-31 OF THE ORDINANCES REGARDING THE POLICIES AND PROCEDURES OF THE NEW BRITAIN POLICE DEPARTMENT

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

The Common Council Consolidated Subcommittee held a special meeting and public hearing on Tuesday, February 7, 2017, at 6:30 pm in Council Chambers, to which was referred the matter of item 33736, proposed amendment to the Code of Ordinances Sec. 20-31 regarding the policies and procedures of the New Britain Police Department. The Consolidated Subcommittee voted to accept and refer back to the Common Council with a favorable recommendation.

Alderman Tremell Collins
Chair

COMMITTEE ON PLANNING, ZONING AND HOUSING

33734-1 RE: PROPOSED LEASE AGREEMENT WITH CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS FOR CELLULAR RADIO AND SHELTERING FACILITIES AT STANLEY GOLF COURSE COMMUNICATIONS COMPOUND

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

The Common Council and the Committee on Planning, Zoning and Housing held a regular meeting and public hearing on Tuesday, February 7, 2017, in Council Chambers, to which was referred the matter of item 33734, proposed lease agreement with Cellco Partnership d/b/a Verizon Wireless for cellular radio and sheltering facilities at the Stanley Golf Course Communications Compound. The Committee on

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Planning, Zoning and Housing voted to accept and recommend that the following item be referred back to the Common Council with a favorable recommendation.

Alderman Christopher Polkowski
Chair

33737-1 RE: PROPOSED SALE OF 65 KILBOURNE AVE TO ANTHONY AND PAMELA BIANCA FOR \$30,000

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

The Common Council and the Committee on Planning, Zoning and Housing held a regular meeting and public hearing on Tuesday, February 7, 2017, in Council Chambers, to which was referred the matter of item 33737, proposed sale of property known as 65 Kilbourne Avenue for \$30,000 to Anthony and Pamela Bianca. The Committee on Planning, Zoning and Housing voted to accept and recommend that the following item be referred back to the Common Council with a favorable recommendation.

Alderman Christopher Polkowski
Chair

33738-1 RE: PROPOSED SALE OF 266 ARCH STREET TO NEIGHBORHOOD HOUSING SERVICES OF NEW BRITAIN, INC FOR \$92,800

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

The Common Council and the Committee on Planning, Zoning and Housing held a regular meeting and public hearing on Tuesday, February 7, 2017, in Council Chambers, to which was referred the matter of item 33738, proposed sale of property known as 266 Arch Street for \$92,800 to Neighborhood Housing Services of New Britain, Inc. The Committee on Planning, Zoning and Housing voted to accept and recommend that the following item be referred back to the Common Council with a favorable recommendation.

Alderman Christopher Polkowski
Chair

33739-1 RE: PROPOSED SALE OF 66 WINTHROP STREET TO MARION ORLOWSKI FOR \$20,000

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

The Common Council and the Committee on Planning, Zoning and Housing held a regular meeting and public hearing on Tuesday, February 7, 2017, in Council Chambers, to which was referred the matter of item 33739, proposed sale of property known as 66 Winthrop Street for \$20,000 to Marion Orłowski. The Committee on Planning, Zoning and Housing voted to accept and recommend that the following item be referred back to the Common Council with a favorable recommendation.

Alderman Christopher Polkowski
Chair

ZONING COMMITTEE

33721-2 RE: PROPOSED AMENDMENT TO VARIOUS SECTIONS OF THE ZONING ORDINANCES RELATING TO TRANSIT-ORIENTED DEVELOPMENT (TOD) IN THE VICINITY OF EAST MAIN ST AND EAST ST CTFASRAK STATIONS

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

The Zoning Subcommittee of the Committee on Planning, Zoning and Housing held a regular meeting and public hearing on Tuesday, February 7, 2017, in Council Chambers, to which was referred the matter of item 33721, proposed amendment to various sections of the Zoning Ordinances as it relates to Transit-Oriented Development (TOD), in the vicinity of East Main Street and East Street CTfastrak Stations. The Zoning Subcommittee voted to accept and recommend that the following item be referred back to the Common Council with a favorable recommendation.

