

The Town Council will meet in person. Due to the COVID-19 pandemic and in accordance with applicable Executive Orders by Governor Lamont, no public will be allowed to attend in person at this meeting. The Town Council invites the public to join the meeting by clicking on the following link or by phone. Please see the following information:

Meeting Link:

<https://townofberlin.my.webex.com/townofberlin.my/j.php?MTID=m743b22a878030b2350ba51fd60e76c5e>

Meeting Number: 132 663 7718

Password: Council (2686245 from phones and video systems)

Join by video system

Dial 1326637718@webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Join by phone

+1-408-418-9388 United States Toll

Access code: 132 663 7718

Password: Council (2686245 from phones and video systems)

TOWN OF BERLIN
TOWN COUNCIL MEETING
Tuesday, June 16, 2020
~~Town Council Chambers~~
Board of Education Conference Room
7:00 P.M.

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. AUDIENCE OF CITIZENS

E. MEETING AGENDA – Immediately Following the Audience of Citizens

F. CONSENT AGENDA:

1. Topic re: Approve a donation of \$200 from the Timberlin Lady Niners Club for the purchase of a tree in memory of Barbara Brochetti, Jean King and Nancy Benford. – Golf Course
2. Topic re: Approve a credit of \$437 to be applied to the purchase of Mr. Gonzales's 2021 Resident Senior Season Pass. – Golf Course

3. Topic re: Approve the refund of \$460.00 to Mr. Jerry Pangakis for his Senior Restricted Season Pass. This is due to a medical condition that will prevent him from playing golf in the future. – Golf Course
4. Topic re: Accept the donation of \$100.00 and appropriate the funds to the Police Peer Support Program Expenditure Account. – Police Department

G. PUBLIC HEARINGS

The Town Council of the Town of Berlin will meet at Berlin Board of Education, Conference Room, 238 Kensington Road, Berlin, CT on Tuesday, June 16, 2020, at 7:00 p.m. for the purpose of holding a public hearing on the following proposed Ordinance:

TAXATION AND FINANCE

Exemption of Property Leased to Charitable, Religious or Nonprofit Organizations (a) Pursuant to and subject to the requirements and terms of Connecticut General Statutes Section 12-81(58), any real or personal property leased to a charitable, religious or nonprofit organization, exempt from taxation for federal income tax purposes, provided such property is used exclusively for the purposes of such charitable, religious or nonprofit organization, shall be exempt from taxation by the municipality. (b) The exemption set forth in (a) hereof shall apply to the Grand List of October 1, 2019, and each Grand List thereafter. (c) Upon the cessation of any factor serving as a basis for the exemption, as determined by the Tax Assessor, the property owner shall be liable for the payment of municipal taxes on that portion of the property that was exempt from the date of such cessation, including a prorated share of the taxes for the tax year in which such cessation took place. Such liability shall attach to the property as a charge thereon.

Following the public hearing, the Town Council is expected to consider and act upon the ordinance.

H. NEW BUSINESS:

1. Topic re: Adopt the ordinance which allows exemption from taxation of real or personal property when the property is leased to a charitable, religious or nonprofit organization. – Town Manager
2. Topic re: Discussion on authorizing the Town Manager to extend the option agreement between the Town and the Berlin Housing Authority, currently set to expire on 7.31.2020, out to a date in November of 2020. – Housing Authority
3. Topic re: Approve a transfer of \$1,000 from Medical Services to Medical Supplies for purchasing supplies.

Waive the bidding procedure to increase the Purchase Order to McKesson Medical by \$4,000 for amount not to exceed \$14,000 to allow for purchasing medical supplies and medical services, since this is in the best interest of the town. – Visiting Nurses Association

4. Topic re: Approve the purchase of ten Dell laptops from Imperium Technology Group of Brookfield for \$21,186.20 using State contract #13PSX0280-MNWNC108AD. - Finance

5. Topic re: Accept the donation, of a computer module and the related supplies needed to create Identification cards for the Town of Berlin Fire Departments, the donation is worth \$4,505. – Fire Administrator
6. Topic re: Approve the changes for the Paid on Call Program. – Fire Administrator
7. Topic re: Approve the purchase of auto parts and supplies using the Source Well Contract (062916-GPC) from N.A.P.A. Auto Parts for an amount not to exceed \$30,000.

Approve the purchase of auto parts and supplies using the above U.S. Communities Contract from Advanced Auto for an amount not to exceed \$15,000.

Waive the Town's bidding procedures, and to approve the purchase of auto parts and supplies from Fleet Pride for an amount not to exceed \$20,000, since this is in the best interest of the town.

Approve the purchase of auto parts and supplies using the above State of Connecticut Department of Administrative Services Contract # 16PSX0069 from Tasca Ford for an amount not to exceed \$30,000.

