

May 23, 2007

**REGULAR MEETING OF THE COMMON COUNCIL**

**MAY 23, 2007**

Mayor Timothy T. Stewart called the Regular Meeting of the Common Council to order on Wednesday, the 23rd day of May 2007 at 7:46 P.M. in the Common Council Chambers, City Hall.

Fourteen members were present at roll call: Ald. Trueworthy, Black, Cruz, Rocha, Collins, Catanzaro, Carroll, Hermanowski, Platosz, Kirejczyk, Wyskiewicz, Salvio, Bernacki and Bielinski.

Absent was: Ald. Gostin.

Ald. Gostin arrived at 8:21 P.M.

The invocation was given by City Clerk, Peter J. Denuzze: O God our Heavenly Father, we thank you for the gift of this day and ask that you assist us so that we may work together with you and with one another to further justice and all that is good and right. We ask this in thy name. Amen.

Walter A. Clebowicz, Judge of Probate led the pledge to the flag.

A moment of silence was observed for Waterbury firefighter, Capt. John Keane, who died from injuries he suffered in the line of duty.

Ald. Trueworthy moved to amend the agenda by moving item #29552-1 (B) and # 29552-3 (1) to the end of the agenda to later take up in executive session and add item #29637 (E1), #29124-3 (S-1) and #29411-3 (13). Motion seconded by Ald. Bielinski. Roll call vote: All members present voted in favor.

Ald. Trueworthy moved to adopt the CONSENT AGENDA, seconded by Ald. Bielinski. Roll call vote. All members present voted in favor. Approved May 25, 2007 by Timothy T. Stewart, Mayor.

**CONSENT AGENDA**

**CITY CLERK**

**29633 RE: CLAIMS FOR INJURIES AND/OR PROPERTY DAMAGE**

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

**CLAIMANTS NAME**

- Bavalack, Matthew S.
- Feigenbaum, Fenmore
- Leon, Jose A. by Atty. Jeffrey P. Dressler
- Oparowski, John by Atty. Robert C. Elfont
- Peralta, Oliver R.

Peter J. Denuzze,  
City Clerk

**FINANCE DEPARTMENT**

**29634 RE: LINE ITEM TRANSFERS WITHIN A DEPARTMENT'S BUDGET – 5/2/07 THRU 5/15/07**

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

In accordance with the city of New Britain ordinance of Article VII – Finance, Section 2-494(c), the following departments have transferred monies from one line item to another within their departmental budget (total department budget has not changed). Each transfer will be continuously numbered from month to month throughout the fiscal year. This report represents the transfers executed by the mayor in accordance with the aforementioned ordinance for the period ending May 15, 2007.

35. Department:	Community Services		
From:	001-1421-4230-221	\$2,300.00	(Oper. Material & Supplies)

May 23, 2007

To: 001-1421-4230-301 \$ 500.00 (Miscellaneous)  
001-1421-4230-442 (Department Equipment)  
Amount: \$2,800.00  
Brief Explanation: Funds needed to purchase copier for Renters' Rebate Program

36. Department: Community Services  
From: 001-1421-4230-379 \$100.00 (Travel & Transportation)  
001-1421-4230-375 \$400.00 (Recruitment & Training)  
To: 001-1421-4230-442 (Department Equipment)  
Amount: \$500.00  
Brief Explanation: Funds needed to purchase room dividers for Renters' Rebate Program

37. Department: Public Safety Telecommunications  
From: 001-1220-2209-371 (Maintenance Contracts)  
To: 001-1220-2209-210 (Office Supplies)  
Amount: \$1,500.00  
Brief Explanation: Funds needed to purchase office supplies

38. Department: Parks and Recreation  
From: 001-1511-5128-372 (Bldg, Gr. Maint. & Repairs)  
To: 001-1511-5125-221 (Operating Material & Supplies)  
Amount: \$11,000.00  
Brief Explanation: Funds needed for pool chemicals and replacement of small power equipment

Robert Curry  
Finance Director

**29635 RE: PROJECTED SURPLUS, GENERAL FUND – FISCAL YEAR 2006-2007**

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

In accordance with Article X, Section 10-5 (a) (2) of the City of New Britain Charter, the projected results from operations for the General Fund, Fiscal 2007, is submitted to the Common Council. Budgetary projects are based on activity through May 16, 2007. Refer to attachments also on file in the Town & City Clerk's Office

The estimated results from operations shall be adjusted through the reporting period for submission to the Council at the regular meetings on June 27, 2007 and July 25, 2007.

Robert Curry  
Director of Finance

**PURCHASING DEPARTMENT**

**29636 RE: ON-CALL ENGINEERING SERVICES WILLOW STREET PARK PROJECT**

To His 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 #3185, approved at its Regular Meeting of August 10, 2005.

Project Name: Willow Street Park Project  
Vendor: Quisenberry Archari Architects  
Amount: \$50,000.00  
Line Item: 219-1910-2254-723  
Requested By: Parks and Recreation Department  
Scope: To provide architectural services, create concept and schematic designs for the proposed park, project total cost estimates, prepare construction documents, create engineering drawings, develop bid specification, attend all

May 23, 2007

meetings regarding the project and provide on-site construction administration while the project is being conducted.

Jack Pieper  
Purchasing Administrator

**29638 RE: COOPERATIVE PURCHASING SAVIN 8025 DIGITAL COPIER – PARKS AND RECREATION DEPARTMENT**

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

In accordance with City Code of Ordinances, Chapter 2, Article VIII, Division 1, Section 2-538 (a), a purchase order was requested for the following under the State of Connecticut cooperative purchasing plan:

<u>Supplier</u>	<u>Description</u>	<u>Total Price</u>
A & A Office Systems, Inc. Middletown, CT.	Savin 8025 Digital Copier	\$2,800.00

The Community Services Division of the Parks and Recreation Department requested the purchase of a Savin 8025 Digital Copier utilizing the State of Connecticut's Contract Award #04PSX0044. The copier is needed for the New Renters Rebate Program that the Community Services Division of the Parks and Recreation Department now administers. Funding is available for this purchase from Account Number 001-1421-4230-442

Jack Pieper  
Purchasing Administrator

**29639 RE: COOPERATIVE PURCHASING 2007 DODGE CHARGER POLICE CRUISER – POLICE DEPARTMENT**

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

In accordance with City Code of Ordinances, Chapter 2, Article VIII, Division 1, Section 2-538 (a), a purchase order was requested for the following under the State of Connecticut cooperative purchasing plan:

<u>Supplier</u>	<u>Model</u>	<u>Qty</u>	<u>Unit Price</u>	<u>Total Price</u>
Warnock Automotive East Hanover, NJ	2007 Dodge Charger Police Cruiser	8	\$30328.45	\$242,627.60

The New Britain Police Department requested the purchase of eight (8) new Police Cruisers utilizing State of Connecticut Contract Award #06PSX0067. Funding is available for this purchase from Account Number 215-2294-0513-J18