Alderman Christopher Polkowski
Chair

33722-2 RE: PROPOSED ADDITION TO TWO NEW ZONING DISTRICTS, THE TOD-EM-1 ZONE, TRANSIT-ORIENTED DEVELOPMENT, EAST MAIN ST - PRIMARY DISTRICT AND THE TOD-EM-2 ZONE, TRANSIT-ORIENTED DEVELOPMENT EAST MAIN ST - SECONDARY DISTRICT

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

The Zoning Subcommittee of the Committee on Planning, Zoning and Housing held a regular meeting and public hearing on Tuesday, February 7, 2017, in Council Chambers, to which was referred the matter of item 33722, proposed addition to two new zoning districts, the TOD-EM-1 Zone, Transit-Oriented Development, East Main Street – Primary District and the TOD-EM-2 Zone, Transit-Oriented Development, East Main Street – Secondary District, replacing the T, Two Family; B-3, Secondary Business; and I-2, General Industry Zoning in the area surrounding the CTfastrak’s East Main Street Station. The Zoning Subcommittee voted to accept and recommend that the following item be referred back to the Common Council with a favorable recommendation.

Alderman Christopher Polkowski
Chair

33723-2 RE: PROPOSED ADDITION TO TWO NEW ZONING DISTRICTS, THE TOD-ES-1 ZONE, TRANSIT-ORIENTED DEVELOPMENT, EAST ST – PRIMARY DISTRICT AND THE TOD-ES-2 ZONE, TRANSIT-ORIENTED DEVELOPMENT, EAST ST – SECONDARY DISTRICT

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

The Zoning Subcommittee of the Committee on Planning, Zoning and Housing held a regular meeting and public hearing on Tuesday, February 7, 2017, in Council Chambers, to which was referred the matter of item 33723, proposed addition to two new zoning districts, the TOD-ES-1 Zone, Transit-Oriented Development, East Street – Primary District and the TOD-ES-2 Zone, Transit-Oriented Development, East Street – Secondary District, replacing the B-1, Neighborhood Business; A-2, Multi-Family Houses; A-3, High-Rise Apartments; and I-2 General Industry Zoning in the area surrounding the CTfastrak’s East Street Station. The Zoning Subcommittee voted to accept and recommend that the following item be referred back to the Common Council with a favorable recommendation.

Alderman Christopher Polkowski
Chair

RESOLUTIONS RETURNED FROM COMMITTEE

33741-2 RE: AMENDMENT TO SEC. 2-823 OF THE ORDINANCES REGARDING RESIDENCY REQUIREMENTS AND INCENTIVES FOR DEPARTMENT HEADS

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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: INTENT AND PURPOSE. To amend Section 2-823 of the Code of Ordinances to mandate a residency requirement and incentive for department heads.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF NEW BRITAIN that the Chapter 2, Section 2-823 of the Code of Ordinances, City of New Britain, be amended as follows (inserted text appears in underline; deleted text appears in ~~strike through~~; new sections begin with the word [new]):

Sec. 2-823. Examinations.

Open-competitive examinations shall be administered by the personnel director or by a competent outside agency.

All tests shall be practical and appropriate and shall consist only of subjects which will fairly determine the capacity of the person examined to perform the essential duties of the position, and may include tests of physical and psychological fitness or of manual skill. Any oral portion of the test shall be conducted by persons qualified in the relevant field. Efficiency in service shall be considered in connection with tests for promotion. No credit shall be allowed for service rendered under a provisional or emergency appointment.

Failure of the candidate appointed to a department head position, with the exception of the positions of finance director and human resources director, Fire Chief, Police Chief, and any successor Director of Public Works to take up permanent residence in New Britain within one (1) year after the conclusion of the probationary period, shall result in immediate termination of employment. As to all other department head positions, the Mayor may negotiate an incentive for any department head who establishes permanent residency in New Britain within one (1) year of the date of appointment.

Alderman Jamie Giantonio

Ald. Giantonio moved to accept and adopt, seconded by Ald. Collins. Resolution adopted with Ald. Salvio opposed. Approved February 9, 2017 by Mayor Erin E. Stewart.

33736-2 RE: AMENDMENT TO SEC. 20-31 OF THE ORDINANCES REGARDING POLICIES AND PROCEDURES OF THE NEW BRITAIN POLICE DEPARTMENT

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 amend Section 20-31 of the Code of Ordinances regarding Policies and Procedures of the New Britain Police Department.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF NEW BRITAIN that Section 20-31 of Chapter 2 of the Code of Ordinances, City of New Britain, be amended to read as follows inserted text appears in underline; deleted text appears in ~~strike through~~; new sections begin with the word [new]):

Sec. 20-31. Duties of chief.

The chief of the police department shall administer and supervise the department generally, and perform all duties set forth in the job description of the chief of police. In addition, the Chief of Police together with the Police Commission shall have the authority to issue, modify and approve Policies and Procedures for the New Britain Police Department.

