

Agenda Item No. 10

Request for Town Council Action

TO: The Honorable Mayor and Town Council

FROM: Ryan Curley, Town Manager *RC*

DATE: May 5, 2025

SUBJECT: Approval for Site Work at Berlin High School for the Full-Day Pre-K Program

Summary of Agenda Item:

The Berlin Public Schools is expanding the current Pre-K program to a tuition-based full-day program for the upcoming school year (September 2025). Currently, the program operates solely at Willard Elementary School (4) classrooms, (2) half-day sections/day.

The full-day program requires an additional Pre-K classroom and the district has determined that the child development classroom at Berlin High School will serve as the fifth classroom. This classroom requires minimal modifications within the building; however, it will require changes to the exterior to include a fenced-in outdoor recreation area.

In the fall of 2024 Earth Contractors issued an estimate to provide a safe and level area for the Pre-K program. The project includes removal of tree stumps, a block retaining wall, grading and removal of extra fill, and installation of proper drainage, play safe mulch, and fencing. The Board of Education staff will continue to work with the Town's Facility, Planning and Zoning, Public Works and Grounds Departments throughout the duration of this project.

The Board of Education received \$50,000 from the Community Foundation of Greater New Britain to fund the cost of the outdoor play area, and is seeking council approval to utilize the on-call vendor list to provide site modifications for the school sponsored program.

Funding:

00707.61.20.3250.5000.50.3301.00 Other Purchased Services (BOE Grants)

Action Needed:

Move to waive the Town's bidding procedures and utilize the on-call vendor list and approve a purchase order to Earth Contractors in the amount of \$50,000 the site work needed for the Berlin Public Schools full-day Pre-K program.

Attachments:

Earth Contractors Proposal

Proposed Area

Certification of Sufficiency of Funds

Prepared By:

Ashley Dorsey, Director of Finance & Operations, Board of Education





EARTH CONTRACTORS

445 Southington Road, Kensington, CT 06037 • (860) 828-1677

October 7, 2024

Proposal

Client: Town of Berlin

At: Berlin High School
Berlin, Connecticut

Description of Work: Outdoor play ground for early development classes

Specifications:

- Remove stumps
- Block Retaining wall
- Grade and remove extra fill
- Install drainage
- Install 1' of play safe mulch
- Install fence

The intention is to provide a safe and level area for the kids participating in the early childhood daycare program. This area shall be in front of the A gym entrance and next to the recent addition. The area would receive a retaining wall on two sides to level area out. A small yard drain would be added to drain the area of water. The area will have the stumps removed and graded level. Play safe mulch will be added to a depth of 1 foot. We will then add a fence around the area. Pricing for both fence and mulch were developed from unit pricing that the town currently pays.

I would put a budgetary price of \$45-\$50,000.00

**The client will be held responsible for any additional charges incurred by his/herself, the owner, the builder or the town for any deviation from the above specifications. Further, additional charges will be made for additional fill, extra sand and/or gravel, blasting or removal of rocks or portion thereof, larger than one cubic yard, additional clearing or grading, dewatering as deemed necessary, relocation of any utilities, town-required police for traffic control, and the removal and/or trucking of unsuitable material or fill, this includes loading and/or spreading of material not included in above specifications.*

Authorized

Date: 9/19/24

Signature: _____

Contractor _____





Berlin Board of Education
CERTIFICATION OF SUFFICIENCY OF FUNDS
(Sec. 6-10-2 of the Town Charter)

DATE 2-May-25

Purchase Item or Contract: Schools		Requested by: A. Dorsey	
QUANTITY	DESCRIPTION	PRICE PER UNIT	\$ AMOUNT
1	Site Modifications to BHS for BPS Pre-K Play Area	\$50,000.00	\$50,000.00
TOTAL			\$50,000.00

Account No. 00707.61.20.3250.5000.50.3301.00

Budgeted Amount.....	\$50,000.00	Available balance.....	\$50,000.00
Encumbrances to Date.....	\$0.00	Amount Needed for This Package.....	\$50,000.00
Expenditures to Date.....	\$0.00	Available Balance After Purchase.....	\$0.00

Is a budget change needed? ☐ Yes ☒ No

If so, has a budget change been prepared? ☐ Yes ☐ No

☒ I certify that there ARE sufficient funds available to support the purchase of the items described above.

or:

Ashley L. Dorsey
Director of Finance and Operations

☐ I certify that a budget change in the amount of \$ _____ must be processed concurrently with this certification to support this commitment.

Director of Finance and Operations



OVERALL 1ST FLOOR PLAN



TO: The Honorable Mayor and Town Council

FROM: Ryan Curley, Town Manager *RC*

DATE: May 6, 2025

SUBJECT: Willard School Original Student Restroom Repairs

Summary of Agenda Item:

The original sanitary and domestic piping within the two student restrooms in the original section of Emma Hart Willard School has begun to deteriorate and leak. Temporary repairs have been done over the years to maintain service and operations but are now at a point where the concrete slab must be excavated, and substantial repairs and associated work must be performed to maintain operations. The project was developed during the fiscal year 2026 capital planning process with funding allocated through the Berlin High School Renovation Project Reimbursement Funds. Due to the timing needed to complete the repairs during the 2025 summer recess in the school and a limited budget, a design build repair approach and scope was developed between Town Staff and On -Call Contractors utilizing all existing conditions information available to address and repair all deficiencies in a phased approach. The scope and budget will not encompass full demolition and renovations of the 2 restrooms but will address the piping deficiencies and include some fixture and flooring replacements. This will allow for additional remodeling renovations to occur when additional funding becomes available. On-Call Contractor Aresco Construction of Middletown, CT has provided a prevailing wage estimate for an amount not to exceed \$71,000 which includes adding option 1 for their construction portion of the project. On -Call Contractor Central Mechanical Services of Cromwell, CT has provided a prevailing wage estimate for an amount not to exceed \$78,000 for their plumbing portion of the project. Both Contractors will work together with Town Staff to perform the work over the summer of 2025 during school recess.

Funding:

500.35.3561.0.54000.00359

Action Needed:

Move to approve quote letter from on- call contractor Aresco Construction of Middletown, CT for an amount not to exceed \$71,000 for related construction work and repairs within the original two student restrooms at Willard School which includes prevailing wage.

Move to approve the quote from on -call contractor and State Contractor Central Mechanical Services of Cromwell, CT for an amount not to exceed \$78,000 for related plumbing work within the original two student restrooms at Willard School which includes prevailing wage.

Attachments:

Original Student Restroom Photos
Aresco Construction Quote Letter
Central Mechanical Services Quote
Certificate of Sufficiency of Funds

Prepared By:

Douglas Solek, Director of Facilities















General Contractors

M.A. & M., Inc.
dba **ARESCO**
CONSTRUCTION
COMPANY

175 North Main Street
Middletown, CT 06457
Phone (860) 346-6621
Fax (860) 344-8236

May 5, 2025

Mr. Doug Solek
Director of Facilities
Town of Berlin
#11 Town Farm Lane
Berlin, CT 06037

Re: Berlin Willard School Bathroom Work Revised

Dear Mr. Solek:

The following is our budget cost for the bathroom work we reviewed on site this week. Our cost includes demo slab in janitor closet and bathrooms for new plumbing work, excavate and backfill, prep and pour concrete. We will open and patch block walls as needed to assist the plumber. We will remove and reinstall toilet partitions. We will patch floor tile in affected areas as necessary (men's room along entire urinal wall approx. 24" wide. New 4" ceramic tile will be installed 4 feet tall on toilet wall in both bathrooms. In the women's room we will install a new 4" wall floor to ceiling with 4" ceramic tile up to 4 feet tall and paint remaining wall to ceiling at the new sink area. We will remove and replace the entire tile floor with new 2x2 ceramic tile. Cost includes floor protection in hallway and air filter during demolition work.