Waive the Town's bidding procedures, and to approve the purchase of auto parts and supplies from Monaco Ford for an amount not to exceed \$10,000, since this is in the best interest of the town.

Waive the Town's bidding procedures, and to approve the purchase of auto parts and supplies from Rock Auto for an amount not to exceed \$10,000, since this is in the best interest of the town. – Municipal Garage

8. Topic re: Approve an increase to Purchase Order 200446 for Daikin Applied up to \$60,000 for additional maintenance, testing, cleaning and repairs of the Berlin High School Chillers utilizing OMNIA partners contract R150505. - Facilities
9. Topic re: Authorize the Town Manager to increase the purchase orders for FY 20-21 for sole source service provider Automated Building Systems, of Glastonbury Connecticut, in the amount not to exceed \$50,000, collectively. - Facilities
10. Topic re: Waive the Town's Bidding Procedures and approve issuing Purchase Orders in an amount not to exceed \$25,000 for each of the following vendors: F.W. Webb; Electrical Wholesalers; Filter Sales & Service; MC Management; Tull Bothers; John Boyle; Swan Associates; Hajoca (New Britain Plumbing), New England Industrial; K & S Distributors and C & C Custodial as this is in the best interest of the town. - Facilities
11. Topic re: Waive the Town's Bidding Procedures and approve issuing Purchase Orders in an amount not to exceed \$25,000 for each of the following vendors: F.W. Webb; Electrical Wholesalers; Filter Sales & Service; MC Management; Tull Bothers; John Boyle; Swan Associates; and Hajoca (New Britain Plumbing), as this is in the best interest of the town. – Facilities
12. Topic re: Waive the Town's Bidding Procedures and approve issuing Purchase Orders in an amount not to exceed \$25,000 for each of the following Contractors; ClearWater Industries; WaterOne Tech; Landry Communications; Drain Dr.; Associated Security; Security 101; Johnson Controls; Trane

US.; Automated Building Systems; Calvert Safe & Lock; Stanley Access Technology; Daikin Applied; Hussey Advantage; Swan Associates; Encore; Kone Elevator; Tull Bros; and Carrier and as this is in the best interest of the Town. - Facilities

13. Topic re: Waive the Town's Bidding Procedures and approve issuing Purchase Orders in an amount not to exceed \$25,000 for each of the following Contractors; ClearWater Industries; WaterOne Tech; Landry Communications; Drain Dr.; Associated Security; Security 101; Johnson Controls; Trane US.; Tull Bros.; Calvert Safe & Lock; Stanley Access Technology; Hussey Advantage; Swan Associates; Kone Elevator; Daiken Applied, and Horton Electric, as this is in the best interest of the Town. – Facilities
14. Topic re: Utilize State of Connecticut DAS Contract No. 17PSX0002 and approve Fee Proposal No.131141.2 from Security 101, Advanced Security Integration LLC, of Plainville, CT. for an amount not to exceed \$92,331.47. - Facilities
15. Topic re: Authorize the Town Manager to enter into an amendment to the Town's contract with Newport Realty Group LLC regarding the sale of 861, 889, 903 and 913 Farmington Avenue to modify the Seller contingency regarding Buyer financing, to eliminate the requirement that the Town remove slabs for 889 Farmington Avenue, to define the sharing arrangement for off-site costs, to provide a easements on two parts of 889 Farmington Avenue at the time of the phase 1 closing, to allow the filing of an ELUR on 861 Farmington Avenue either before or after closing and to provide Town indemnification of Newport with respect to third party claims relating to groundwater issues on 861 Farmington Avenue at the time of the phase 1 closing, subject to review and approval of the amendment by Corporation Counsel. – Economic Development
16. Topic re: Authorize the Town Manager to enter into agreements to grant easements on a portion of 889 Farmington Avenue to the properties at 861 and 873 Farmington Avenue, subject to review and approval of Corporation Counsel. – Economic Development
17. Topic re: Award the contract for construction of a Boulevard from Farmington Avenue to the Berlin Train Station to the low bidder, Guerrera Construction Company of Oxford, Connecticut in the amount of \$1,194,692.50 and to authorize the Town Manager to enter into a contract with Guerrera Construction Company and to enter into change orders not to exceed \$26,956.50, subject to review and approval of Corporation Counsel and to sale to Newport of 861, 903 and 913 Farmington Avenue for \$470,000 plus a shared cost contribution for off-site work of \$179,000, the granting of an encroachment permit from the Connecticut Department of Transportation (CTDOT) and an agreement from the Connecticut Department of Transportation to grant the Town rights to construct the portion of the Boulevard that will be on a parcel that connects to the Train Station parking lot and is owned by CTDOT said contract and change orders to be funded from the following accounts and sources, a portion of the proceeds of the sale 861, 903 and 903 Farmington Avenue (\$399,000), Newport net shared cost contribution (\$179,000), STEAP Blvd at the Berlin Train Station account (\$360,000), TOD Property Acquisition account (\$245,397) and STEAP Downtown Sidewalks account (\$38,252).