Alderman Carlo Carlozzi, Jr.
Alderman Wilfredo Pabon
Alderman Emmanuel Sanchez
Alderman Jim Sanders, Jr.

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Ald. Sanders moved to accept and adopt, seconded by Ald. Polkowski. So voted. Approved February 9, 2017 by Mayor Erin E. Stewart.

33734-2 RE: LEASE AGREEMENT WITH CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS FOR CELLULAR RADIO AND SHELTERING FACILITIES AT THE STANLEY GOLF COURSE COMMUNICATIONS COMPOUND

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 Public Safety Telecommunications Department in conjunction with the Public Works Department developed a radio tower site adjacent to the Stanley Golf Course maintenance facility as part of the City's communications improvement project; and

WHEREAS, the Stanley Golf Course communications compound was developed with the capacity to host cellular carriers; and

WHEREAS, Cellco Partnership d/b/a Verizon Wireless, with its principal offices at One Verizon Way, Basking Ridge, New Jersey 07920 has submitted a lease proposal to the City to install antennas on the city owned monopole and an equipment shelter within the fenced communications compound on the golf course property; and

WHEREAS, the lease proposal will provide \$30,000 in rent to the City on annual basis; and

WHEREAS, the Public Safety Telecommunications Department and the Office of Corporation Counsel have also negotiated annual escalation increases of 2% and an initial term of five years, renewable in five year increments; and

WHEREAS, the revenues from this lease over a twenty-year period will pay the entire cost, including bonding, associated with the development of the municipal radio site facilities at Elam Street, Stanley Golf Course, and atop Police Headquarters.

NOW, THEREFORE BE IT RESOLVED that the City of New Britain Common Council does hereby authorize Mayor Erin E. Stewart to sign all necessary agreements and take all necessary actions to move this development forward; and

BE IT FURTHER RESOLVED that the Finance Director is hereby directed to create a Special Revenue Account for the purposes of accounting for cellular site lease revenues on municipal property; and

BE IT FURTHER RESOLVED that no funds from this Special Revenue Account may be allocated to any expenses other than the routine maintenance and operation of the facilities and then only via an approved budget authorization presented by the Mayor and approved by the City Council.

Alderman Jamie Giantonio

Ald. Giantonio moved to accept and adopt, seconded by Ald. Smedley. So voted. Approved February 9, 2017 by Mayor Erin E. Stewart.

33737-2 RE: THE SALE OF 65 KILBOURNE AVE TO ANTHONY T. BIANCA JR. AND PAMELA BIANCA FOR NOT LESS THAN \$30,000

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:

RESOLUTION SUMMARY: PURPOSE. To convey 65 Kilbourne Avenue.

WHEREAS, Anthony T. Bianca, Jr. and Pamela Bianca own the property located at 55 Kilbourne Avenue which they purchased from the City of New Britain in 2002; AND

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WHEREAS, 65 Kilbourne Avenue is owned by the City of New Britain and abuts the Bianca's property;
AND

WHEREAS, the Bianca's are interested in selling their house located at 55 Kilbourne Avenue and building a smaller house on 65 Kilbourne Avenue; AND

WHEREAS, 65 Kilbourne Avenue is 0.70 acres but encumbered by a conservation easement in favor of the State of Connecticut; AND

WHEREAS, the Bianca's have offered to purchase 65 Kilbourne Avenue for Thirty Thousand Dollars (\$30,000.00); AND

WHEREAS, a private development of 65 Kilbourne Avenue would contribute to an increase to the grand list; now therefore be it.

RESOLVED, that Mayor Erin E. Stewart be and is hereby authorized to execute on behalf of the City of New Britain a purchase and sales agreement with Anthony T. Bianca, Jr. and Pamela Bianca for the property known as 65 Kilbourne Avenue 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 \$30,000.00.

Alderman Jamie Giantonio

Ald. Giantonio moved to accept and adopt, seconded by Ald. Sanders. Resolution adopted with Ald Carlozzi opposed. Approved February 9, 2017 by Mayor Erin E. Stewart.

33738-2 RE: THE SALE OF 266 ARCH STREET TO NEIGHBORHOOD HOUSING SERVICES OF NEW BRITAIN, INC FOR \$92,800

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 266 Arch Street, which is owned by the City of New Britain Housing Site Development Agency.