Cost	\$62,000
------	----------

Add Option 1 - Remove all floor tile men's bathroom and install new 2x2 tile.


Cost	\$9,000
------	---------

Add Option 2 - Paint wall above glazed block and door frames in both bathrooms

Cost	\$4,800
------	---------

All work will be done on a not to exceed basis per scope above. As discussed, there are some unknowns such as concrete thickness, depth of existing piping for excavation, etc. Any savings will be passed back to the owner. All costs include prevailing wages.

Sincerely,


Joseph D. Aresco
President

Central Mechanical Services, Inc

11 Progress Drive
Cromwell, CT 06416

Voice: 860-632-5500
Fax: 860-632-5544

QUOTATION

Quote Number: 5500
Quote Date: May 6, 2025
Page: 1

Quoted To:

TOWN OF BERLIN MAINTENANCE
TOWN OF BERLIN BUILDING MAINTENANCE
11 TOWN FARM LANE
Berlin, CT 06037

TOWN OF BERLIN MAINTENANCE
TOWN OF BERLIN BUILDING MAINTENANCE
11 TOWN FARM LANE
Berlin, CT 06037

Customer ID	Good Thru	Payment Terms	Sales Rep
TOWN OF BERLIN	6/5/25	Net 30 Days	080-WMadey, Jr

Quantity	Item	Description	Unit Price	Amount
		Willard Bathroom renovation		
		Scope:		
		-Labor and material to install new sanitary drainage in boys and girls bathroom and janitors closet.		
		-Boys bathroom sinks, water, and drainage to remain.		
		-Remove and replace 8 toilets, 5 urinals(re-install 4), 4 sinks, 2 floor drains, and 1 janitor sink.		
		-Replace domestic water to nearest feasible connection point within bathroom.		
		-Abandon underground drainage where feasible and install carriers for new toilets and urinals to bring drainage above ground.		
		-Saw cutting, wall openings, excavation, partitions, and carpentry are all by others.		
		-Prevailing wage applies.		
1.00	LABOR AND MATERIAL	NOT TO EXCEED	78,000.00	78,000.00

Subtotal	78,000.00
Sales Tax	
TOTAL	78,000.00



TOWN OF BERLIN

CERTIFICATION OF SUFFICIENCY OF FUNDS

(Sec. 6-10-2 of the Town Charter)

DATE 8-May-25

Purchase Item or Contract:		Requested by:	
QUANTITY	DESCRIPTION	PRICE PER UNIT	\$ AMOUNT
1.00	Willard School Restroom Renovation- Aresco Construction	\$71,000.00	\$71,000.00
1.00	Willard School Restroom Renovation- State Contractor Central Mechanical Services of Cromwell	\$78,000.00	78,000.00
			-
			-
			-
			-
TOTAL			\$149,000.00

Account No. 500.35.3561.0.54000.00359

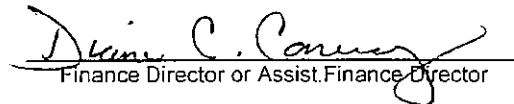
Budgeted Amount.....	\$150,000.00	Available balance.....	\$150,000.00
Encumbrances to Date.....	\$0.00	Amount Needed for This Package.....	\$149,000.00
Expenditures to Date.....	\$0.00	Available Balance After Purchase.....	\$1,000.00

Is a budget change needed? ☐ Yes ☒ No

If so, has a budget change been prepared? ☐ Yes ☐ No

☒ I certify that there ARE sufficient funds available to support the purchase of the items described above.

or:


Finance Director or Assist. Finance Director

☐ I certify that a budget change in the amount of \$_____ must be processed concurrently with this certification to support this commitment.

Finance Director or Assist. Finance Director

Agenda Item No. 12
Request for Town Council Action

TO: The Honorable Mayor and Town Council
FROM: Ryan Curley, Town Manager *RC*
DATE: May 12, 2025
SUBJECT: Sage Park Softball and Baseball Field Lighting Upgrades

Summary of Agenda Item:

The softball and baseball field lights at the Sage Park Complex are close to 30 years old and are due for an upgrade due to maintenance and performance factors. Several LED upgrade options were reviewed and submitted to the PBC for review and recommendations. At the PBC meeting on May 8, 2025, the decision and recommendation to proceed with the quote received from Musco Sports Lighting of Oskaloosa, IA in the amount of \$292,000 was approved, utilizing Sourcewell Contract No. 041123-MSL. A 10 percent project contingency is requested bringing the total project cost to an amount not to exceed \$321,200. The project will be submitted to Eversource for review with the intent of the Town being eligible to qualify for any potential incentives and rebates. Project funding was provided from the Berlin High School Renovation Reimbursement for Phase 1 of the Sage Park Field Lighting Upgrades which include the Softball and Baseball Fields. Once these fields are completed, any current project funding balance will remain in the project account to be utilized in the second phase, which will include the LED field lighting upgrades at the football field, which is the third and final field at the Sage Park Complex to be funded in future budgets.

Funding:

500.20.2038.0.54000.00378

Action Needed:

Move to approve the proposal received by Musco Sports Lighting of Oskaloosa, IA for an amount not to exceed \$321,000 utilizing Sourcewell Contract No. 041123-MSL which includes a 10 percent project contingency and as reviewed and approved by the PBC for the LED Lighting Upgrades at the Sage Park Softball and Baseball Fields.

Attachments:

Musco Quote and Checklist
Musco Supporting Documentation and References
Certificate of Sufficiency of Funds

Prepared By:

Douglas Solek, Director of Facilities



Quote

May 5, 2025

Sage Park Baseball and Softball
Berlin, Connecticut

Sourcewell

Master Project: 199030, Contract Number: 041123-MSL, Expiration: 06/16/2027

Category: Sports lighting with related supplies and services

Quotation Price – Materials Delivered to Job Site and Installation

Baseball and Softball Fields - \$292,000.00

Sales tax and bonding are excluded.

SportsCluster® system with Total Light Control – TLC for LED™ technology

Guaranteed Lighting Performance

- Guaranteed light levels
- BallTracker® technology – targeted light, optimizing visibility of the ball in play with no glare in the players typical line-of-sight

System Description

- Factory wired poletop luminaire assemblies
- Factory aimed and assembled luminaires, including BallTracker® luminaires
- Factory wired and tested remote electrical component enclosures
- Pole length, factory assembled wire harnesses
- Mounting hardware for poletop and electrical components enclosures

Operation and Warranty Services

- Product assurance and warranty program that covers materials and onsite labor, eliminating 100% of your maintenance costs for 10 years

Notes

Quote is based on:

- Shipment of entire project together to one location
- The owner is responsible for the structural integrity of the existing poles
- 8 pole Softball and 6 pole Baseball

Payment Terms

Musco's Credit Department will provide payment terms. Email or fax a copy of the Purchase Order to Musco Sports Lighting, LLC:

Musco Sports Lighting, LLC
Attn: Amanda Hudnut
Fax: 800-374-6402
Email: musco.contracts@musco.com



Quote

All purchase orders should note the following:

Sourcewell purchase – contract number: 041123-MSL

Customer Responsibilities:

1. Access to site for construction utilizing standard 2-wheel drive rubber tire equipment.
2. Locate existing underground utilities not covered by your local utilities. (i.e. water lines, electrical lines, irrigation systems, and sprinkler heads). Musco or Subcontractor will not be responsible for repairs to unmarked utilities. CBYD does not cover private utilities.
3. Locate and mark field reference points per Musco supplied layout. (i.e. home plate)
4. Pay any power company fees and requirements.
5. Pay, or waive, all permitting fees
6. Provide area on site for dumpsters
7. Responsible for structural integrity of existing steel poles

Musco Responsibilities:

1. Provide required electrical enclosures, luminaires, wire harnesses, and control cabinets
2. Provide layout of pole locations and aiming diagram
3. Provide Project Management as required
4. Assist our installing subcontractor and ensure our responsibilities are satisfied

Subcontractor Responsibilities

1. Obtain any required permitting.
2. Contact your local CBYD for locating public utilities and confirm they are clearly marked.
3. Contact the facility owner/manager to confirm the existing private underground utilities and irrigation systems have been located and are clearly marked to avoid damage from construction equipment. Notify owner and repair damage to marked utilities. Notify owner and Musco regarding damage which occurred to unmarked utilities. CBYD does not cover private utilities.
4. Provide labor, equipment, and materials to offload equipment at jobsite.
5. Provide storage containers for material, (electrical components enclosures), as needed.
6. Provide necessary waste disposal and daily cleanup.
7. Provide adequate security to protect Musco delivered products from theft, vandalism or damage during the installation.
8. Keep all heavy equipment off playing fields. Repair damage to grounds which exceeds that which would be expected. Indentations caused by heavy equipment traveling over dry ground would be an example of expected damage. Ruts and sod damage caused by equipment traveling over wet grounds is an example of damage requiring repair.
9. Provide startup and aiming as required to provide fully operating sports lighting system.



Quote

10. Installation to commence upon delivery and proceed without interruption until complete.
Notify Musco immediately of any breaks in schedule or delays.

CODE OF CONDUCT

In order to maintain a high-quality job site and installation, Subcontractor represents to Musco that it has the supervision necessary to, and shall train, manage, supervise, monitor, and inspect the activities of its employees for the purpose of enforcing compliance with these safety requirements.

Subcontractor acknowledges that Musco does not undertake any duty toward Subcontractor's employees to train, manage, supervise, monitor, and inspect their work activities for the purpose of enforcing compliance with these safety requirements, but Subcontractor agrees to abide by any reasonable recommendations made by Musco or Musco representatives with respect to safety.

Subcontractor agrees that it is or will be familiar with and shall abide by the safety rules and regulations of Musco and the Owner, including, but not limited to the Occupational Safety and Health Act of 1970 (OSHA), all rules and regulations established pursuant thereto, and all amendments and supplements thereto.

Subcontractor further agrees to require all its employees, subcontractors, and suppliers to comply with these requirements. Subcontractor shall also observe and comply with all laws with respect to environmental protection applicable to the Project.

Subcontractor shall require all its subcontractors, employees, visitors, suppliers, and agents under its direction to comply with the following:

1. GENERAL JOBSITE SAFETY AND CLEANLINESS.
 - a. Subcontractor's employees and agents shall be required to wear appropriate personal protective equipment including, but not limited to, safety glasses with side shields, work shoes, fall protection devices, and hard hats.
 - b. Where a walking or working surface has an unprotected side or edge which is six feet or more above a lower level, Subcontractor shall use guardrail systems, safety net systems, or personal fall arrest systems.
 - c. Jobsite shall be kept free of debris including, but not limited to, cardboard and packing materials which can become windborne.
 - d. Construction equipment shall be parked during non-use in an orderly fashion so as not to create inconvenience to others using the jobsite.
 - e. Subcontractor shall provide for and ensure the use of safety equipment for the Project in accordance with Musco's and Owner's safety requirements, to the extent these may be stricter



Quote

than federal, state, or local standards, or generally recognized industry applicable standards.

- f. Subcontractor shall provide the Musco project manager with an "Emergency List" showing Subcontractor's designated medical doctor, hospital, insurance company, and any other health service providers, such list to be updated within 24 hours of any change.
 - g. Within eight (8) hours from the time of an accident (or such shorter period as laws may require), Subcontractor shall advise Musco of any accident resulting in injury to any person or damage to any equipment or facility. Upon request, Subcontractor shall promptly furnish Musco with a written report of any such accident as well as a copy of all insurance and worker's compensation claims involving the Project.
 - h. The subcontractor shall maintain and inspect all construction equipment, including cranes and other lifting equipment, prior to each use. The subcontractor warrants that all equipment operators shall be qualified for each piece of construction equipment they intend to operate. Documentation of specific training is the responsibility of the Subcontractor.
 - i. Jobsite shall be policed daily for compliance with the above conditions.
 - j. Subcontractor's employees and agents are prohibited from using drugs and alcohol on the Project property or being under the influence of alcohol or drugs while performing work on the Project. Anyone observed participating in or observed under the influence will be removed from the immediately and prohibited from returning, with no exceptions.
 - k. Conform to COVID protocols
2. CONFORMANCE TO STANDARD MUSCO INSTALLATION GUIDELINES.
- a. Review and understand installation instructions.
 - b. Education of personnel for highest efficiency and lowest possibility of failure.
 - c. Verify that components have been assembled per Musco installation instructions.
3. PROVIDING A QUALITY INSTALLATION TEAM.
- a. A subcontractor's work directly reflects the quality of the installation and may indirectly relate to the quality of the product upon which Musco's reputation is built.
 - b. Provide and maintain quality installation equipment. Records of maintenance and/or calibration shall be provided upon request.
 - c. Shall be knowledgeable in operation of equipment and installation of Musco product.
 - d. Subcontractor personnel shall understand the relationship developed by and between Subcontractor and Musco, also by and between Musco and the customer, and act accordingly.

Thank you for considering Musco for your lighting needs.

Mike Mahoney

Phone: 860-453-4325

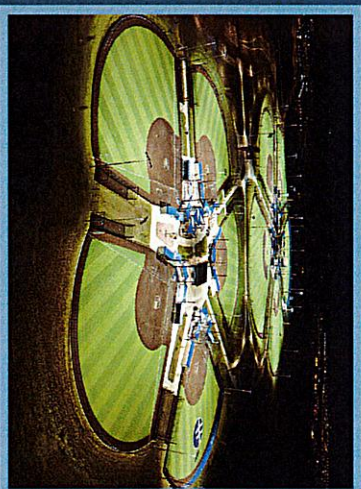
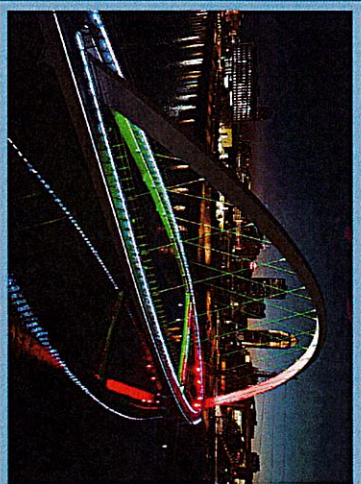
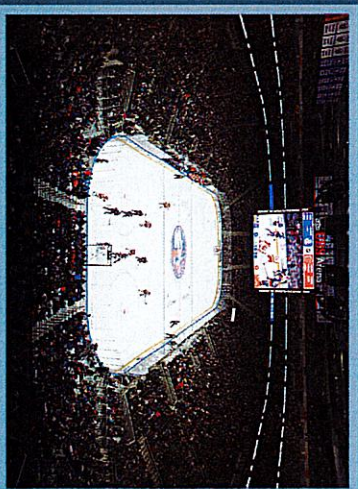
E-mail: Mike.Mahoney@Musco.com





Sports Lighting Retrofit Checklist

Values	Musco	Others
New crossarms	✓	
New wire harnesses	✓	
Reduced stress on structures	✓	
10-year warranty parts and labor	✓	
Guaranteed light levels	✓	
Field verified pole heights	✓	
Quantity of light meets standard	✓	
Uniformity meets standard	✓	
Made in America	✓	
Readily available parts and service	✓	
Remote drivers and surge protection	✓	
Glare control	✓	
Playability	✓	
Factory aimed	✓	
Hundreds of CT LED sports installations	✓	