Jack Pieper  
Purchasing Administrator

**29640 RE: COOPERATIVE PURCHASING – 3 NEW VEHICLES – FIRE DEPARTMENT**

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

In accordance with City Code of Ordinances, Chapter 2, Article VIII, Division 1, Section 2-538 (a), a purchase order was requested for the following under the State of Connecticut cooperative purchasing plan:

<u>Supplier</u>	<u>Model</u>	<u>Qty</u>	<u>Unit Price</u>	<u>Total Price</u>
Wagner Ford Simsbury, CT.	2007 Ford Fusion	2	\$15,206.00	\$30,412.00
	2007 Ford F150 Pickup Truck	1	\$25,894.00	\$25,894.00

May 23, 2007

Total Cost \$56,306.00

The New Britain Fire Department requested the purchase of two (2) new Ford Fusions for a Captain and LEPC Officer and one (1) Ford Pickup for the Training Fire Trailer Vehicle utilizing State of Connecticut Contract Award #06PSX0067. Funding is available for this purchase from Account Number 215-2294-2206-192.

Jack Pieper  
Purchasing Administrator

**29641 RE: RESILIENT WEDGE AND WATER VALVES FOR THE WATER DEPARTMENT**

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

Public Bid No. 3330 was solicited and received in accordance with the Purchasing Ordinances of the City of New Britain for Resilient Wedge and Water Valves for the Water Department. Funding is available for this purchase from Account Number 930-1000-9065-XFC.

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 twelve (12) Resilient Wedge and Water Valve Companies. The Purchasing Administrator did not receive any letters from Resilient Wedge and Water Valve Companies on the mailing list indicating they could not provide a response to the bid request. Responses received are on file in the Town Clerk's Office.

The bids were reviewed for conformance to specifications by the Water Department Administrator and the Purchasing Administrator. Therefore the Director of the Water Department is recommending that the bid be awarded to Ferguson Waterworks, EPPCO of Newington, CT. Ferguson Waterworks, EPPCO was not the lowest bidder. Upon reviewing the bids submitted by the other Resilient Wedge and Water Valve Companies it was found that Prosource, LLC of Winston Salem, NC provided a bid for products that did not conform to AAWA standards and Vellano Brothers, Inc of Westfield, MA provided pricing for the Resilient Wedge and Water Valves that did not meet the specifications indicated in Bid 3330.

RESOLVED: That the Purchasing Administrator be and is hereby authorized to issue a standing purchase order to Ferguson Waterworks-EPPCO, of Newington, CT at the unit prices quoted per attached to provide for the Water Dept.'s annual Resilient Wedge and Water Valve requirements, per the terms and specifications of Public Bid No. 3330.

Jack Pieper  
Purchasing Administrator

**29642 RE: PARK CONCESSION RIGHTS – PARKS AND RECREATION DEPT.**

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

Public Bid No. 3339 was solicited and received in accordance with the Purchasing Ordinances of the City of New Britain for Park Concession Right at various City Parks. Under the terms of this public bid, vendors offer payment to the City for the right to provide concession services at various City Parks.

Invitations to bid were solicited and the bid was duly advertised in the New Britain Herald Newspaper, the City and State of Connecticut's Department of Administration Services websites and mailed to twenty-eight (28) Concession Companies. The Purchasing Administrator did not receive any letters from Concession Companies on the mailing list indicating that they could not provide a response to the bid request. Responses received are on file in the Town Clerk's Office.

The bids were reviewed for conformance to specifications by the Director of Parks and Recreation Department and the Purchasing Administrator. Therefore the Director of Parks and Recreation is recommending that Plagia Ice Cream of Waterbury, CT be awarded the Concession Rights for Chesley Park, A.W. Stanley Park, Stanley Quarter Park and Walnut Hill Park who offered the highest payment of \$3,583.00 to the City for the right to provide concession services at the indicated City Parks. The Parks and Recreation Commission has also approved the recommendations of the

May 23, 2007

Director of Parks and Recreation to award the Concession Rights to Plagia Ice Cream Company of Waterbury, CT for the indicated City Parks.

RESOLVED: That the Plagia Ice Cream of Waterbury, CT be granted concession rights for the location indicated in accordance with the specifications of Public Bid No. 3339.

Jack Pieper  
Purchasing Administrator

**29643 RE: WATER METERS – WATER DEPARTMENT**

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

Public Bid No. 3343 was solicited and received in accordance with the Purchasing Ordinances of the City of New Britain for Water Meters for the Water Department. Funding is available for this purchase from Account Numbers 930-1000-9065-XFD.

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 twelve (12) Water Meter Companies. The Purchasing Administrator received one (1) letter from a Water Meter Company on the mailing list indicating that they could not provide a response to the bid request. Responses received are on file in the Town Clerk's Office.

The bids were reviewed for conformance to specifications by the Water department Administration and the Purchasing Administrator. Therefore the Water Department's Director is recommending that the bid for all water Meters be awarded to Ti-Sales, Inc of Sudbury, MA who was the lowest bidder and that the bid for the Water Meter Battery Packs be awarded to Neptune Technology Group, Inc of Tallassee, AL who was the lowest bidder for that item.

RESOLVED: That the Purchasing Administrator be and is hereby authorized to issue a standing purchase order to Ti-Sales Inc. of Sudbury, MA, for all items, except the 11922-001 Water Meter Battery Packs, at the unit prices quoted, to provide for the Water Dept.'s annual meter requirements, per the terms and specifications of Public Bid No. 3343. That the Purchasing Administrator be and is also hereby authorized to issue a standing purchase order to Neptune Technology Group of Tallassee, AL for the 11922-001 Water Meter Battery Packs at the quoted unit price of \$59.03 for the Water Department's annual Water Meter Battery Pack requirements per the terms and specifications of Public Bid 3343.

Jack Pieper  
Purchasing Administrator

**29644 RE: SUMMER BUS TRANSPORTATION FOR THE PARKS AND RECREATION DEPT.**

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

Public Bid No. 3345 was solicited and received in accordance with the Purchasing Ordinances of the City of New Britain for Summer Bus Transportation for the Parks and Recreation Department. Funding is available for this purchase from Account Numbers 001-1511-5111-330, 238-1512-5111-330 and 236-1511-5111-330.

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 nine (9) Bus Transportation Companies. The Purchasing Administrator did not receive any letters from Bus Transportation Companies indicating they could not provide a response to the bid request. Responses were received as follows.

<u>Vendor</u>	<u>Price</u>
New Britain Transportation Co. Berlin, CT	Day rate per bus \$147.00 Rate per hour per bus \$ 36.00
Dattco New Britain, CT	Day rate per bus \$185.00 Rate per hour per bus \$ 45.00

May 23, 2007

The bids were reviewed for conformance to specifications by the Parks and Recreation Department Administration and the Purchasing Administrator. Therefore the Director of Parks and Recreation is recommending that the bid be awarded to New Britain Transportation of Berlin CT who was the lowest bidder for this service.