WHEREAS, on July 1, 2011 the City of New Britain Housing Site Development Agency acquired the premises known as 266 Arch Street from the Christian Mission John 3:16 D/B/A Embassy Worship Center; and

WHEREAS, Neighborhood Housing Services plans to renovate 266 Arch Street as an adaptive reuse development which would include a 1500 square foot retail space fronting Arch Street and approximately 23 units of workforce housing including community and laundry rooms; and

WHEREAS, the cost of this project is expected to exceed \$4.5 million dollars; and

WHEREAS, it is expected that significant environmental issues exist and Neighborhood Housing Services has agreed to do a Phase I Environmental Site Analysis at its sole expense as well as being responsible for all remediation costs and expenses; and

WHEREAS, Mayor Stewart believes that the re-development of 266 Arch Street will make a significant contribution to the revitalization of Arch Street and improve the quality of life for our residents; 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 Neighborhood Housing Services of New Britain, Inc. for the property known as 266 Arch 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 Ninety-Two Thousand Eight Hundred Dollars (\$92,800.00) with the New Britain Housing Site Development Agency granting a mortgage to the purchaser in the amount of Twenty-Seven Thousand Eight Hundred Dollars (\$27,800.00).

Alderman Jamie Giantonio

Ald. Giantonio moved to accept and adopt, seconded by Ald. Rosado.

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Ald. Giantonio moved the Council enter into Executive Session to discuss pending litigation, and they be accompanied by Mayor Stewart, Deputy Chief of Staff, Justin Dorsey, and Corporation Counsel, Gennaro Bizzarro. Motion seconded by Ald. Salerno. Roll call vote – all members present voted in favor. Executive Session began at 8:24 p.m.

The Council voted to return to order at 8:45 p.m. on motion of Ald. Giantonio, seconded by Ald. Salvio.

Resolution accepted and adopted with Ald. Carlozzi opposed. Approved February 9, 2017 by Mayor Erin E. Stewart.

33739-2 RE: THE SALE OF 66 WINTHROP STREET TO MARION ORLOWSKI FOR \$20,000

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:

RESOLUTION SUMMARY: PURPOSE. To convey a City of New Britain-owned vacant 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 owns property known as 66 Winthrop Street, which was acquired through the foreclosure process; and

WHEREAS, the property has to be renovated because there are holes in the roof, the foundation is bowing and extensive interior and exterior repairs, including mechanical and electrical improvements are required; and

WHEREAS, Marion Orłowski has signed a letter of intent to purchase 66 Winthrop Street for \$20,000.00 and has submitted a deposit of \$5,000.00; 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 Marion Orłowski for the property known as 66 Winthrop 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 Thousand Dollars (\$20,000.00).

Alderman Jamie Giantonio

Ald. Giantonio moved to accept and adopt, seconded by Ald. Salerno. Resolution adopted with Ald. Carlozzi opposed. Approved by Mayor Erin E. Stewart February 9, 2017.

Ald. Sanders recused himself regarding the next three resolutions due to a possible conflict of interest – he owns property in the area.

33721-3 RE: AMENDMENT TO VARIOUS SECTIONS OF THE ZONING ORDINANCES RELATING TO TRANSIT-ORIENTED DEVELOPMENT (TOD) IN THE VICINITY OF EAST MAIN ST AND EAST ST CTFASTRAK STATIONS

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 Zoning Subcommittee at a regular meeting and public hearing held on Tuesday, February 7, 2017, by majority vote, accepted and referred to the Common Council with a favorable recommendation Petition No. 33721, proposed amendment to various sections of the Zoning Ordinances as it relates to Transit-Oriented Development (TOD), in the vicinity of East Main Street and East Street CTfastrak Stations; and

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NOW, THEREFORE BE IT RESOLVED that the Common Council as the Zoning Authority of the City of New Britain, approve the recommendation of the Zoning Subcommittee and appropriate action take place to grant said approval as recommended.

Alderman Christopher Polkowski

Ald. Polkowski moved to accept and adopt, seconded by Ald. Hargraves. So voted. Approved by Mayor Erin E. Stewart February 9, 2017.

Mayor Stewart called a five minute recess at 9:10 p.m.

The Council returned to order at 9:18 p.m.