Sage Park BB SB SCR

Berlin, CT



Sales Representative: M. Mahoney · Designed By: J. Danielson · Design No.: 123718 · April 28, 2025

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Sage Park BB SB SCR
Berlin, CT

LIGHTING SYSTEM

Structure/Fixture Summary

Structure ID	Structure Height	Fix. Attachment Ht.	Fixture Qty	Fixture Type	Load	Circuit
A1 A2	70'	70'	4	TTC LED 1200	4.68 kW	A
A1 A4	50'	50'	2	TTC-BT-575	0.57 kW	A
01 02	80'	80'	1	TTC-LED-1200	2.34 kW	B
B1 B4	50'	50'	4	TTC-LED-1200	0.57 kW	A
C1 C2	70'	70'	3	TTC-LED-1200	1.17 kW	A
C3 C4	50'	50'	2	TTC-BT-575	0.57 kW	A
D1 D2	50'	50'	2	TTC-LED-1200	2.34 kW	B
14			64	TTC-LED-1200	69.20 kW	B

Circuit Summary

Circuit	Description	Load	Fixture Qty
A	Backhall	41.20 kW	36
B	Southall	28.00 kW	28

Fixture Type Summary

Type	Circuit	Source	Wattage	Lumens	L90	L80	L70	Quantity
TTC-BT-575	A	LED 5700K - 75 CRI	575W	52,000	>120,000	>120,000	>120,000	8
TTC-BT-575	B	LED 5700K - 75 CRI	575W	52,000	>120,000	>120,000	>120,000	8
TTC-LED-1200	A	LED 5700K - 75 CRI	1170W	150,000	>120,000	>120,000	>120,000	12
TTC-LED-1200	B	LED 5700K - 75 CRI	1170W	150,000	>120,000	>120,000	>120,000	20
TTC-LED-1500	A	LED 5700K - 75 CRI	1810W	181,000	>120,000	>120,000	>120,000	16

Single Fixture Amperage Draw Chart

Driver Specifications (30 min power factor)		Line Amperage Per Fixture (max draw)							
Single Phase Voltage		208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	380 (60)	480 (60)	
TTC-LED-1500	TTC-LED-1500	6.4	6.5	6.0	5.2	4.2	3.8	3.0	1.5
TTC-LED-1200	TTC-LED-1200	3.3	3.2	2.9	2.5	2.0	1.8	1.5	
TTC-BT-575	TTC-BT-575								

Light Level Summary

Calculation Grid Summary

Grid Name	Calculation Metric	Ave	Min	Illumination Ave	Max/Min	Avg/Min	Circuits	Fixture Qty
Backhall (Footcandle)	Horizontal Illuminance	51.69	34	64	1.72	1.39	A	36
Backhall (Footcandle)	Horizontal Illuminance	30.67	21	40	1.88	1.42	B	36
Southall (Footcandle)	Horizontal Illuminance	50.49	33	63	1.90	1.53	B	28
Southall (Footcandle)	Horizontal Illuminance	34.25	23	55	2.43	1.57	B	28



Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

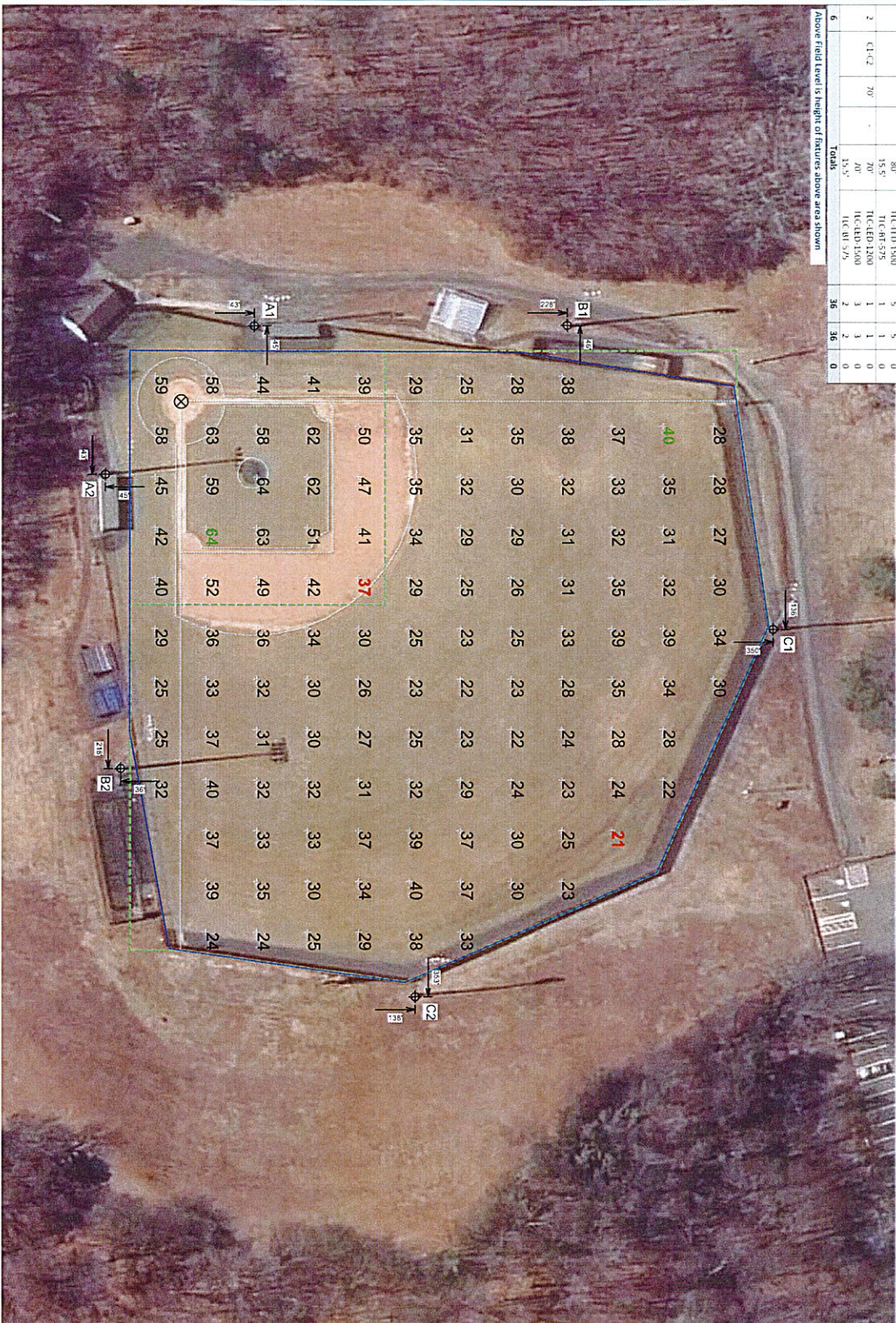
Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% located within 3 feet (1m) of design locations.