RESOLVED: That the Purchasing Administrator is hereby authorized enter into a contract and issue a standing purchase order to New Britain Transportation of Berlin, CT for summer bus transportation at a Daily Rate of \$147.00 per bus or at a rate of \$36.00 per hour, terms and specifications of Public Bid No. 3345 .

Jack Pieper  
Purchasing Administrator

**29645 RE: UNLEADED GASOLINE FOR PUBLIC WORKS DEPARTMENT**

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

Public Bid No. 3347 was solicited and received in accordance with the Purchasing Ordinances of the City of New Britain for Unleaded Gasoline for the Public Works Department. Funding is available for this purchase from Account Numbers 001-130-3113-233.

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 ten (10) Unleaded Gas Supplier Companies. The Purchasing Administrator did receive one letter from an Unleaded Gas Supplier Company indicating they could not provide a response to the bid request. Responses received are on file in the Town Clerk's Office.

The bids were reviewed for conformance to specifications by the Public Works Department Administration and the Purchasing Administrator. Therefore the Acting Director of Public Works is recommending that the bid be awarded to East River Energy of Guilford, CT, who was the lowest differential bidder per gallon over the New Haven Harbor Tank Car Price.

RESOLVED: That the Purchasing Administrator is hereby authorized to enter into a contract with East River Energy of Guilford, CT for a period effective from June 1, 2007 to May 31, 2008 for Unleaded Gasoline at the price differential of \$0.0123 over the New Haven Harbor Tank Car price per gallon, terms and specifications of Public Bid No. 3347.

Jack Pieper  
Purchasing Administrator

**29646 RE: LIFT JACKS FOR CITY GARAGE – PUBLIC WORKS DEPARTMENT**

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

Public Bid No. 3350 was solicited and received in accordance with the Purchasing Ordinances of the City of New Britain for six (6) Lift Jacks for the City Garage. Funding is available for this purchase from Account Number 215-2294-3100-487.

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 five (5) Garage and Lift Equipment Companies. The Purchasing Administrator did not receive any letters from the Garage and Lift Companies who were on the mailing list indicating they could not provide a response to the bid request. Responses were received as follows.

<u>Bidder</u>	<u>Total Price</u>
Lif-Tech Equipment Inc. Albany, NY.	\$45,438.00

The bid was reviewed for conformance to specifications by the Public Works Department Administration and the Purchasing Administrator. Therefore the Acting Director of Public Works is recommending that the bid be awarded to Lif-Tech Equipment, Inc of Albany, NY who was the only bidder for this specialized product.

May 23, 2007

RESOLVED: That the Purchasing Administrator is hereby authorized issue a purchase order in the amount of \$45,438.00 to Lif-Tech Equipment Company of Albany, NY for the purchase of six (6) Lift Jacks for the City Garage per the pricing of Public Bid No. 3350.

Jack Pieper  
Purchasing Administrator

**29648 RE: WINDOW WASHING SERVICES AT CITY HALL FOR DEPARTMENT OF PROPERTY MANAGEMENT**

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

Public Bid No. 3344 was solicited and received in accordance with the Purchasing Ordinances of the City of New Britain for Window Washing Services at City Hall for the Department of Property Management. Funding is available for this purchase from Account Number 001-1122-5114-372.

Invitations to bid were solicited and the bid was duly advertised in the New Britain Herald Newspaper, the City and State of Connecticut's Department of Administration Services websites and mailed to twenty (20) Window Washing Companies. The Purchasing Administrator did not receive any letters from Window Washing Companies on the mailing list indicating they could not provide a response to the bid request. Responses received are on file in the Town Clerk's Office.

The bids were reviewed for conformance to specifications by the Facilities Superintendent and the Purchasing Administrator. Therefore the Facilities Superintendent is recommending that the bid be awarded to Cliff Hangers of North Quincy, Massachusetts who was the lowest bidder for this service.

RESOLVED: That the Purchasing Administrator is hereby authorized to enter into a contract and issue a standing purchase order to Cliff Hangers of North Quincy, Massachusetts for Window Washing Services at City Hall at a price of \$2,885.00 per cleaning effective for 2007 with an option to extend the contract for one (1) additional year if approved and agreed upon by the Facilities Superintendent at a price of \$2,971.55 per cleaning, terms and specifications of Public Bid No. 3344

Jack Pieper  
Purchasing Administrator

**29649 RE: POOL CHEMICALS FOR THE PARK AND RECREATION DEPARTMENT**

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

Public Bid No. 3348 was solicited and received in accordance with the Purchasing Ordinances of the City of New Britain for Pool Chemicals for the Parks and Recreation Department. Funding is available for this purchase from Account Numbers 001-1511-5125-221.

Invitations to bid were solicited and the bid was duly advertised in the New Britain Herald Newspaper, the City and State of Connecticut's Department of Administration Services websites and mailed to twenty-eight (28) Water Chemical Companies. The Purchasing Administrator received one (1) letter from a Water Chemical Company on the mailing list indicating that they could not provide a response to the bid request. Responses received are on file in the Town Clerk's Office.

The bids were reviewed for conformance to specifications by the Parks and Recreation Department Administration and the Purchasing Administrator. Therefore the Director of Parks and Recreation is recommending that the bid for Diatomaceous Earth Filter Material, Sodium Hypochloride, Sodium Bicarbonate and Calcium Chloride be awarded to H. Krevits & Company of New Haven, CT who was the lowest bidder for these Chemicals and that the bid for Calcium Hypochloride be awarded to Savol Bleach Company of East Hartford, CT who was the lowest bidder for that item.

RESOLVED: That the Purchasing Administrator be and is hereby authorized to issue a standing purchase order to H. Krevits & Company of New Haven, CT for all pool Chemicals except the Calcium Hypochloride at the unit prices quoted, to provide for the Parks and Recreation's Department's annual Pool Chemical requirements, per the terms and specifications of Public Bid No. 3348. That

May 23, 2007

the Purchasing Administrator be and is also hereby authorized to issue a standing purchase order to Savol Bleach Company of East Hartford, CT for Calcium Hypochloride at the quoted unit price of \$105.00 per drum for the Parks and Recreation Department's annual requirements for this item per the terms and specifications of Public Bid 3348.

Jack Pieper  
Purchasing Administrator

### **PUBLIC WORKS DEPARTMENT**

#### **29632-1 RE: STREET REPAIR – COMMONWEALTH AVENUE**

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

New Britain Public Works will mill and pave Commonwealth Avenue during the 2007 construction season to improve its condition.

Mark E. Moriarty, Acting Director

### **TAX DEPARTMENT**

#### **29650 RE: TAX ABATEMENTS, CORRECTIONS AND REFUNDS**

To His 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.

