



**REGULAR COMMON COUNCIL MEETING  
MONDAY, MAY 3, 2021**

**(immediately following the public hearing on water rates)**

**Hybrid Meeting**  
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**MUNICIPAL BUILDING  
COMMON COUNCIL CHAMBER  
(limited public seating)**

**-and-**

**For Remote Attendance:**

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

or

**WebEx.com**

**Join a Meeting**

**Event # 129 670 1611**

**Password: Middletown**

or

**Dial 408-418-9388**

**Access Code: 129 670 1611**

*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. Approval of Minutes: Regular Meeting of April 5, 2021**
- 4. Approval of Minutes: Special Meeting -- Community Meeting of April 8, 2021**
- 5. Approval of Minutes: Special Meeting of Common Council of April 12, 2021**
- 6. Approval of Minutes: FY 21-22 Budget Workshop #1 of April 12, 2021**
- 7. Approval of Minutes: FY 21-22 Budget Workshop #2 of April 15, 2021**

8. **Approval of Minutes – FY21-22 Budget Workshop #3 of April 19, 2021**
9. **Approval of Minutes – FY 21-22 Budget Public Hearing of April 22, 2021**
10. **Public Hearing on Agenda Items – Opens**
  - A. An Ordinance appropriating \$500,000 for the design, construction, repair, and replacement of sidewalks, curbing, and driveway aprons at various locations in the City and authorizing the issue of \$500,000 Bonds of the City to meet said appropriation and, pending the issuance thereof, the making of temporary borrowings for such purpose.
  - B. An Ordinance appropriating \$1,110,000 for a new roof at Farm Hill School, and authorizing the issue of \$250,000 bonds of the City to meet said appropriation, and, pending the issuance thereof, the making of temporary borrowings for such purpose.
  - C. Public Hearing on all Other Agenda Items
11. **Public Hearing on Agenda Items -- Closes**
12. **Mayor requests Council Clerk to read appropriation requests and the Certificate of Director of Finance**
  - A. An Ordinance appropriating \$500,000 for the design, construction, repair, and replacement of sidewalks, curbing, and driveway aprons at various locations in the City and authorizing the issue of \$500,000 Bonds of the City to meet said appropriation and, pending the issuance thereof, the making of temporary borrowings for such purpose.
  - B. An Ordinance appropriating \$1,110,000 for a new roof at Farm Hill School, and authorizing the issue of \$250,000 bonds of the City to meet said appropriation, and, pending the issuance thereof, the making of temporary borrowings for such purpose.
  - C. Planning Conservation & Development: Planning, Conservation & Development: \$5,500 -- Acct No. 1000-14000-555180, appropriation of funds from General Fund for The Connecticut River Conservancy to remove invasive aquatic species (*Hydrilla*) in Middletown.
13. **Old Business**
  - A. Approving that the City hereby terminates the June 3, 2019 Property Tax Payment Agreement with Middletown Power, LLC and NRG Middletown Repowering LLC pursuant to Section 2(c) of that agreement; and that the City invites the owner of the Middletown facility to discuss options for a new Property Tax Payment Agreement with the City of Middletown. (Resolution No. 26-21 -- TABLED, April 5, 2021)
14. **Department, Committee, Commission Reports and Grant Confirmation Approval**
  - A. City Clerk's Certificate
  - B. Monthly Reports -- Finance Department: Transfer Report to April 21, 2021
  - C. Grant: Health Department – Acct. 3070-31000-59200-x-03383-2021; funding from State Department of Mental Health & Addiction Services (DMHAS) to implement the State's Academic Detailing for Opioid Safety Program -- \$19,000

