



REGULAR COMMON COUNCIL MEETING

MONDAY, FEBRUARY 7, 2022
7:00 PM

Fully Remote Meeting

Visit <https://middletownct.gov/councilmeeting>

or

WebEx.com

Join a Meeting

Event # 2338 585 7991

Password: Middletown

or

Dial 408-418-9388

Access Code: 2338 585 7991

*NOTE: if calling from a phone, please press *3 to activate hand raise function*

AGENDA

1. **Call to Order**
 - A. Pledge of Allegiance
 - B. Council Clerk Reads the *Call of the Meeting* and Mayor declares call a legal call and meeting a legal meeting
2. **Accept/Amend the Agenda**
3. **Resolution – Black History Month**
4. **Deputy Chief of Police Nomination**
 - A. Interview of Deputy Chief of Police Candidate Richard Davis
 - B. Approving the appointment of Richard Davis to the position of Deputy Chief of Police, Salary Grade 21 – Step 3 (\$59.29), 40 hours, Defined Executive Non-Bargaining; and that this appointment shall take effect upon adoption.
5. **Approval of Minutes**
 - A. Approval of Minutes: Special Meeting (Questions to Directors and Tax Ordinance Workshop) of January 3, 2022 at 6:00 PM
 - B. Approval of Minutes: Regular Meeting of January 3, 2020 at 7:00 PM

- C. Approval of Minutes: Special Meeting (Community Meeting) of January 13, 2022 at 6:30 PM
 - D. Approval of Minutes: Special Meeting (Tax Ordinance Workshop) of January 13, 2022, immediately following Community Meeting at 6:30 PM
 - E. Approval of Minutes: Special Meeting of January 13, 2022, immediately following Community Meeting at 6:30PM and Tax Ordinance Workshop
- 6. Public Hearing on Agenda Items – Opens**
- 7. Public Hearing on Agenda Items – Closes**
- 8. Old Business**
- A. **SUBSTITUTE RESOLUTION**: Approving a swap of a 4.8 acre portion of the City of owned parcel (Map-Lot 10-0147) in exchange for a 25.6 acre piece of land from the parcel owned by D&V Development of Middletown LLC (Map-Lot 09-0017) with an associated conservation easement area with D&V Development of Middletown LLC on the remaining parcel that will be retained by D&V Development of Middletown LLC; that the City of Middletown Public Works Department and D&V Development shall work to address any safety concerns from the Board of Education associated with any future development and construction of a multi-use trail; and that the Mayor of Middletown is authorized to sign all documents necessary to swap, subject to review and approval by the Office of General Counsel as to form and content.
- TABLED RESOLUTION (Resolution No 156-21)**: Approving a swap of a 4.8 acre portion of the City of Middletown owned parcel (Map-Lot 10-0147) in exchange for a 25.6 acre piece of land from the parcel owned by D&V Development of Middletown LLC (Map-Lot 09-0017) with an associated conservation easement area with D&V Development of Middletown LLC on the remaining parcel that will be retained by D&V Development of Middletown LLC; and the Mayor of Middletown is authorized to sign all documents necessary to swap, subject to review and approval by the office of General Counsel as to form and content. (*Tabled and referred to Board of Education, December 6, 2021; Tabled, January 3, 2022*)
- 9. Mayor requests Council Clerk to read appropriation requests and the Certificate of Director of Finance**
- A. Economic & Community Development: \$50,000 -- Acct. No. 1000-27000-55400-0000-00000-0000-00; for City to partner with the Middlesex County Historical Society and Wesleyan University to apply for a National Register Designation for Beman Triangle and to look to update the City's Historic Properties Inventory list to be more inclusive. The goal is to highlight histories of our traditionally marginalized communities.
- 10. Department, Committee, Commission Reports and Grant Confirmation Approval**
- A. City Clerk's Certificate
 - B. Monthly Reports -- Finance Department: Transfer Report to January 21, 2022
 - C. Board of Education: Acct: No. 2450-33000-59405-x-03025: miscellaneous grants: \$1,472,895.42
 - D. Board of Education: Acct. No. 2450-33000-52135-x-x: Cafeteria / Food Services: \$316,712.36