Fred J. Menditto  
Tax Collector

### **PLANNING, ZONING & HOUSING COMMITTEE**

#### **29552-2 RE: THE PROPOSED ACQUISITION OF 121-131 MAIN STREET FOR A POLICE STATION OR OTHER MUNICIPAL PURPOSE INCLUDING COMMENCEMENT OF CONDEMNATION AND EMINENT DOMAIN ACTIONS**

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

The Committee on Planning, Zoning and Housing at a regular meeting held on Tuesday evening, May 8, 2007 at 7:00 p.m. in the Council Chambers to which was referred the matter of Item #29552 - Acquisition of 121-131 Main Street for a police station or other municipal purpose including commencement of condemnation and eminent domain actions voted to accept as amended and

May 23, 2007

recommend that the following resolution be referred back to the Common Council with a neutral recommendation.

Alderwoman Silvia J. Cruz  
Chair

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

### **PURCHASING DEPARTMENT**

#### **29637 RE: ROAD IMPROVEMENTS TO ST. CLAIR AVENUE AND LESTER STREET – PUBLIC WORKS**

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

Public Bid No. 3352 was solicited and received in accordance with the Purchasing Ordinances of the City of New Britain for Road Improvements to St. Clair Avenue and Lester Street for the Public Works Department. Funding is available for this purchase from Account Numbers 008-2906-1601-322.

Invitations to bid were solicited and the bid was duly advertised in the New Britain Herald Newspaper, the City and State of Connecticut's Department of Administration Services websites and mailed to twenty-five (25) Road Construction Companies. The Purchasing Administrator did not receive any letters from Road Construction Companies on the mailing list indicating that they could not provide a response to the bid request. Responses received are on file in the Town Clerk's Office.

The bids were reviewed for conformance to specifications by the Engineering Department and the Purchasing Administrator. Therefore the Acting Director of Public Works is recommending that the bid be awarded to LTC Construction Company of New Britain, CT who was the lowest bidder for this road improvement project.

RESOLVED, That the Purchasing Administrator be and is hereby authorized to enter into a contract with LTC Construction of New Britain, CT for \$1,471,693.55 for Road Improvements to St. Clair Avenue and Lester Street for the Public Works Department per the terms and specifications of Public Bid 3352.

Jack Pieper  
Purchasing Administrator

Ald. Trueworthy moved to accept and adopt, seconded by Ald. Bernacki. So voted. Approved May 25, 2007 by Mayor Timothy T. Stewart.

#### **29647 RE: INSURANCE AND RISK MANAGEMENT CONSULTING SERVICES FOR THE FINANCE DEPARTMENT**

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

Public Bid No. 3337 was solicited and received in accordance with the Purchasing Ordinances of the City of New Britain for Insurance and Risk Management Consulting Services for the Finance Department. Funding is available for this purchase from Account Numbers 001-1940-1940-320.

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 nineteen (19) Insurance and Risk Management Consulting Companies. The Purchasing Administrator did not receive any letters from Insurance and Risk Management Consulting Companies on the mailing list indicating that they could not provide a response to the bid request. Responses received are on file in the Town Clerk's Office.

May 23, 2007

The bids were reviewed for conformance to specifications by the Finance Director and the Purchasing Administrator. Therefore the Finance Director is recommending that the bid be awarded to H.D. Segur Insurance Company of Cheshire, CT who was the lowest bidder for this service.

RESOLVED: That the Purchasing Administrator is hereby authorized enter into a contract with the H.D. Segur Insurance Company of Cheshire, CT for a period effective from July 1, 2007 to June 30, 2010 for Insurance and Risk Management Consulting Services at a quoted price of \$40,000 per year, terms and specifications of Public Bid No. 3337

Jack Pieper  
Purchasing Administrator

Ald. Wyskiewicz moved to accept and adopt, seconded by Ald. Bernacki. So voted. Approved May 25, 2007 by Mayor Timothy T. Stewart.

## OFFICE OF THE MAYOR

### 29124-3 RE: STATUS REPORT ON DOWNTOWN STUDY

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

There will be an update on the Downtown Study presented at the June Planning, Zoning and Housing Council Subcommittee meeting.

Mayor Timothy T. Stewart

Ald. Trueworthy moved to accept and refer to the Planning, Zoning Housing Committee, seconded by Ald. Bielinski. So voted. Approved May 25, 2007 by Mayor Timothy T. Stewart.

## NEW BUSINESS

### RESOLUTIONS

### 29651 RE: LEASE AGREEMENT WITH THE HOUSING AUTHORITY – 30 PARKING SPACES IN THE SZCZESNY PARKING GARAGE

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

WHEREAS, The Housing Authority of the City of New Britain has been leasing a minimum of thirty (30) parking spaces in the First Sergeant Henry J. Szczesny Parking Garage on a monthly basis; and

WHEREAS, The Housing Authority of the City of New Britain is interested in a lease agreement for a minimum of thirty (30) parking spaces of the First Sergeant Henry J. Szczesny Parking Garage; and

WHEREAS, The City is interested in leasing said parking spaces to the Housing Authority of the City of New Britain; and

WHEREAS, The City of New Britain and the Housing Authority of the City of New Britain have agreed to enter into a lease agreement from April 1, 2006, to March 31, 2009; and

WHEREAS, The New Britain Parking Commission voted to approve this lease on March 20, 2007; and

WHEREAS, The parties have agreed that the monthly rental shall be \$25.00 per vehicle per month; now, therefore, be it

RESOLVED, That Timothy T. Stewart, Mayor, be and is hereby authorized to enter into the Lease Agreement (on file in the Town Clerk's Office) with the Housing Authority of the City of New Britain.

Alderman Mark H. Bernacki

May 23, 2007

Ald. Bernacki moved to accept and adopt, seconded by Ald. Bielinski. So voted. Approved May 25, 2007 by Mayor Timothy T. Stewart.

**29652 RE: GRANT FUNDING FROM CONNECTICUT YOUTH SERVICES ASSOC. - \$2,830 – TO INITIATE A YOUTH LEADERSHIP PROGRAM**

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

Resolution Summary:

New Britain Youth and Family Services has received grant funding from the Connecticut Youth Services Association in the amount of \$2,830 to initiate a youth leadership program. This program is slated to target twelve (12) youth from the City's three middle schools who will work as a team to develop and carry out a project that will benefit the community or the schools and respective students. Youth will enhance their leadership skills by collectively agreeing on the scope and target of the project, naming the project, as well as planning and carrying out the project.

Resolution Purpose:

To approve and appropriate grant monies amounting \$2,830 for use in completing a youth leadership exercise.