33722-3 RE: ADDITION TO TWO NEW ZONING DISTRICTS, THE TOD-EM-1 ZONE, TRANSIT-ORIENTED DEVELOPMENT, EAST MAIN ST - PRIMARY DISTRICT AND THE TOD-EM-2 ZONE, TRANSIT-ORIENTED DEVELOPMENT, EAST MAIN STREET - SECONDARY DISTRICT

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 Zoning Subcommittee at a regular meeting and public hearing held on Tuesday, February 7, 2017, by majority vote, accepted and referred to the Common Council with a favorable recommendation Petition No. 33722, proposed addition to two new Zoning Districts, the TOD-EM-1 Zone, Transit-Oriented Development, East Main Street – Primary District, and the TOD-EM-2 Zone, Transit-Oriented Development, East Main Street – Secondary District, replacing the T, Two Family; B-3, Secondary Business; and I-2, General Industry Zoning in the area surrounding the CTfastrak's East Main Street Station; and

NOW, THEREFORE BE IT RESOLVED that the Common Council as the Zoning Authority of the City of New Britain, approve the recommendation of the Zoning Subcommittee and appropriate action take place to grant said approval as recommended.

Alderman Christopher Polkowski

Ald. Polkowski moved to accept and adopt, seconded by Ald. Gianonio. So voted. Approved by Mayor Erin E. Stewart February 9, 2017.

33723-3 RE: ADDITION TO TWO NEW ZONING DISTRICTS, THE TOD-ES -1 ZONE, TRANSIT-ORIENTED DEVELOPMENT, EAST ST. – PRIMARY DISTRICT, AND THE TOD-ES-2 ZONE, TRANSIT-ORIENTED DEVELOPMENT, EAST ST – SECONDARY DISTRICT

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 Zoning Subcommittee at a regular meeting and public hearing held on Tuesday, February 7, 2017, by majority vote, accepted and referred to the Common Council with a favorable recommendation Petition No. 33723, proposed addition to two new Zoning Districts, the TOD-ES-1 Zone, Transit-Oriented Development, East Street – Primary District, and the TOD-ES-2 Zone, Transit-Oriented Development, East Street – Secondary District, replacing the B-1, Neighborhood Business; A-2, Multi-Family Houses; A-3, High-Rise Apartments; and I-2 General Industry Zoning in the area surrounding the CTfastrak's East Street Station; and

NOW, THEREFORE BE IT RESOLVED that the Common Council as the Zoning Authority of the City of New Britain, approve the recommendation of the Zoning Subcommittee and appropriate action take place to grant said approval as recommended.

Alderman Christopher Polkowski

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Ald. Polkowski moved to accept and adopt, seconded by Ald. Giantonio. So voted. Approved by Mayor Erin E. Stewart February 9, 2017.

Ald. Sanders returned to the Chambers.

NEW BUSINESS RESOLUTIONS

33759 RE: FEBRUARY 2017 - BLACK HISTORY MONTH

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, since 1926, a son of a former slave and coal miner as a child, Dr. Carter G. Woodson, conducted a week-long celebration to commemorate individuals and events which portrayed significant impact on the African-American life and history; and

WHEREAS, since 1976 Black History Month has been celebrated nationally during the entire month of February; and

WHEREAS, the City of New Britain is proud to be home of such a diverse and distinguished population and recognizes the accomplishments African-Americans have made; and

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of New Britain proclaims February 2017 as Black History Month and encourage its residents, public officials and all individuals to observe this month with appropriate ceremonies, programs and activities to celebrate the rich legacy of African-Americans and to honor the remarkable contributions they have made to progress our community.

Alderman Shirley Black
Alderman Kristian Rosado
Alderman Daniel M. Salerno
Alderman Jamie Giantonio
Alderman Jerrell Hargraves
Alderman Jim Sanders Jr.

Ald. Black moved to accept and adopt, seconded by Ald. Hargraves. So voted. Approved February 9, 2017 by Mayor Erin E. Stewart.

33760 RE: FEBRUARY 2017 – AMERICAN HEART MONTH

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, Cardiovascular Disease, including heart disease and stroke, account for one in every three deaths in the United States, equaling 2,200 deaths per day; and

WHEREAS, to raise awareness to this deadly disease February has been designated as American Heart Month; and

WHEREAS, during the month of February it is encouraged to focus on preventative measure to fight this disease, such as

- Exercising at least 30 minutes a day
- Avoid Smoking, and
- Eating a heart-healthy diet

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of New Britain proclaim February 2017 as American Heart Month and encourage its residents, public officials and all individuals to

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observe this month with appropriate programs and activities to help promote awareness to this cause and encourage healthy living practices.

Alderman Shirley Black
Alderman Kristian Rosado
Alderman Daniel M. Salerno
Alderman Jamie Giantonio
Alderman Jim Sanders Jr.

Ald. Black moved to accept and adopt, seconded by Ald. Rosado. So voted. Approved February 9, 2017 by Mayor Erin E. Stewart.