Structure	Fixtures
-----------	----------

QTY	SOLICITEUR	N° de SALE	DATE d'expiration	FRACTION du total	FRACTION du total	PARTICULARITES	
						support	type de cartes
2	At-62	05	-	15.5	11C B1 >5	4	1
2	01 B2	80	80	80	11C B10 1240	1	0
				15.5	11C B10 1540	5	0
				15.5	11C B10 1540	1	0
2	CL-62	70	70	70	11C-ED 1240	1	0
				15.5	11C-ED 1540	3	0
				15.5	11C B1 >5	2	0
Totals						36	0

Above field level is height of fixtures above area shown



Berlin, CT

Name: Baseball

Size: Irregular 328'/396'/326'
Spacing: 30.0' x 30.0'
Height: 3.0' above grade

MAINTAINED HORIZONTAL FOOTCANDLE

	Fixed	Variable	Cost/Unit
Guaranteed Average:	50	30	
Scan Average:	51.69	30.57	
Minimum:	30	30	
Maximum:	37	37	
Avg./Min:	1.39	1.37	
Guaranteed Max/Min:	2	2.5	
Max/Min:	1.72	1.88	
UG (polls/nb):	1.51	1.58	
CU:	0.76		
No. of Points:	25	101	

FIXTURE INFORMATION

Applied Circuits: A

No. of Figures: 36

Total load: 41.20 MW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume $\pm 3\%$ nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



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ILLUMINATION SUMMARY

QTY	Structure		TOTAL INFORMATION	ADJUSTED VALUES	PRIORITY LEVEL	DISPOSAL	TIME CLASS	OTHER CLASS
	STRUCTURE ID	SIDE						
4	A344	50F			TIC-ITD 1200	2	2	0
	CE-3			15.5	ITC-81-575	1	1	0
	83-84	50F		50F	TIC-ITD 1200	4	4	0
				15.5	TIC-81-575	2	2	0
2	01-02	50F			TIC-ITD 1200	2	2	0
				50F		2	2	0
8	Totals					28	28	0



Pole location(s) dimensions are relative
to 0,0 reference point(s)

MAYNARD MOTORHOME FOOTCANTS	
Model	Output
Guaranteed Average: 50	30
Standard Deviation:	2.75
Maximum:	63
Minimum:	33
Avg/Min:	1.53
Guaranteed Max/Min:	2 2.5
UG (allied prod):	1.51
Max/Min:	2.43
UG (allied prod):	1.75
No. of Points:	57

FEATURE INFORMATION

Applied Circuits: 0

No. of Features: 28

Total Load: 28.00 kW

Guaranteed Performance: The ULTIMATION™ described above is guaranteed per Your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions.

Electrical System Requirements: Refer to Appendix D, Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume a 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.





SCALE IN FEET 1 : 200
0' 200' 400'
ENGINEERED DESIGN By: J. Danielson • File #123718A • 28-Apr-25

Note: Locations are relative to 0.0 reference point(s)

Sage Park BB SB SCR

Berlin, CT

Equipment Layout

INCLUDES:

Baseball

Softball

Electrical System Requirements: Refer to Appendix Draw Chart and/or the "Musco Central System Summary" for electrical wiring.

Installation Requirements: Results assume a 3% slope. All equipment shall be installed on structures located within 3 feet (1m) of design locations.

Equipment List For Areas Shown

QTY	Structure ID	Size	Global Elevation	Approx. Global Elev.	Fixture Type	Options
2	A1 A2	70'	70'	15.5'	TIC-LED-1200	4
4	A3 A4	50'	50'	15.5'	TIC-BI-575	1
4	C1 C4	50'	50'	15.5'	TIC-LED-1200	2
2	B1 B2	80'	80'	15.5'	TIC-BI-575	1
2	B3 B4	50'	50'	15.5'	TIC-LED-1200	4
2	C1 C2	70'	70'	15.5'	TIC-LED-1200	2
2	D1 D2	50'	50'	15.5'	TIC-BI-575	3
2					TIC-LED-1200	2
14					Totals	64

Above Global level is height of fixtures above design (0.0.0)

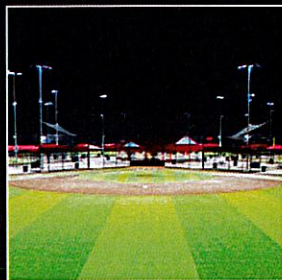
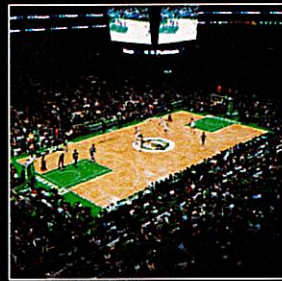
Single Fixture Amperage Draw Chart

Driver Specifications (50 min power factor)	Line Amperage per Fixture
Single Phase Voltage	208 220 240 277 347 380 480
TIC-LED-1500	8.4 7.9 7.3 6.3 5.0 4.6 3.6
TIC-LED-1200	6.9 6.5 6.0 5.2 4.2 3.8 3.0
TIC-BI-575	3.3 3.2 2.9 2.5 2.0 1.8 1.5

MUSCO
We Make It Happen.

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EQUIPMENT LAYOUT



We Make It Happen.®

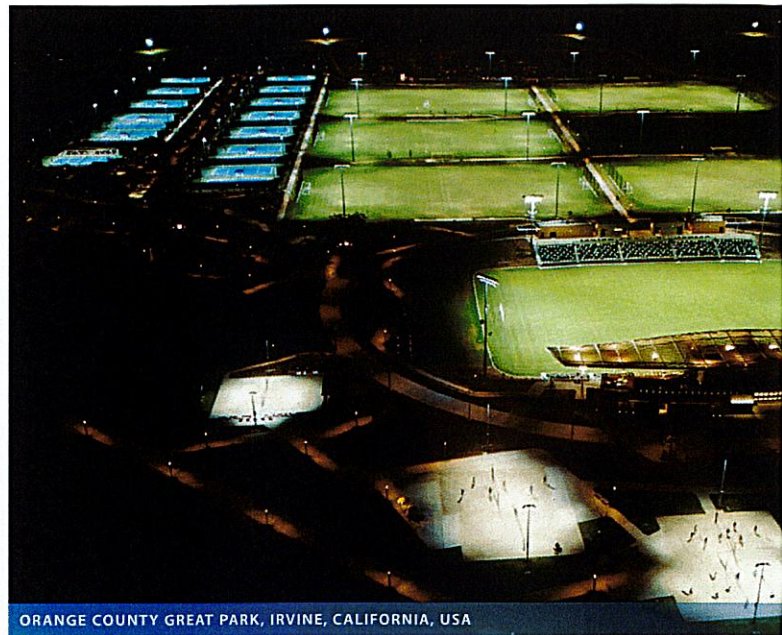


Musco Makes it Happen

Since 1976, Musco has been designing and manufacturing the highest quality sports and large area lighting systems. Our global Team, innovations, and superior light control technology offers practical, cost-effective, trouble-free solutions backed by a long-term warranty.

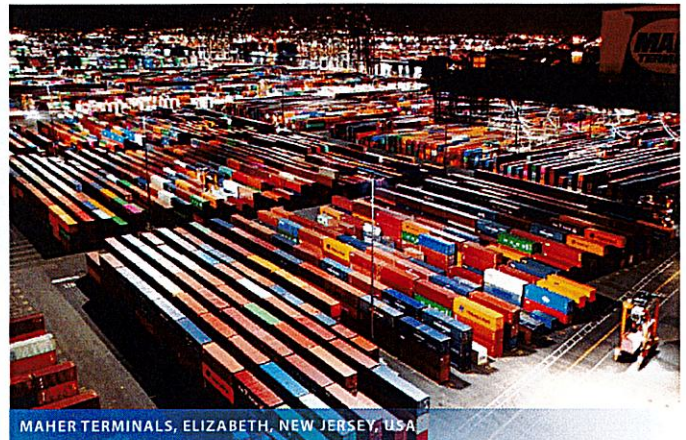
- Raising the standard for lighting at hometown fields and the biggest venues in the world.
- Bringing unmatched experience to provide the most value for your lighting budget.
- Offering expert guidance from system design through installation, support, service, and operation.
- Solving real customer problems and providing solutions that meet your facility's unique needs.

Pictured on the cover (clockwise from top left): LA Coliseum, Los Angeles, California, USA; Wembley Stadium, London, UK; TD Garden, Boston, Massachusetts, USA; Ellsworth Air Force Base, Rapid City, South Dakota, USA; Cedar Stone Community Park, Smyrna, Tennessee, USA; GPA Appalachian Regional Port, Crandall, Georgia, USA. Background photo: Daphne Park Drive Complex, Daphne, Alabama, USA.