- E. Economic & Community Development: Acct. No. 3757-18500-59200-x-95110; Connecticut Department of Economic & Community Development Brownfield Supplemental Grant to make 248 Williams Street (formerly Forest City Cleaners) safe for environmental assessment: \$100,000
- F. Economic & Community Development: Acct. No. 3720-18500-59200; State Urban Act Grant; to address structural and environmental issues at the Keating site to allow for future use of the building for additional tenants: \$2,000,000
- G. Office of Equal Opportunity & Diversity Management: City of Middletown 2021-2022 Employment Hiring Report: 2nd Quarter
- H. Office of Equal Opportunity & Diversity Management: City of Middletown - Required Federal EE04 Data Collection Report Filing
- I. Recreation & Community Services: Acct No. 2210-32000-59022-0321-03202-x-x: to support Recreation & Community Services Department activities, wages, and busing: \$30,000.

11. Mayor's Reports to the Common Council

- A. American Rescue Plan
- B. Riverfront

12. Payment of all City bills when properly approved

13. Resolutions, Ordinances, etc.

- A. Approving that Matthew Sweeney shall be granted up to a 30-days advanced sick leave.
- B. Approving that Vincent Ruffino shall be granted up to a 30-days advanced sick leave.
- C. Approving that Hillary Thompkins, who is currently an Alternate Planning & Zoning Commissioner, be appointed as a regular member of the Planning & Zoning Commission to a term ending November 11, 2025, filling the vacancy created by the untimely death of Planning & Zoning Commissioner Nicholas Fazzino.
- D. Approving that a new line item be established in the Office of Equal Opportunity and Diversity Management, 1000-11000-51215-0000-00000-0000-000, Salaries, Wages, Part-Time, for the payment of temporary staff to address the backlog business of the department; and a transfer of the FY 21-22 allocated funds of \$20,000 from the Contractual Services line to the new part-time line item for the hiring of temporary staff.
- E. Approving a bid waiver for the Pamecha Avenue Sewer Separation, Water Main Improvements & Surface Improvements Project (the "Project") Bid #2021-008; that the contract for this Project is awarded to Ludlow Construction Company, in the amount of \$2,344,320.00 for the sewer portion, \$262,860.00 for the water portion, and \$386,340.00 for the public works portion, for a total contract award of \$2,993,520.00; and that the Mayor is hereby authorized to sign any and all documents necessary to effectuate the contract for this Project, subject to review and approval by the Office of the General Counsel as to content and form.
- F. Approving and authorizing the Mayor to execute and deliver in the name of the City of Middletown, the purchase of the 14.89 acres located at Atkins Street (Map 01, Lot 0035) and (Map 01, Lot 0089) as city open space and passive recreation, and to do any and all other acts to effectuate the

foregoing, following review and approval as to content and form by the Office of the General Counsel.

- G. Approving that: (1) the Common Council, City of Middletown, authorizes the Acting Superintendent of Middletown Public Schools to apply to the Commissioner of Administrative Services for the PV panel project at the Farm Hill Elementary School; (2) the Common Council, City of Middletown, authorizes the development of plans and specifications for the PV panel project at the Farm Hill Elementary School; and (3) the Common Council, City of Middletown, hereby names its Building Committee charge of the PV panel project at the Farm Hill Elementary School.

- H. Approving that: (1) the Common Council, City of the Middletown, authorizes the Acting Superintendent of Middletown Public Schools to apply to the Commissioner of Administrative Services for the PV panel project at the Wilbert Snow Elementary School; (2) the Common Council, City of the Middletown, authorizes the development of plans and specifications for the PV panel project at the Wilbert Snow Elementary School; and (3) the Common Council, City of the Middletown, hereby names its Building Committee charge of the PV panel project at the Wilbert Snow Elementary School.