33761 RE: BUDGET AMENDMENT - \$3,235,500 - STREET INFRASTRUCTURE BOND FOR THE RECONSTRUCTURE OF HART STREET

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 has been selected to receive Federal Grant Funds under the "Urban Component" of the Federal Surface Transportation Program (STP-Urban) up to a maximum reimbursement to the Municipality of \$3,235,500 for the Reconstruction of Hart Street, Bid No. 3879, State Project 88-185, as approved in a Report to Council on January 11, 2017;

Whereas, the project is located on municipally owned roads and construction inspection will be performed in-house;

Whereas, the funding ratio for this project is 80% Federal, 10% State, and 10% Municipal and the Municipal share is available from the existing authorization within the Street Infrastructure bond;

Therefore, Be It Resolved, that a budget amendment and appropriation within the Street Infrastructure Bond be made as follows:

Increase Expenditures:		
0082950309-5454	Construction Contracts	\$3,235,500
Increase Revenues:		
0082950300-4232	Grants	\$3,235,500

Alderman Don Naples
Alderman Jim Sanders, Jr.

Ald. Polkowski recused himself due to a possible conflict of interest – he, as a city employee is working on the project. Ald. Naples moved to accept and adopt, seconded by Ald. Sanders. So voted. Approved February 9, 2017 by Mayor Erin E. Stewart.

Ald. Polkowski returned to the Chambers.

33762 RE: BUDGET AMENDMENT - \$3,335,400 STREETScape IMPROVEMENT BOND FOR COLUMBUS BOULEVARD SAFETY IMPROVEMENTS PHASE IV

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 has been selected to receive Federal Grant Funds under the "Hazard Elimination" component of the Fixing America's Surface Transportation Act (FAST) up to a maximum reimbursement to the Municipality of \$3,335,400 for the Columbus Boulevard Safety Improvements Phase IV project, Bid No. 3853, State Project 88-188, as approved in a Report to Council on January 25, 2017;

Whereas, the project is located on municipally owned roads and construction inspection will be performed in-house;

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Whereas, the funding ratio for this project is 90% Federal and 10% Municipal and the Municipal share is available from the existing authorization within the Streetscape Improvement Bond;

Therefore, Be It Resolved, that a budget amendment and appropriation within the Streetscape Improvement Bond be made as follows:

Increase Expenditures:		
0083238408-5454	Construction Contracts	\$3,335,400
Increase Revenues:		
0083238400-4226	DOT Grant	\$3,335,400

Alderman Don Naples

Alderman Jim Sanders

Ald. Naples moved to accept and adopt, seconded by Ald. Davis. So voted. Approved February 9, 2017 by Mayor Erin E. Stewart.

33763 RE: BUDGET AMENDMENT - \$3,000 POLICE DEPARTMENT

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 Connecticut Department of Transportation's Division of Highway Safety has made available federal highway safety funds for the purchase of transportation for traffic safety equipment, and,

WHEREAS, these funds are to help defray the cost of acquiring and maintaining an open trailer of sufficient size and weight rating to transport all of the Department's traffic safety equipment and supplies. This will ensure the deployment of this equipment in a safe and efficient manner while at the same time provide a stable platform to secure, organize and store our traffic safety equipment in a ready centralized location, and,

WHEREAS, these funds will be used to pay \$3,000 toward the purchase of the trailer with a City match of \$1,700, THEREFORE, BE IT

RESOLVED, that the sum of \$3,000 be appropriated within the City's special revenue fund structure as outlined below:

Revenue:		
288211161-4222	Revenue – State	\$3,000
Expenditures:		
288211161-5740	Equipment	\$3,000

Ald. Carlo Carlozzi, Jr. - Police Liaison
Ald. Wilfredo Pabon - Police Liaison
Ald. Emmanuel Sanchez - Police Liaison
Ald. Jim Sanders, Jr. - Police Liaison
Ald. Robert Smedley - Police Liaison

Ald. Smedley moved to accept and adopt, seconded by Ald. Carlozzi. Roll call vote – all members present voted in favor. Approved February 9, 2017 by Mayor Erin E. Stewart.

33764 RE: PROPOSED AMENDMENT TO SEC.10-37 OF THE ORDINANCES PROVIDING FOR AN INCREASE IN FEES FOR FIXED FOOD ESTABLISHMENTS

Proposed Amendment on File in Town Clerks Office.

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Ald. Smedley moved to accept and refer to the Committee on Administration, Finance and Law, seconded by Ald. Davis. So voted. Approved February 9, 2018 by Mayor Erin E. Stewart.