WHEREAS, the Connecticut Youth Services Association has approved grant funding in the amount of \$2,830 for the New Britain Youth and Family Services to carry out a youth leadership program,

WHEREAS, twelve (12) students will be selected from the after school programs at the three (3) middle schools to develop and carry out this community service project,

WHEREAS, these students will be voluntarily selected by the supervisors of the Exercise the Right Choice program and will undergo group building exercises and leadership training facilitated by staff of New Britain Youth and Family Services, THEREFORE BE IT,

RESOLVED, that the monies be appropriated as follows:

Revenue:		
278-0500-0505-LDR	State of CT – Leadership Prog	\$ 2,830
To:		
278-1423-1427-212	Food	\$ 600
278-1423-1427-221	Project Expenditures	\$ 1,400
278-1423-1427-G09	Tee Shirts/Printing	\$ 430
278-1423-1427-111	Staff OT	\$ 400
	Total Expenditures	\$ 2,830

Alderwoman Silvia J. Cruz

Ald. Cruz moved to accept and adopt, seconded by Ald. Black. So voted. Approved May 25, 2007 by Mayor Timothy T. Stewart.

**29653 RE: GRANT FROM CONN. DEPT. OF TRANSPORTATION - \$11,600 FOR THE MEMORIAL DAY / FOURTH OF JULY DUI ENFORCEMENT PROGRAM**

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

WHEREAS, the Connecticut Department of Transportation's Division of Highway Safety has made available federal highway safety funds for police officer overtime, to support increased driving under the influence (DUI) law enforcement efforts during the coming holiday season, and,

WHEREAS, these funds are used to increase enforcement and media relations related to operating a motor vehicle while under the influence of intoxicating liquor or drugs during the Memorial Day and Independence Day holidays, and,

May 23, 2007

WHEREAS, these funds are used to reduce both the number of DUI-related motor vehicle crashes which occur during the period and the number of people killed and injured in such crashes, and,

WHEREAS, these funds will be used to pay 75% of the overtime costs to staff extra DUI patrol activities with the City's match of 25% coming from a Police overtime account (monies set aside in fund #297 for this purpose), THEREFORE, BE IT

RESOLVED, that Mayor Timothy Stewart be authorized to execute all grant documents with the State of Connecticut DOT on behalf of the City of New Britain for the Memorial Day/Fourth of July DUI Enforcement Program grant in the sum of \$11,600 to provide Federal dollars for overtime to target those that choose to drive under the influence during these holidays, and,

RESOLVED, the sum of \$11,600 be appropriated within the special revenue account structure as outlined below:

Revenues:		
288-0500-4186-023	State Department of Transportation	\$8,700
288-0500-4186-387	Transfer from Other Funds	\$2,900

Expenditures:		
288-1600-4186-111	Overtime	\$11,600

Ald. Suzanne Bielinski - Police Liaison	Ald. Paul Catanzaro - Police Liaison
Ald. Silvia Cruz - Police Liaison	Ald. Lawrence Hermanowski - Police Liaison

Ald. Bielinski moved to accept and adopt, seconded by Ald. Catanzaro. So voted. Approved May 25, 2007 by Mayor Timothy T. Stewart.

**29654 RE: BUDGET APPROPRIATION – POLICE DEPARTMENT – REIMBURSEMENT FROM THE STATE OF CONNECTICUT – POLICE OVERTIME**

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

WHEREAS, the State of Connecticut has reimbursed the City of New Britain in past years for officer's overtime when they were assigned to various State taskforces, and

WHEREAS, these funds, amounting to \$75,056, were placed in an account to be used to pay officer's overtime. At this time the full amount remains in the fund, and

WHEREAS, these funds will be utilized over the next several months for overtime related to special neighborhood initiatives designed to address quality of life issues in certain neighborhoods. In addition, the funds will be utilized for overtime related to the special investigations division spring and summer initiatives. Also, a portion of these funds, amounting to \$2,900, are to be utilized to fund the cash match portion of the Memorial Day/Independence Day DUI grant, fund #288 (resolution to appropriate monies for this grant to be included on the May 23, 2007 Common Council agenda), THEREFORE BE IT

RESOLVED, that a sum of \$75,056 be appropriated as follows:

Revenue:		
297-0500-0503-077	Revenue from Fund Balance	\$ 75,056

Expenditures:		
297-1600-1819-111	Overtime	\$ 72,156
297-1600-1819-387	Transfer to Other Funds	\$ 2,900
	Total	\$ 75,056

Ald. Suzanne Bielinski	Ald. Paul Catanzaro
Ald. Sylvia Cruz	Ald. Lawrence Hermanowski

Ald. Bielinski moved to accept and adopt, seconded by Ald. Cruz. So voted. Approved May 25, 2007 by Mayor Timothy T. Stewart.

May 23, 2007

**29655 RE: FUNDING FROM STATE (OPM) FOR THE LIFE SKILLS / CAREER DEVELOPMENT PROJECT - \$13,226.00 – POLICE DEPARTMENT**

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

WHEREAS, the State of Connecticut Office of Policy and Management (OPM), has funding available under a Police and Youth Program, and

WHEREAS, these funds are to be used in a Life Skills/Career Development Project geared for middle school/high school aged youths 12 - 18 years of age, teaching them life skills such as : completing a college or job application and giving them opportunities to look at careers in business or public service, over a five month period, and

WHEREAS, these funds, in the amount of \$13,226, will be used for instructors and supplies, and require no cash match from the City. The period of the grant is from July 1, 2007 through June 30, 2008, and

WHEREAS, that Mayor Timothy Stewart be authorized to execute all grant documents with the State of Connecticut OPM on behalf of the City of New Britain for the Police and Youth Program's Life Skills/Career Development Project in the sum of \$13,226, THEREFORE BE IT

RESOLVED, that a sum of \$13,226 be appropriated within the special revenue account structure as follows:

Revenue:		
211-0501-0504-023	Revenue – State	\$13,226

Expenditures:		
211-1028-1832-113	Instructor Overtime	\$11,226
211-1028-1832-207	Stipends	\$ 500
211-1028-1832-210	Graduation Ceremony	\$ 250
211-1028-1832-221	Supplies, Refreshments	\$ 1,250
	Total Expenditures	\$13,226

Ald. Suzanne Bielinski - Police Liaison	Ald. Paul Catanzaro - Police Liaison
Ald. Silvia Cruz - Police Liaison	Ald. Lawrence Hermanowski- Police Liaison

Ald. Bielinski moved to accept and adopt, seconded by Ald. Hermanowski. So voted. Approved May 25, 2007 by Mayor Timothy T. Stewart.