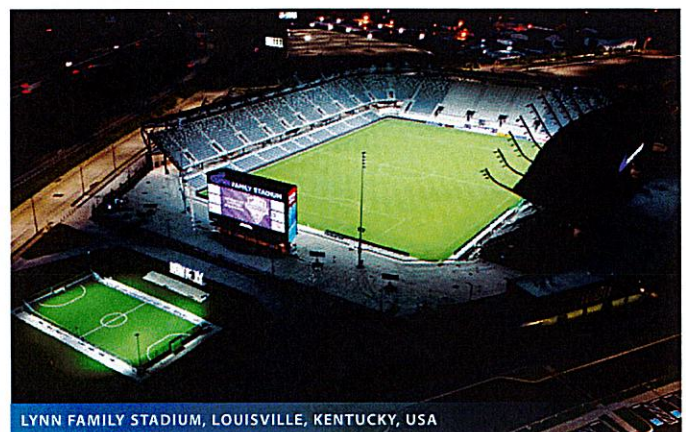
ORANGE COUNTY GREAT PARK, IRVINE, CALIFORNIA, USA

Lighted over 70 fields and courts without creating off-site spill or on-field and cross-field glare.



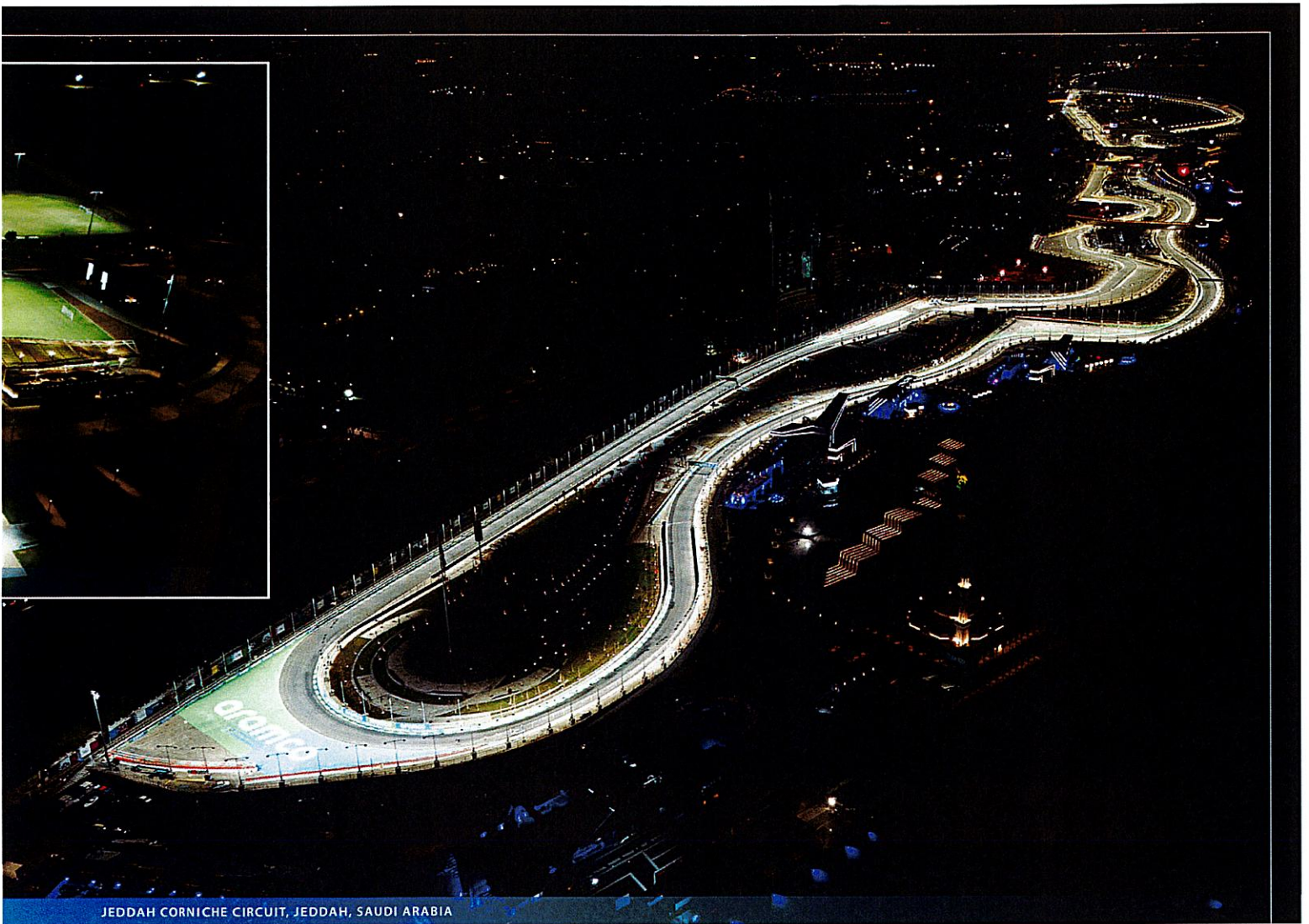
MAHER TERMINALS, ELIZABETH, NEW JERSEY, USA

Helped the United States' second-largest container terminal provide a safer, more efficient work environment.



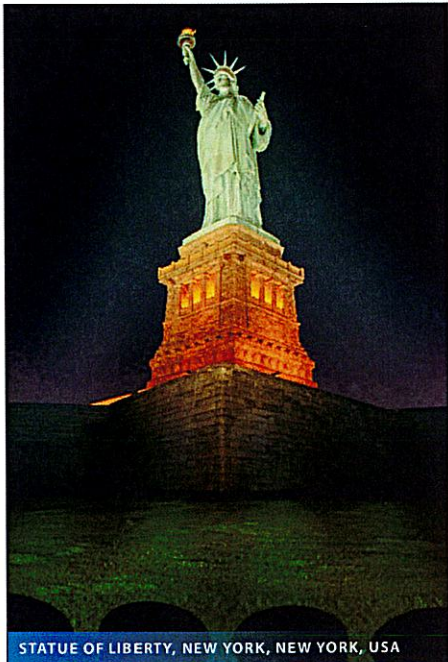
LYNN FAMILY STADIUM, LOUISVILLE, KENTUCKY, USA

Helped create a more exciting and engaging fan experience with new TLC for LED® lighting and a Mini-Pitch System™.



JEDDAH CORNICHE CIRCUIT, JEDDAH, SAUDI ARABIA

Created an unprecedented racing experience at the world's longest Formula 1™ street circuit to feature LED lighting.



STATUE OF LIBERTY, NEW YORK, NEW YORK, USA

Lighted the Statue of Liberty as a symbol of recovery in the aftermath of Hurricane Sandy.



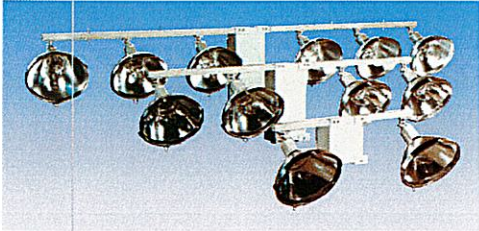
FIELD OF DREAMS, DYERSVILLE, IOWA, USA

Returned to the Field of Dreams site to create an unforgettable environment for the historic MLB at Field of Dreams™ event.

45+ Years of Innovations

Since our founding in 1976, our Team has been committed to system development advancing light quality and control capabilities that have created new possibilities in sports and large area lighting.

1977



Production begins on the SportsCluster®, simplifying installation, guaranteeing alignment, and improving durability.



1979

Remote ballast is introduced, placing electrical components in an enclosure near the base of the pole for easy maintenance.