33765 RE: BUDGET AMENDMENT - \$7,141.55 RECEIPT OF LOCAL PREVENTION COUNCIL FUNDING FROM SUBSTANCE ABUSE ACTION COUNCIL

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: This resolution allows for receipt of Local Prevention Council funding of \$7,141.55 from the Substance Abuse Action Council. Funds to be used to support alcohol, tobacco, and bullying prevention activities, including; "Take Back the Streets"; Abilities Walk; and Bike Safety Day. There is no match obligation on the part of the city for these entitlement funds.

WHEREAS, the City of New Britain is committed to the prevention of Alcohol, Tobacco, Bullying and other negative (abusive) behaviors by its residents, and particularly its children, AND

WHEREAS, there is a Local Prevention Council appointed under jurisdiction of the Commission on Youth Services, AND

WHEREAS, prevention funding from the Substance Abuse Action Council has been made available for Local Prevention councils on an annual basis, AND

WHEREAS, such funding has been awarded to New Britain Youth & Family Services, the Local Prevention Council for New Britain, AND

NOW THEREFORE BE IT RESOLVED, that Mayor Erin E. Stewart receive full authority to execute all contracts in receipt of Local Prevention Council funding in the amount of \$7,141.55, AND

BE IT FURTHER RESOLVED, that such funding, upon receipt, be placed in appropriate revenue and expenditure accounts as detailed below, under administrative purview of New Britain Youth & Family Services.

Revenue Account::		
296536112	Local Revenue/Contributions	\$7,141.55
Expenditures Accounts:		
296536112-5659	Operating Materials/Supplies	\$3,570.77
296536112-5336	Other Purchase Services	<u>\$3,570.78</u>
	TOTAL	\$7,141.55

Alderman Tremell J. Collins

Ald. Collins moved to accept and adopt, seconded by Ald. Rosado. So voted. Approved February 9, 2017 by Mayor Erin E. Stewart.

33766 RE: AGREEMENT WITH GREAT LAKES RECYCLING, INC., D/B/A "SO SIMPLE RECYCLING"

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, people in the State of Connecticut still dispose of 2.4 million tons of trash annually, an estimated 1,370 pounds of trash per person per year, and Connecticut is lagging behind other New England states by maintaining a recycling rate of only 26%;

WHEREAS, the State of Connecticut is in a waste crisis due to decreasing in-state waste disposal capacity, and tip fees that have increased rapidly over the past few year;

WHEREAS, part of the solution for the waste crisis involves decreasing the amount of waste generated and increasing recycling rates, and the State of Connecticut has a goal of achieving a 60% recycling rate by 2024;

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WHEREAS, Great Lakes Recycling, Inc., d/b/a “So Simple Recycling” specializes in the recycling of “soft recyclables” including textiles such as clothing, blankets, towels, and other similar items, and has a program where they pick up these materials curbside in conjunction with a city’s trash collections days;

WHEREAS, So Simple Recycling has proposed implementing their “soft recyclables” collection program in New Britain, and is currently implementing their program in Bristol, CT, and potentially a number of other CT municipalities;

WHEREAS, the City of New Britain will receive compensation of one cent per pound of soft recyclables collected under this program, and will also benefit from reduced tip fees for waste disposal;

Now Therefore Be It RESOLVED, Mayor Erin Stewart is hereby authorized to enter into an agreement with Great Lakes Recycling, Inc., d/b/a “So Simple Recycling” to implement a “Soft Recyclables” curbside collection program.

Alderman Don Naples
Alderman Jim Sanders, Jr.

Ald. Naples moved to accept and adopt, seconded by Ald. Polkowski. So voted. Approved February 9, 2017 by Mayor Erin E. Stewart.

33767 RE: PROPOSED AMENDMENT TO SEC. 14-394 OF THE ORDINANCES REGARDING CERTIFICATE OF LOCATION FOR MOTOR VEHICLE REPAIRERS AND DEALERS

Proposed amendment on file in Town Clerk’s Office

Ald. Giantonio moved to accept and refer to the Committee on Planning, Zoning and Housing, seconded by Ald. Naples. So voted. Approved February 9, 2017 by Mayor Erin E. Stewart.