- I. Approving that the Common Council will work with the Permanent Task Force on Anti-Racism and the community at large to explore options to ensure equity, inclusion, and justice in our community, including an ordinance that would formalize a mechanism for improved police accountability and oversight, public safety, and community policing; that the Common Council will designate the Public Safety Commission to serve as a liaison with and partner to the Permanent Task Force on Anti-Racism; and that these members will report back to the Common Council and will, along with the Permanent Task-Force on Anti-Racism, recommend action steps for the Common Council to take, including a proposed ordinance.

- J. Approving that the Mayor is hereby authorized to sign all documents necessary to implement the lease with EDRIVEUS, LLC for leasing space as follows, subject to review and approval by the Office of General Counsel as to form and content:

| LEASE YEAR | ANNUAL TOTAL | MONTHLY TOTAL |
|------------|--------------|---------------|
| Year 1 | \$ 7,200.00 | \$ 600.00 |
| Year 2 | \$ 7,416.00 | \$ 618.00 |
| Year 3 | \$ 7,638.48 | \$ 636.54 |
| Year 4 | \$ 7,867.63 | \$ 655.64 |
| Year 5 | \$ 8,103.66 | \$ 675.31 |

- K. Approving that the Mayor is hereby authorized to sign all documents necessary to implement the lease with. Peter Oberc Photography and Film, for leasing space as follows, subject to review and approval by the Office of General Counsel as to form and content:

| LEASE YEAR | ANNUAL TOTAL | MONTHLY TOTAL |
|------------|--------------|---------------|
| Year 1 | \$ 6,000.00 | \$ 500.00 |
| Year 2 | \$ 6,180.00 | \$ 515.00 |
| Year 3 | \$ 6,365.40 | \$ 530.45 |
| Year 4 | \$ 6,556.36 | \$ 546.36 |
| Year 5 | \$ 6,753.05 | \$ 562.75 |

- L. Approving that the Common Council of the City of Middletown is cognizant of the conditions and prerequisites for the state financial assistance imposed by C. G. S Sec. 32-763; and that the filing of an application for State financial assistance by the City of Middletown in an amount not to exceed \$100,000.00 for 248 William Street, also known as Forest City Laundry Cleaners, is hereby approved and that Mayor, Benjamin Florsheim is directed to execute and file such application with the Connecticut Department of Economic and Community Development, to provide such additional information, to execute such other documents as may be required, to execute an Assistance Agreement with the State of Connecticut for State financial assistance if such an agreement is offered, to execute any amendments, decisions, and revisions thereto, and to act as the authorized representative of the City of Middletown.
- M. Approving that the Common Council of the City of Middletown is cognizant of the conditions and prerequisites for the state financial assistance imposed by C. G. S Sec. 4-66(c); that the filing of an application for State financial assistance by the City of Middletown in an amount not to exceed \$2,000,000.00 for 180 Johnson Street, also known as the RM Keating Historical Enterprise Park, is hereby approved and that Mayor, Benjamin Florsheim is directed to execute and file such application with the Connecticut Department of Economic and Community Development, to provide such additional information, to execute such other documents as may be required, to execute an Assistance Agreement with the State of Connecticut for State financial assistance, if such an agreement is offered, to execute any amendments, decisions, and revisions thereto and to act as the authorized representative of the City of Middletown.
- N. Approving that bid waivers be granted to Coughlin Services Corp. for general contracting and construction and Giuffrida Electric for electrical work associated with the improvements needed at 80 Harbor Drive; and that the Mayor is authorized to sign all contract documents necessary to complete the work at per the lease agreements for 80 Harbor Drive, subject to review and approval by the Office of General Counsel as to form and content.
- O. ORDINANCE: Amending Chapter 14 ("Boards, Committees, and Commissions"), Article VI ("Building Committees"), Section 14-24 ("Membership"), Subsection D of the *Code of Ordinances of the City of Middletown* so that, for any project with special circumstances and having a written explanation from the Mayor, the Mayor may designate, with the consent of the Common Council, an existing commission, committee, or board to serve as the building committee.

14. Mayor's Appointments

15. Meeting Adjournment