**29656 RE: BUDGET TRANSFER - \$578,733 – WATER DEPARTMENT**

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

Whereas, the Water Department is an Enterprise Fund of the City of New Britain; and,

Whereas, with the increase of energy costs and rising gas and diesel fuel prices, the Water Department has need to reapportion funds to cover the cost to run the filter plant to meet customer needs; and,

Whereas, some clerical adjustments need also to be made to correct transpositions of initial entries; and,

Whereas, the purchase of tools and maintenance of our physical plant, including our dams and reservoirs required additional expenditures; therefore be it,

RESOLVED, that a budget transfer within the Enterprise fund be as follows:

**Water Operating Fund (930)**

Budget Increase:

930-1000-9069-XFJ	408.02 Burlington Taxes	\$204,457
930-1000-9069-XFL	408.04 Southington Taxes	43,663
930-1000-9069-XFM	408.05 Wolcott Taxes	4,433
930-1000-9060-X27	401.931 Rent (City Hall)	15,248
930-1000-9060-XXE	401.930 Misc. General Expenses	12,000
930-1000-9054-XDI	401.601 Operation Labor & Expense	21,000
930-1000-9055-XDM	401.623 Fuel for Power for Pumping	177,932
930-1000-9057-XDZ	401.665 Misc. Expenses	25,000
930-1000-9062-XEM	402.611 Maint Structures & Improv	10,000
930-1000-9063-XEV	402.633 Main't. Pumping Equipment	5,000
930-1000-9065-XFE	402.677 Main't. Hydrants	30,000
930-1000-9065-XFF	402.678 Main't. Misc. Plant	<u>30,000</u>
	Total Increase	\$578,733

Budget Decrease:

930-1000-9069-XF8	408.08 Town of Berlin	\$466,233
930-1000-4004-X27	401.931 Rent (City Hall)	14,000
930-1000-4004-XEK	401.930 Misc. General Expenses	8,500
930-1000-9057-XDX	401.663 Meter Expenses	50,000
930-1000-9057-XDY	401.664 Customer Installation Exp.	<u>40,000</u>
	Total Decrease	\$578,733

Ald. Larry Hermanowski  
Common Council Liaison – Water Department

Ald. Hermanowski moved to accept and adopt, seconded by Ald. Wyskiewicz. So voted. Approved May 25, 2007 by Mayor Timothy T. Stewart.

**29657 RE: AMENDMENT TO CONTRACT WITH AFFINITY MULTIMEDIA DESIGN FOR PROFESSIONAL SERVICES THROUGH JUNE 30, 2007 AND BUDGET TRANSFER \$2,250.00 – WEBSITE DEVELOPMENT AND MAINTENANCE**

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

Whereas, at a Regular Meeting of the Common Council on December 14, 2005 authorized, via Resolution 28885, a professional website development and maintenance services contract between the City of New Britain and Affinity Multimedia Design; the agreement was in effect through June, 2003; subsequent extensions through December 31, 2006 were made by Common Council actions; and,

Whereas, authorization is requested for a contract amendment to provide for the extension of the services agreement through June 30, 2007; continued services to be provided include website hosting, search engine submission, website maintenance services; and,

Whereas, the contract cost of services is \$375 per month, and,

Whereas, funding to provide for the service is requested from the Capital Non-Recurring Fund via budget transfer from an under-expended line item to which no significant transactions have been posted since FY2005; therefore, be it

Resolved, that a budget transfer be made as follows:

To:	219-2287-1310-W10 Website Design	\$2,250
From:	219-1525-5135-390 Other Purchase Services	\$2,250

And, further, be it

Resolved, that the Mayor be and is hereby authorized to execute a contract amendment with Affinity Multimedia Design in the amount of \$2,250 for provision of professional services as described above through June 30, 2007.

May 23, 2007

Ald. Louis Salvio  
Project Sponsor

Ald. Salvio moved to accept and adopt, seconded by Ald. Wyskiewicz. So voted. Approved May 25, 2007 by Mayor Timothy T. Stewart.

**29658 RE: GRANT FUNDING FROM DEPARTMENT OF CHILDREN AND FAMILIES - \$10,000 – SUMMER YOUTH EMPLOYMENT PROGRAM**

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

Resolution Summary:

New Britain Youth and Family Services has been granted funding from the Department of Children and Families in the amount of \$10,000 to implement a summer youth employment program (SYEP) for at-risk youth. The SYEP will target 10-15 New Britain Youth and Family Services' caseload youth aged 14-21 that meet "best practices" criteria for risk and protective factors using the William Loftquist Prevention model. The program will run during the months of July and August 2007 and will employ youth in City and nonprofit settings. There will also be a weekly instructional component that will teach additional work skills, resume writing, interview techniques, job preparedness, etc. facilitated by NBYFS staff and the State of Connecticut Department of Labor. All funds must be used solely for payment to youth, with no overhead or administrative costs. Grant funding is subject to a signed memorandum of agreement by the Mayor of the City of New Britain.

Resolution Purpose:

To approve and appropriate grant monies amounting \$10,000 for implementation of a summer youth employment program for "at-risk" youth.

WHEREAS, the State of Connecticut Department of Children and Families has approved grant funding in the amount of \$10,000 for the New Britain Youth and Family Services to implement a summer youth employment program for "at risk" youth; and

WHEREAS, ten to fifteen youth aged 14-21 will be selected from New Britain Youth and Family Services caseload; and

WHEREAS, these youth will be placed in work settings that benefit the City of New Britain and other nonprofit organizations; and

WHEREAS, participants will also benefit from instructional employment services;

NOW THEREFORE BE IT,

RESOLVED, that the Mayor of the City of New Britain is authorized to execute a memorandum of agreement with the Department of Children and Families for the New Britain Youth and Family Services' Summer Youth Employment Program, and said funding shall be appropriated as follows:

Revenue:		
278-0500-0505-H81	DCF NBYFS SYEP	\$ 10,000
To:		
278-1423-4164-114	Seasonal Part time	\$ 10,000
	Total Expenditures	\$ 10,000

Alderwoman Silvia Cruz

Ald. Cruz moved to accept and adopt, seconded by Ald. Collins. So voted. Approved May 25, 2007 by Mayor Timothy T. Stewart.

**29659 RE: ROOF REPLACEMENT – BADOLATO AND SZCZESNY CITY GARAGES**

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

May 23, 2007

WHEREAS, Jaconski Humes Architects, LLC of Newington Connecticut has been selected by the Facilities Superintendent to conduct Architectural and Engineering Services.

WHEREAS, These architectural and engineering services are unique in nature and are required for the roofs of the Badolato and Szczesny Garages that need to be replaced.

WHEREAS, Jaconski Humes Architects, LLC has conducted the same professional services for the City in the past when other City buildings needed roof replacements or repairs.

WHEREAS, Jaconski Humes Architects, LLC submitted a bid but was not selected as an on-call architectural design services engineering firm in accordance with Public Bid 3185 and Report Item #28712 approved by the Common Council at their meeting of August 10, 2005, because of their unique professional services that would not be readily utilized by the City Engineering Department.

WHEREAS, Jaconski Humes Architects, LLC has lowered their original quoted price for this architectural and engineering services for the replacement of the parking garage roofs from \$59,400.00 to \$50,700.00 saving the City a substantial amount of money.

WHEREAS, funding for this architectural and engineering services are in account numbers 008-1972-1998-320 and 008-1972-1999-320, therefore, be it

RESOLVED, that the Purchasing Administrator is hereby authorized to issue a purchase order to Jaconski Humes, Architects, LLC of Newington, Connecticut for \$50,700.00 for the architectural and engineering services for the replacement of the roofs on the Badolato and Szczesny City Garages.