- D. Grant: Health Department – Acct. 3043-31000-59200-x-00364-2021; vaccination equity grant for increased access to Covid-19 vaccine in partnership with Middlesex Health and Ministerial Health Alliance -- \$50,000
  - E. Board of Education – Acct. 2450-33000-59405-x-03025; miscellaneous grants -- \$1,573,105.23
  - F. Board of Education – Acct. 2450-33000-52183-x-x; cafeteria/food services grant -- \$62,604.20
- 15. Report to the Common Council: Mayor Florsheim**
- A. Arrigoni Bridge Project
  - B. 21<sup>st</sup> Century Bond, Including Update on Expenditures
- 16. Covid-19 & Vaccination Update: Health Department, Acting Director Kevin Elak**
- 17. Payment of all City bills when properly approved**
- 18. Resolutions, Ordinances, etc.**
- A. Approving the proposed FY 2021-2022 water billing schedule and the water use and meter charges
  - B. Approving that, since definitive information regarding FY 2021-2022 State aid allocations to the City of Middletown will likely not be known until the end of the Connecticut General Assembly's current legislative session on June 9, 2021, pursuant to the Governor's Executive Order 10E, Section 2(h), the City of Middletown's budget adoption date, which is prescribed by the Charter of the City of Middletown at Chapter VI ("Finance and Taxation"), Section 1 ("Budget"), is hereby altered, changing the FY2021-2022 budget adoption date from "no later than May 15<sup>th</sup>" to "no later than June 15<sup>th</sup>."
  - C. Approving that, as requested by the Arts & Culture Office, \$43,490.00 of the Art Support Services Grant (FY 20/21) be allocated for general operating support as follows: The Buttonwood Tree - \$15,000.00; Greater Middletown Chorale, Inc. - \$11,000.00; Greater Middletown Concert Assoc. - \$5,490.00; Oddfellows Playhouse - \$12,000.00; TOTAL \$43,490.00; and that any agency receiving an Arts & Culture Office grant award must comply with the City's matching fund ordinance.
  - D. Approving that the City of Middletown proudly accepts the position of co-sponsor for the *2021 Cruise Night on Main Street* along with the Central Business Bureau, a Division of the Middlesex Chamber of Commerce, and that this event be recognized as a special event and may be subject to applicable provisions of Chapter 218 ("Licensing and Peddling") of the Middletown Code of Ordinances; that the Common Council does request that the Police Department render all such assistance and support as may be required to ensure the public health and safety for this event; that the City of Middletown shall expend not more than \$10,000 for said event without further Council approval; and that the organization receiving funding from the City be requested to file a report to the City indicating the expenses and accomplishments for the City of Middletown.
  - E. Approving that, together with the Mayor, the Common Council congratulates the sponsoring organizations for organizing an excellent race event which attracts participants from throughout Connecticut; that the Common Council of the City of Middletown proudly accepts the position of Host Community and co-Sponsor of the *2021 Citizens Bank 5K Summer Fun Run* event along with Citizen's Bank, and Central Business Bureau, a Division of the Middlesex Chamber of Commerce; that the Common Council does request that the Departments of Public Works and Park and Recreation, Economic Development, Police, Fire, and Health render all such assistance and support as may be required to ensure the public health and safety of the many race participants

- and observers; that the costs and fees, including personnel and subsidiary expenses for the Showmobile, if any, cannot be waived; that the City of Middletown shall expend no more than \$5,000 for said event without further councilmanic approval; that the organization receiving funding from the City be requested to file a report to the City indicating the expenses and accomplishments for the City of Middletown; and that the Citizens Bank 5K Summer Fun Run is a special event, which may be subject to applicable provisions of Chapter 218 ("Licensing and Peddling") of the Middletown Code of Ordinances.
- F. Approving that Mayor Benjamin D. Florsheim be authorized to sign and submit an application to the State of Connecticut for a grant in the amount of \$6,500.00 in Local Capital Projects Improvement Program funds, for the cost of the work to repair the front steps of City Hall; and that a new line item be created in the Capital Improvement Plan entitled "City Hall Entrance Repair" in the amount of \$6,500.00.
- G. Approving that Mayor Benjamin D. Florsheim be authorized to sign and submit an application to the State of Connecticut for a grant in the amount of \$6,000.00 in Local Capital Projects Improvement Program funds, for the cost of the work to restore and renovate a total of nine (9) monuments at the Veteran Memorial Park; and; and that a new line item be created in the Capital Improvement Plan entitled "Vet's Park Monument Restoration" in the amount of \$6,000.00.
- H. Approving that the job description of Executive Assistant be reclassified to Executive Assistant/Office Supervisor – Mayor's Office, Maximus Salary Grade 11, (\$29.88 - \$44.77), 40 hours, Executive Non-Bargaining, and is hereby approved into the Maximus Classification Plan. The reclassification of this job description and salary for this position shall be effective upon adoption.
- I. **ORDINANCE:** Approving that Chapter 14 ("Boards, Committees and Commission"), Article VI ("Building Committees") of the *Code of Ordinances of the City of Middletown* be amended as to Section 14-23 "Appointments and Purpose", Section 124-24 ("Membership", and Section 14-25 ("Powers and Duties").
- J. **ORDINANCE:** Approving that Chapter 31 ("Departments"), Article VI ("Department of Planning Conservation and Development"), and Section 31-31 of the *Code of Ordinances of the City of Middletown* be revised, and the Department of Planning, Conservation and Development be eliminated.
- K. **ORDINANCE:** Approving that Chapter 31 ("Departments"), Article IX ("Parking Department"), Sections 31-35 to Section 31-38, inclusive, of the *Code of Ordinances of the City of Middletown* be revised, and the Parking Department be eliminated.
- L. **ORDINANCE:** Approving that Chapter 31 ("Departments"), Article XIV, Sections 31-49 to 31-51 be added to the *Code of Ordinances of the City of Middletown* to create the Department of Land Use.
- M. **ORDINANCE:** Approving that Chapter 31 ("Departments"), Article XIII, Sections 31-46 to 31-48 be added to the *Code of Ordinances of the City of Middletown* to create the Department of Economic and Community Development; and that the Arts and Culture Office and the Parking Department be added to said Department.
- N. **ORDINANCE:** Approving that Chapter 14 ("Boards, Committees and Commission"), Article V ("Commission on the Arts"), of the *Code of Ordinances of the City of Middletown* be revised as to Section 14-22 ("Merger of Office of Arts & Culture Into Office of the Mayor"), moving the Office of Arts and Culture from the Mayor's Office and it into the Department of Economic & Community Development.