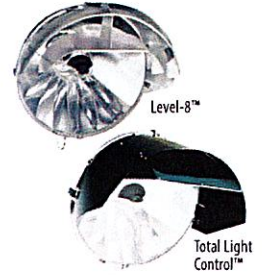
1987

SportsCluster®2 is introduced, offering major advancements in efficiency and spill and glare control.



1988

The Multi-Watt™ option is introduced to reduce system operating costs and increase programming flexibility.



1989

Level-8™ and Total Light Control™ options are introduced as a way to provide practical solutions for extreme lighting needs.

1976

1977

1978

1979

1980

1981

1982

1983

1984

1985

1986

1987

1988

1989

1990



1979

Factory aiming is introduced, increasing light quality on the field and streamlining installation.

1982



Mobile Lighting debuts, making television history with the first-ever night game at Notre Dame Stadium.

1981

An unprecedented parts and labor warranty is introduced, demonstrating the reliability of our system approach.

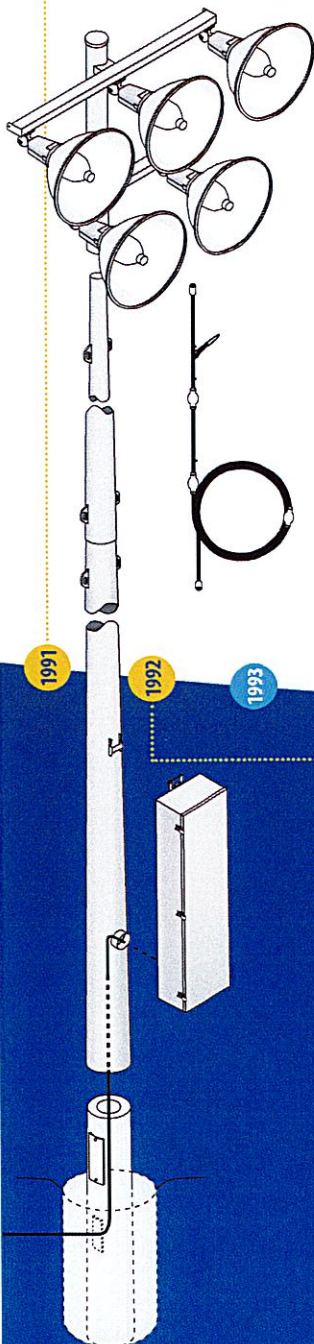


1988

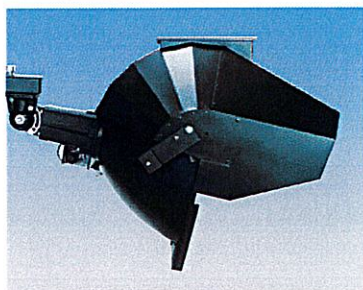
Enhancements to SportsCluster®2 achieve up to 25% more light on the field and up to 95% reduction in spill light.

1991

Light-Structure System™ is introduced engineered as **5 Easy Pieces™** backed by a hassle-free seven-year warranty on all parts and labor.



1996



The **ShowLight®** system is introduced, bringing special effects lighting to pre-game, halftime, and post-game celebrations at professional arenas.

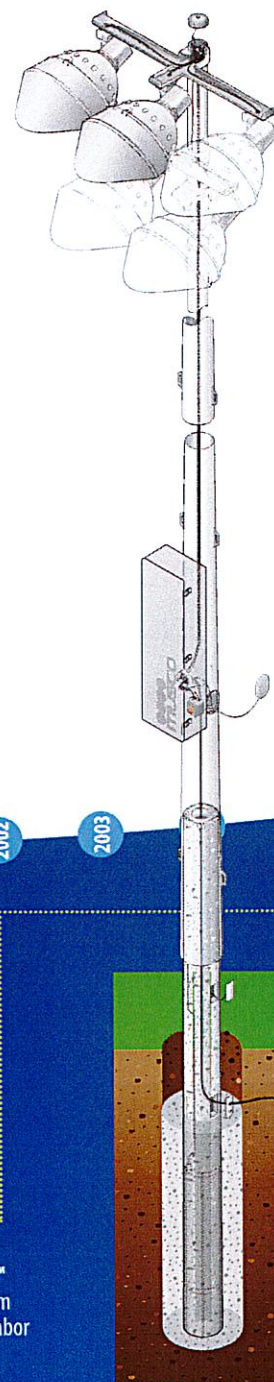
1999

Control-Link® is introduced, providing customers with an affordable system for controlling, monitoring, and scheduling their lights remotely.

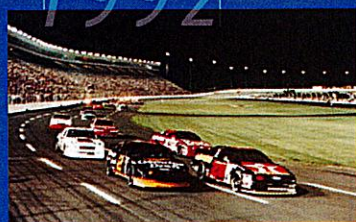


1999

Our **10 Club Service™** warranty and performance guarantee is introduced, **eliminating customers' maintenance costs on parts and labor for 10 years.**



1992



Mirtran™ technology is introduced at **Charlotte Motor Speedway**, overcoming the challenge of no poles being allowed on the track's infield, ushering in a new era of night racing at major NASCAR speedways.



2005

Our **unprecedented Constant 25™** warranty and maintenance program is launched, covering all parts and labor for 25 years.



2005

Light-Structure Green™ system is introduced as an energy efficient solution, maintaining constant light levels and cutting spill and operating costs in half. For your budget, for the environment.

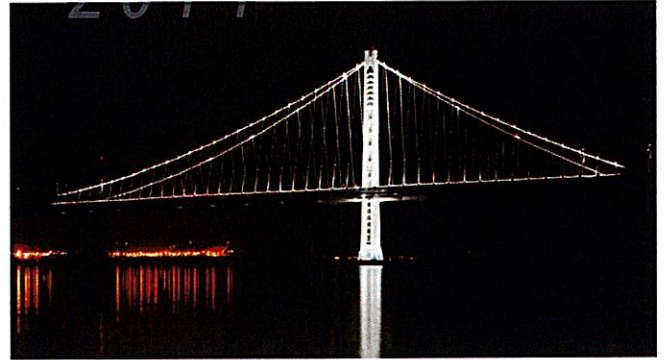
45+ Years of Innovations

2008



Our Team completes the first LED installation at the White House, lighting the external façade and cutting energy consumption by 87%.

2014



Our Team designs a state-of-the-art LED system for installation at the East Span of the San Francisco-Oakland Bay Bridge, improving driver safety and energy efficiency.

2006

2007

2008

2009

2010

2011

2012

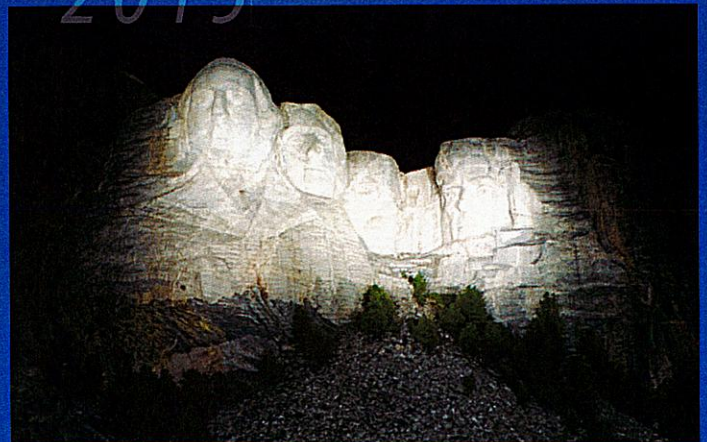
2013

2010

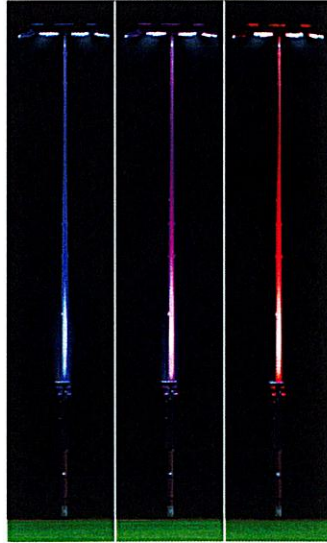


A test field is constructed at Oskaloosa's Lacey Sports Complex for continued testing on the efficiency and cost effectiveness of LED compared to HID light source.