Alderwoman Lori A. Rocha

Ald. Rocha moved to accept and adopt, seconded by Ald. Salvio. So voted with Ald. Wyskiewicz recused. Approved May 20, 2007 by Mayor Timothy T. Stewart.

**29660 RE: BUDGET AMENDMENT – REGISTRAR OF VOTERS – STORAGE OF VOTING MACHINES**

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

Resolution Summary:

On October 29, 2002, a federal act, the Help America Vote Act (HAVA bill), was passed (PL 107-252) which drastically changed the type of equipment necessary at polling places across the United States. The new polling machines require a dust-free environment and thus must be stored in a special location away from the actual polling places. On election morning, these machines must be transported to the various polling locations throughout the City and set up in time for voting to take place. This would be an impossible task and very costly given the time and manpower constraints that the City will be experiencing during this short timeframe. Therefore, it is imperative that the City purchase an election supply carrier. Essentially, this is a secure cabinet that would be utilized to lock up the equipment, thus enabling City personnel to transport these machines and other various items the night before the election without having to hire police officers to stand guard throughout the night. Although the cost of the carriers amounts to approximately \$25,500 (1,500 x 17 polling places), we are anticipating reimbursement from the State in the amount of \$17,000 (\$1,000 x 17 polling places). Therefore, \$8,500 is needed to fully fund the cost of these carriers.

Resolution Purpose:

To amend the Capital Non-Recurring budget to reflect the entire cost of seventeen (17) election supply carriers amounting to \$25,500 and the offsetting State reimbursement of \$17,000 as well as the City's match of \$8,500.

WHEREAS, the HAVA Bill has mandated certain types of equipment at polling places. This equipment must be stored in a dust-free environment off site and must be transported either on election morning or the night before (with either the presence of a police officer overnight or stored in a State approved locked election supply carrier),

WHEREAS, the cost of these carriers, one per polling location, amounts to \$25,500 (17 carriers x \$1,500 each). It is anticipated that the State will reimburse us in the amount of \$17,000 (17 carriers x \$1,000 each). The City's share then equates to \$8,500.

WHEREAS, there are monies available within the Capital Non-Recurring (CNR) account to fund this expenditure, THEREFORE, BE IT

RESOLVED, that a budget transfer be made within the CNR fund as follows:

From:		
219-1123-5513-373	Equipment Maint and Repairs	\$ 177
219-1221-2210-F44	Fire Headquarters Floor Repair	\$ 5,002
219-1511-5110-H25	Turf Management	\$ 99
219-1525-5135-390	Other Purchase Services	\$ 3,181
219-1125-1000-320	Professional Services - Voters	\$ 41
	TOTAL	\$ 8,500
To:		
219-1125-1000-442	Equipment - voters	\$ 8,500

AND BE IT FURTHER, RESOLVED, that a budget amendment be made within the CNR fund to record the State reimbursement as follows:

Increase:		
219-0500-0505-023	Revenue – St of Ct	\$ 17,000
Increase:		
219-1125-1000-442	Equipment – voters	\$ 17,000

Alderman Michael Trueworthy

Ald. Trueworthy moved to accept and adopt, seconded by Ald. Bielinski. So voted. Approved May 25, 2007 by Mayor Timothy T. Stewart.

**29661 RE: CONTRACT BETWEEN THE HARTFORD LIFE INSURANCE COMPANY AND THE CITY AND CONSOLIDATED SCHOOL DISTRICT – HEALTH AND WELFARE BENEFITS**

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

Whereas, TD Banknorth Insurance Agency was appointed Agent of Record for The City and Consolidated School District of New Britain for health and welfare benefits effective July, 1, 2006; and

Whereas, TD Banknorth Insurance Agency marketed The City's and Consolidated School District's life insurance to seventeen life insurance carriers; and

Whereas, The Hartford Life Insurance Company's three year proposal of \$221,624 annually was the lowest price; and

Whereas, The Hartford Life Insurance Company is rated Superior, A+, by A.M. Best's Insurance Ratings; now therefore, be it,

May 23, 2007

RESOLVED, that The City and Consolidated School District enter into a contract with The Hartford Life Insurance Company at the quoted rate to provide life insurance services for a period of three years beginning July 1, 2007 ending June 30, 2010.

Alderman Michael Trueworthy

Ald. Trueworthy moved to accept and adopt, seconded by Ald. Bielinski. So voted. Approved May 25, 2007 by Mayor Timothy T. Stewart.

**29411-3 RE: CORRECTION OF RESOLUTION APPROVING THE SALE OF 51 BROAD STREET TO POLAM CREDIT UNION – SHOULD INCLUDE 214 WASHINGTON STREET WHICH WAS CONSOLIDATED INTO 51 BROAD STREET**

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

WHEREAS, At its January 10, 2007, meeting the Common Council approved the sale of three vacant lots listed as 47 and 51 Broad Street and 224 Washington Street to the PolAm Federal Credit Union for the building of a branch office (Resolution 29411); and

WHEREAS, After a title examination for 51 Broad Street was completed, it was determined that the Assessor's map consolidated 214 Washington Street into 51 Broad Street as they were both owned by the City of New Britain. The Office of Corporation Counsel has opined that in order to complete this land transaction the sale of 214 Washington Street must be also approved by the Common Council. All parties agree that both lots were intended by both parties to be part of the sale; and

WHEREAS, The City of New Britain and PolAm wish to complete the transaction at the agreed upon sales price of eighty thousand dollars (\$80,000.00) for the total parcel by transferring ownership of the four lots known as 47 and 51 Broad Street and 214 and 224 Washington Street; now therefore, be it

RESOLVED, That Timothy T. Stewart, Mayor be and is hereby authorized to execute on behalf of the City of New Britain a purchase and sales agreement with PolAm Federal Credit Union for the properties known as 47 and 51 Broad Street and 214 and 224 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 not less than \$80,000.00

Alderman Louis G. Salvio  
Minority Leader

Ald. Salvio moved to accept and adopt, seconded by Ald. Trueworthy. So voted. Approved May 25, 2007 by Mayor Timothy T. Stewart.

Ald. Trueworthy moved the council go into executive session to discuss item #29552-1 (B) and #29552-3 (1) and invite Mayor Stewart, Corporation Counsel, Gennaro Bizzarro and City Assessor, Michael Konik. Motion seconded by Ald. Bielinski. Roll call vote - all members present voted in favor.

Executive session began at 8:19 P.M.

Ald. Gostin arrived.

The Council voted to return to order on a motion by Ald. Trueworthy, seconded by Ald. Bielinski. Meeting reconvened at 9:04 p.m.