33768 RE: PROPOSED TAX INCREMENT FINANCING DISTRICT AND MASTER PLAN FOR THE DISTRICT

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, Public Act No. 15-57 (the “Act”) authorizes municipalities in Connecticut to create tax increment financing (“TIF”) districts for the purpose of incentivizing economic development and infrastructure, and supporting employment, housing, economic growth and other projects; and

WHEREAS, the proposed district, to be known as the New Britain Downtown Tax Increment Financing District (the “District”), will be created pursuant to the Act and the New Britain Downtown Tax Increment Financing District Master Plan attached hereto as Exhibit A (the “District Master Plan”), which details the creation, structure, development, financing, operation and maintenance of the District; and

WHEREAS, pursuant to the District Master Plan, the City of New Britain (the “City”) will capture fifty percent (50%) of the future increased assessed property values within the District for an anticipated term of 30 years and utilize up to one hundred percent (100%) of the real property tax revenues generated from such increased property values, along with private funds, to fund infrastructure improvements, economic development programs, telecommunications infrastructure, traffic and road improvements, streetscaping and administrative costs; and

WHEREAS, the City is in need of economic development and infrastructure improvements in the City’s greater downtown area; and

WHEREAS, there is a need to provide continuing employment opportunities for the citizens of New Britain and the surrounding region; to improve and broaden the tax base in the City; and to improve the economy of the City and the State of Connecticut; and

WHEREAS, a portion of the real property within the proposed District (i) is in a substandard, insanitary, deteriorated, deteriorating or blighted area; (ii) is in need of rehabilitation, redevelopment or conservation work; or (iii) is suitable for industrial, commercial, residential, mixed-use or retail uses, downtown development or transit-oriented development; and

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WHEREAS, as shown in Section I.B.5 of the District Master Plan, the original assessed value of the taxable property within the District does not exceed ten percent (10%) of the total value of taxable property within the City as of October 1, 2016; and

WHEREAS, the creation of the District will help to provide continued employment for the citizens of the City and the surrounding region; to improve and broaden the tax base in the City; and to contribute to the economic growth and well-being of the City and the State of Connecticut; and

WHEREAS, the establishment of the District would not be in conflict with the City's Charter; and

WHEREAS, the District Master Plan was transmitted to, and a study of the District Master Plan and a written advisory opinion as required by the Act was requested from, the City Plan Commission at least 90 days prior to the authorization and the establishment of the District; and

WHEREAS, the City Council has held a public hearing on the proposal to establish the District in accordance with the requirements of the Act, upon at least ten (10) days prior notice published in a newspaper of general circulation within the City; and

WHEREAS, the City Council has considered the comments provided at the public hearing, both for and against the District.

NOW THEREFORE BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF NEW BRITAIN AS FOLLOWS:

Section 1. The City hereby finds and determines that:

- (a) The City is in need of economic development and infrastructure improvements in the City's greater downtown area; and
- (b) The designation of the District and pursuit of the District Master Plan will generate substantial economic benefits for the City and its residents, will contribute to the economic growth and well-being of the City and will be to the betterment of the health, welfare and safety of the inhabitants of the City. The Common Council has considered all evidence presented to the Council, if any, with regard to any adverse economic effect on or detriment to any existing business and has found and determined that such adverse economic effect on or detriment to any existing business, if any, is outweighed by the contribution expected to be made through the designation of the District and adoption of the District Master Plan.

Section 2. The Common Council of the City of New Britain hereby authorizes creation of the New Britain Downtown Tax Increment Financing District, the boundaries of which are included in the District Master Plan, and adopts the New Britain Downtown Tax Increment Financing District Master Plan attached hereto as Exhibit A.

Section 3. The Common Council of the City of New Britain hereby authorizes that fifty percent (50%) of the future increased assessed property values within the District shall be retained as captured assessed value in accordance with the District Master Plan and up to one hundred percent (100%) of the real property tax revenues generated from such captured assessed value may be used to fund the various costs and improvements set forth in the District Master Plan.

Section 4. The Mayor of the City of New Britain is hereby authorized and directed to enter into, in the name and on behalf of the City, such credit enhancement agreements as may be contemplated by the District Master Plan with such developers as may fall within the scope and policies outlined in the District Master Plan, such agreements to be in such form and to contain such terms and provisions, not inconsistent with the District Master Plan, as the Common Council of the City of New Britain may approve.

Section 5. The District Master Plan may be amended from time to time by the Common Council of the City.

Alderman Jamie Giantonio

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Exhibit A

Ald. Giantonio moved to accept and refer to the Zoning Committee and the City Plan Commission, seconded by Ald. Salerno. So voted. Approved February 9, 2017 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 9:51 p.m.

ATTEST: Mark H. Bernacki, City Clerk