Authorize the Town Manager to enter into an amendment to the contract with WMC Consulting Engineers to increase the scope to add \$71,000 in additional construction administration services to

be funded by a portion of the proceeds of the sale 861, 903 and 913 Farmington Avenue (\$71,000). – Economic Development

18. Topic re: Authorize the Town Manager to enter into two contract amendments with Alta Environmental one in the amount of \$12,500 for work on a verification report to be funded by AIG and paid from the insurance account and the second in the amount of \$5,300 for groundwater monitoring and reports to be funded from the Monitoring – Newman Property account. – Economic Development
19. Topic re: Affirm prior support proposals from the Prudence Crandall Center for the 2020 Connecticut Neighborhood Assistance Act (NAA) Tax Credit Program. – Town Manager

I. APPOINTMENTS:

1. **Berlin-Peck Memorial Library Board – Vacancy** – Replacement term would be until January 31, 2022. Can be filled with a D, R or U.
2. **Board of Ethics – Vacancy** – New term would be until January 31, 2023. Can be filled with a D, R or U.
3. **Board of Ethics – Vacancy** – New term would be until January 31, 2023. Can be filled with a D, R or U.
4. **Board of Ethics – Alternate – Vacancy** - New term would be until January 31, 2022. Can be filled with a D, R or U.
5. **Board of Ethics – Alternate – Vacancy** - New term would be until January 31, 2023. Can only be filled with depends on what party affiliation is filled on the above alternate appointment
6. **Constables** – Seven Constables are to be appointed, not more than four of whom shall be of the same political party. Their term expires when a new Town Council is elected, and new appointments were made at the Council’s second regularly scheduled meeting. The current Constables are as follows: John Baccaro (D), Paul N. Eshoo (R), John Kozak (R). Bob Zipadelli (D) and **three (3) vacancies**.
7. **Inland Wetlands & Water Courses Commission – Alternate - Vacancy** – New term would be until January 31, 2023. Can be filled with a D, R or U.
8. **Inland Wetlands & Water Courses Commission – Alternate – Vacancy** – New term would be until January 31, 2023. Can be filled with depends on the above Alternate appointment.
9. **Plainville Area Cable Television Advisory Council (PACTAC) – Vacancy** – New term would expire on June 30, 2021. Can be filled with a D, R or U.

- 10. Plainville Area Cable Television Advisory Council (PACTAC) – Vacancy** – New term would expire on June 30, 2021. Can be filled with depends on the above appointment. There are only two members from Berlin for this board.
- 11. Planning & Zoning Commission – Alternate – Vacancy** – Replacement term would be until January 31, 2021. Can be filled with a D, R or U.
- 12. Planning & Zoning Commission – Alternate – Vacancy** - Replacement term would be until January 31, 2024. Can be filled with a D, R or U.
- 13. Public Building Commission – Vacancy** - New term would be until January 31, 2025. Can be filled with a D, R or U.
- 14. VNA – Vacancy** - Replacement term would be until January 31, 2022. Can be filled with a D, R or U.
- 15. VNA – Vacancy** - Replacement term would be until January 31, 2023. Can be filled with a D, R or U.
- 16. VNA – Vacancy** - Replacement term would be until January 31, 2023. Can be filled with a D, R or U.
- 17. VNA – Vacancy** - Replacement term would be until January 31, 2023. Can be filled with a D, R or U.
- 18. VNA – Vacancy** - Replacement term would be until January 31, 2023. Can be filled with a D, R or U.
- 19. Water Control Commission – Alternate – Vacancy** -New term would be until January 31, 2023. Can only be filled with a D or U.
- 20. Youth Services Advisory Board – Vacancy - Service Consumer** – New term would be until January 31, 2023.

J. TOWN MANAGER’S REPORT:

K. SPECIAL COMMITTEE REPORTS:

L. COUNCILORS’ COMMUNICATION:

M. ACCEPTANCE OF MINUTES: June 2, 2020

N. EXECUTIVE SESSION:

1. Pending Litigations – C.G.S.S. Sec. 1-200 (6) (B) strategy and negotiations with respect to pending claims or pending litigation – Rio Vista

2. Personnel Matters – Conn. General State Statute Sec. 1-200 (6) (A) concerning the appointment, employment, performance, evaluation of a public employee – Town Manager

O. ADJOURNMENT