- O. Approving the allocation of the CARES ACT CDBG (Community Development Block Grant) Funding to the following Middletown Small Business: Shear Perfection -- 5,000.00; McEwen Construction -- \$5,000.00; Hair by Alicia Russo -- \$5,000.00; Hybrid Entertainment -- \$5,000.00; Lan Chi Restaurant -- \$5,000.00; and that the Mayor is hereby authorized to execute all contractual paperwork necessary to facilitate the allocation of these Grants, subject to review and approval by the Office of General Counsel as to form and content.
- P. Approving that the Mayor is hereby authorized to sign all documents necessary for the purchase of the two parcels for future riverfront redevelopment purposes, 131 River Road and Parcel 1026 (Map/Lot 33-0038), subject to review and approval by the Office of General Counsel as to form and content, as follows:

Address:	Map / Lot	Vision ID	Acres	Value
River Road	Map 33, Lot 0038	1026	0.13 acres	
131 River Road	Map 33, Lot 0037	1023	0.16 acres	
			Totals: 0.29 acres	\$365,000

- Q. Approving that the Mayor is authorized to sign all documents necessary to implement the lease with Found Apparel, LLC, subject to review and approval by the office of General Counsel as to form and content, as follows:

Lease Year	Annual Gross Rent	Monthly Gross Rent
Year 1	\$ 19,500.00	\$ 1,625.00
Year 2	\$ 20,085.00	\$ 1,673.75
Year 3	\$ 20,687.55	\$ 1,723.96
Year 4	\$ 21,308.18	\$ 1,775.68
Year 5	\$ 21,947.42	\$ 1,828.95
Year 6	\$ 22,605.84	\$ 1,883.82
Year 7	\$ 23,284.02	\$ 1,940.33
Year 8	\$ 23,982.54	\$ 1,998.55
Year 9	\$ 24,702.02	\$ 2,058.50
Year 10	\$ 25,443.08	\$ 2,120.26

- R. Approving that the Mayor is authorized to sign all documents necessary to implement the lease with. 860 Brewing LLC, dba Forest City Brewing, subject to review and approval by the office of General Counsel as to form and content, as follows:

Lease Year	ANNUAL TOTAL	MONTHLY TOTAL
Year 1	\$ 10,000.00	\$ 833.33
Year 2	\$ 11,390.00	\$ 949.17
Year 3	\$ 12,791.70	\$ 1,065.98
Year 4	\$ 13,205.45	\$ 1,100.45
Year 5	\$ 13,631.61	\$ 1,135.97
Year 6	\$ 14,070.56	\$ 1,172.55
Year 7	\$ 14,522.68	\$ 1,210.22
Year 8	\$ 14,988.36	\$ 1,249.03
Year 9	\$ 15,968.01	\$ 1,330.67
Year 10	\$ 16,462.05	\$ 1,371.84

- S. Approving that the Mayor is authorized to sign all documents necessary to implement the lease with. Kiro Bespoke, LLC dba Bespoke Cider Works, subject to review and approval by the office of General Counsel as to form and content, as follows:

Lease Year	ANNUAL TOTAL	MONTHLY TOTAL
Year 1	\$ 12,000.00	\$ 1,000.00
Year 2	\$ 12,360.00	\$ 1,030.00
Year 3	\$ 12,730.80	\$ 1,060.90
Year 4	\$ 13,112.72	\$ 1,092.73
Year 5	\$ 13,506.11	\$ 1,125.51

- T. Approving that the Mayor is hereby authorized to sign all documents necessary to implement the lease with. Scatz Holy Smokez BBQ & Catering LLC, subject to review and approval by the office of General Counsel as to form and content, as follows:

Lease Year	ANNUAL TOTAL	MONTHLY TOTAL
Year 1	\$ 5,500.00	\$ 458.33
Year 2	\$ 5,665.00	\$ 472.08
Year 3	\$ 5,834.95	\$ 486.25
Year 4	\$ 6,010.00	\$ 500.83
Year 5	\$ 6,190.30	\$ 515.86
Year 6	\$ 6,376.01	\$ 531.33
Year 7	\$ 6,567.29	\$ 547.27
Year 8	\$ 6,764.31	\$ 563.69
Year 9	\$ 6,967.24	\$ 580.60
Year 10	\$ 7,176.25	\$ 598.02

**19. Mayor’s Appointments**

**20. Meeting Adjournment**