**REPORTS OF LEGISLATIVE COMMITTEES, BOARDS, COMMISSIONS AND DEPARTMENTS**

**CITY PLAN COMMISSION**

**29552-1 RE: THE PROPOSED ACQUISITION OF 121-131 MAIN STREET FOR A POLICE STATION OR OTHER MUNICIPAL PURPOSE**

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

The City Plan Commission, at its regular meeting held on May 7, 2007 voted to recommend the acquisition of 121-131 Main Street for a police station or other municipal purposes, based upon the following:

**BACKGROUND:** This report is prepared in accordance with Section 19-22 of the City Ordinances, which requires all proposals that involve the construction, removal, alteration or extension of any public building, structure or utility must be referred to the City Plan Commission for an advisory report to Council. The purpose of this review requirement is to ensure consistency with the Master Plan and with good planning principles. This type of report is also consistent with the requirements of Connecticut State Statutes Section 8-24. The subject action considered in this report is the proposed acquisition of the property known as 121-131 Main Street, through condemnation/eminent domain, for the purposes of demolishing of the existing blighted structures and constructing a building to house a new municipal police headquarters.

**FINDINGS:** The subject property is located in a prominent location on the northeastern corner of Main and Chestnut Street. The 1.54 acre parcel is zoned B-4 Central Business District and is currently the site of two commercial buildings, both two-stories in height and each totaling approximately 35,000 square feet in floor area. Both buildings were constructed around 1975 and over the years have housed a variety of small and mid-sized stores, offices, restaurants and personal service shops. The buildings are now mostly vacant and in poor condition.

The proposal to demolish these buildings to construct large, modern multi-story structure to house the New Britain Police headquarters on the upper floors with first floor space available for lease to retail commercial, restaurant and select personal service shops would be a significant and positive change for the downtown area. This project would both eliminate a blighting influence; add an attractive focal point enhancing the downtown streetscape and appearance as well as adding more desirable business space and pedestrian activity.

**PLANNING AND ZONING CONSIDERATIONS:** In its current state, the subject property has had a negative influence on the appearance and vibrancy of the downtown. From the start, the bland architecture of the buildings did not complement the Central Business District and with neglect and deterioration in recent years the property has become a blighting factor. Similarly the interior office space has deteriorated to the point that it is appraised at a "C" level or worse, making difficult to attract any kind of quality businesses to lease.

The proposed police headquarters project would replace these unattractive underutilized buildings with a new, high-quality, multi-story building, significantly enhancing the appearance of the downtown. The ability to accommodate quality commercial floor space, at street level lower floor would be valuable in generating added downtown retail activity and pedestrian shopper traffic. The location is adjacent to an underutilized City parking garage, which gives the potential for a sky walk bridging from the garage through the building to Main Street, increasing the value and usefulness of the garage for the entire downtown business community. Additionally, it is expected that having the Police presence directly on Main Street would have a benefit in battling the problem of perceived crime that is sometimes cited in regards to the City's downtown business climate. The multi-story facility would make efficient use of the land and open up the former headquarters site for private sector redevelopment, for other office, residential and/or commercial uses, that would enhance and complement the downtown core, and add to the City's tax base.

May 23, 2007

This project has been referenced and is viewed favorably in both the current downtown improvement study being undertaken by Harrell Michalowski Associates, and in the various New Britain Hartford Busway studies and plans regarding transit supportive design and on station area planning. In both study efforts there is emphasis given toward improving the appearance and character of the downtown and on encouraging pedestrian traffic by maximizing commercial and office activities in a relatively concentrated downtown core.

RECOMMENDATION: The City Plan Commission views the acquisition of this property and the proposed development to be a desirable undertaking for the City. The project would be consistent with the City's Master Plan goals and policies targeted improving the appearance of the downtown core and creating a concentration retail, service and office uses that create a vibrant and desirable urban environment. The City Plan Commission, therefore, supports this property acquisition.

G. Geoffrey Bray, Chair  
City Plan Commission

Ald. Salvio moved to accept and adopt, seconded by Ald. Trueworthy. So voted. Approved May 25, 2007 by Mayor Timothy T. Stewart.

### **RESOLUTIONS RETURNED FROM COMMITTEE**

#### **29552-3 RE: THE ACQUISITION OF 121-131 MAIN STREET INCLUDING COMMENCEMENT OF CONDEMNATION AND EMINENT DOMAIN PROCEDURES**

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

WHEREAS, Mayor Timothy T. Stewart has contacted Garden Main Street, LLC about the possibility of purchasing the property known as 121-131 Main Street (the "property") and located at the intersection of Main and Chestnut Streets in the City of New Britain; and

WHEREAS, The property would be used for a police station or other municipal purpose and it is not the Mayor's intention to purchase the property for resale; and

WHEREAS, The property was appraised on March 22, 2006, by Calciano & Stern Appraisal Associates, Inc. at the request of the Department of Municipal Development at a market value of \$630,000.00 less anticipated demolition costs of \$200,000.00; and

WHEREAS, According to the City of New Britain Assessor, for taxation purposes the fair market value of the property including the two buildings located thereon is \$1,045,500.00 with an assessed value of \$731,850.00 (see Assessor's Cards for 121 Main Street Building 1 and Building 2 are on file in the Town Clerk's office; and

WHEREAS, Subject to the Common Council's approval, Mayor Stewart has offered the sum of \$750,000.00 for the property with the City of New Britain then absorbing the anticipated demolition costs of approximately \$200,000.00; and

WHEREAS, by letter dated February 23, 2007, to Michael D. O'Connell, counsel for Garden Main Street, LLC, Corporation Counsel Gennaro Bizzarro gave notice of the City's intention to acquire the property for municipal purposes through eminent domain if the negotiations to purchase the property were not successful; and

WHEREAS, Counsel for Garden Main Street, LLC has responded by letter dated March 20, 2007, which was reviewed and rejected; and

WHEREAS, Section 48-6(a) of the Connecticut General Statutes and Section 13-1 of the City of New Britain Charter authorize the City to take property by eminent domain or condemnation provided it is to be used for a municipal purpose; and

WHEREAS, Section 13-1 of the City Charter states in part that "No condemnation for municipal purposes as provided herein shall be commenced unless there has been a public hearing on the project required by the appropriate department"; and

May 23, 2007

WHEREAS, Section 8-24 of the Connecticut General Statutes and Section 19-22 of the Code of Ordinances state in part that no property shall be acquired without submission to the City Plan Commission for a report; now, therefore, be it

RESOLVED, That Mayor Timothy T. Stewart and the Office of Corporation Counsel be and are hereby authorized to take such steps as may be necessary to acquire the property known as 121-131 Main Street prior to June 30, 2009 for a police station or other municipal purpose including commencement of condemnation and eminent domain procedures.

Alderman Louis G. Salvio

Ald. Salvio moved to accept and adopt, seconded by Ald. Bielinski. So voted. Opposed: Ald. Hermanowski, Wyskiewicz and Platosz.

Ald. Trueworthy moved to adjourn, seconded by Ald. Bielinski. So voted. Meeting adjourned at 9:07 P.M.

Attest: Peter J. Denuzze, City Clerk