2015



A custom LED system is installed at Mount Rushmore, precisely projecting light from 1,000 feet away onto the façade while protecting the surrounding area from spill and glare.



2021

The Communication-Structure System™ is launched, a monopole solution built using our proven 5 Easy Pieces™ approach that offers faster deployment, safer installation, and a simplified acquisition process.



2019

Show-Light® special effects technology is re-introduced providing new, cutting-edge light shows and color-changing capabilities at venues of all sizes.

2016

Total Light Control—TLC for LED™ technology is introduced, creating new possibilities for sports and large area lighting in terms of light control, spill light and glare reduction, energy efficiency, and reliability.



2020

MuscoVision® automated sports broadcasting is launched, allowing hometown fields to provide professional livestreams of its games to fans watching from anywhere.

2019



We introduce the Mini-Pitch System™ in partnership with the U.S. Soccer Foundation, a modular sports solution complete with TLC for LED® lighting, fencing, goals, benches, lockable storage, and ADA-compliant access.

2014

2015

2016

2017

2018

2019

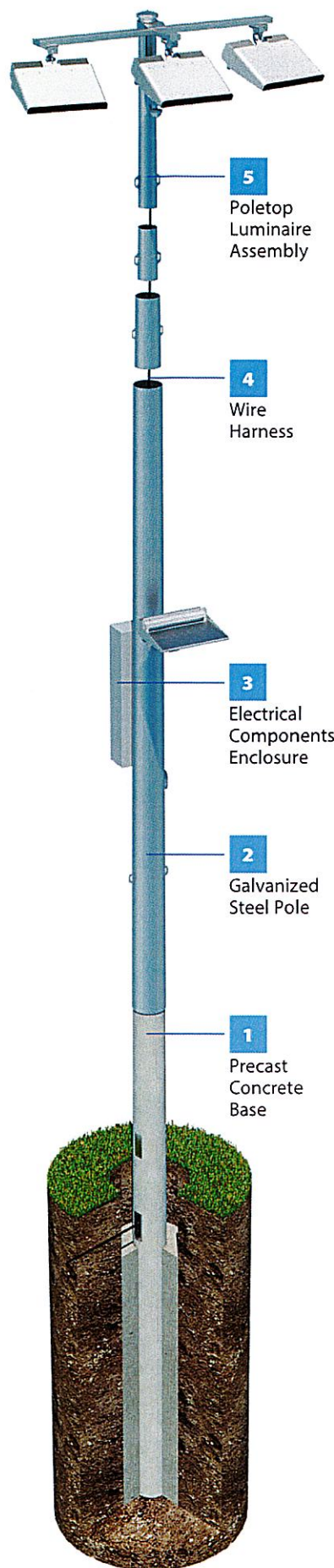
2020

2021

Musco's Systems

Our unique complete system approach—with lighting, electrical, and structural components designed to work together—delivers benefits that can't be matched by parts and pieces from various manufacturers.

- Durable, corrosion resistant, and able to withstand high winds.
- Streamlined installation and trouble-free operation.
- Patented spill and glare control to minimize impact on neighbors.
- Superior on-field visibility with reduced energy consumption.
- UL Listed and CSA Approved for a safer playing environment.



TLC for LED

Total Light Control™ Technology

Patented visoring minimizes spill light and glare, while custom optics and factory aiming achieve more uniform light distribution.

New Applications—Light-Structure System™

Complete System from Foundation to Poletop

Engineered in **5 Easy Pieces™** with all components designed to work together.

Retrofit Applications—SportsCluster® Retrofit Lighting System

Designed to perform from your choice of structures, includes lighting, electrical components, and new crossarms.

Indoor Lighting Applications

High-quality lighting and minimized glare for everything from NBA and NHL arenas to high school and recreational gyms.



Mobile and Temporary Lighting

Superior quality and versatility for supplemental broadcast lighting and settings without permanent systems.



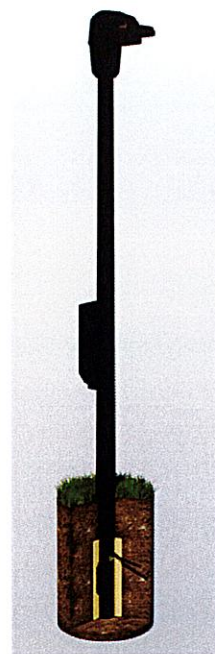
Mirtran™ Racetrack Lighting System

Designed specifically for racing, delivering a precise ribbon of light onto the track while eliminating glare for spectators and drivers.



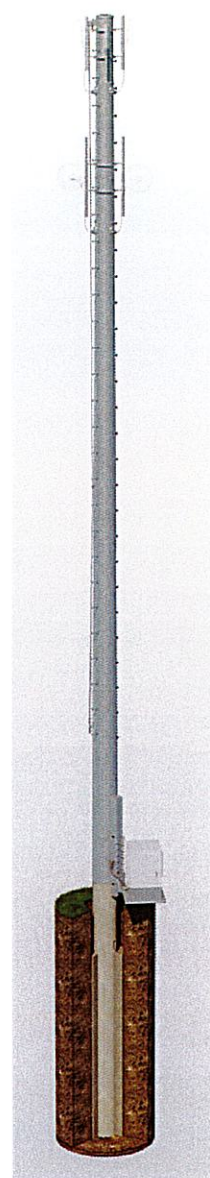
Custom Applications

Unmatched experience with special build systems for venues with distinctive architectural environments and settings.



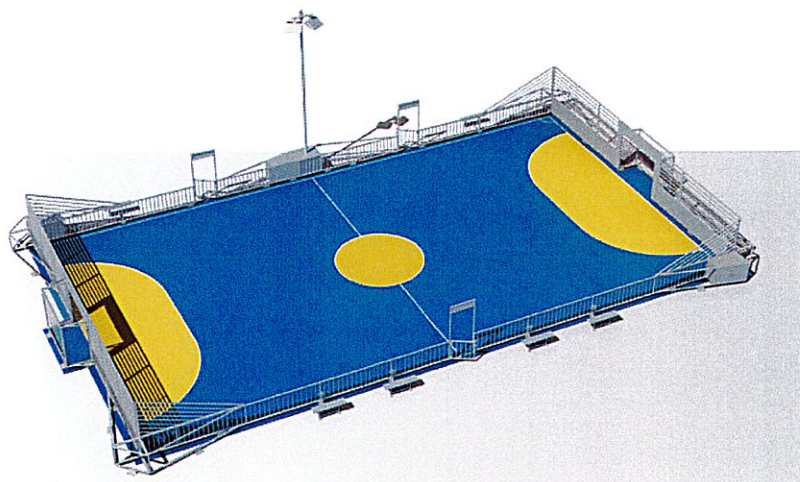
MuscoVision® Automated Sports Broadcasting

A complete solution for hometown facilities that includes cameras, structural, electrical, networking, and production components, as well as web- and app-based viewing portal.



Communication- Structure System™ Complete System from Foundation to Poletop

A monopole utilizing our 5 Easy Pieces™ structural system adapted to allow Internet Service Providers to deploy wireless faster with a smaller physical footprint and safer installation process.



Mini-Pitch System™ Modular Sports Solution

Transforms underused areas into a high-quality sports pitch, including lights, fencing, goals, benches, lockable storage, and ADA-compliant access.

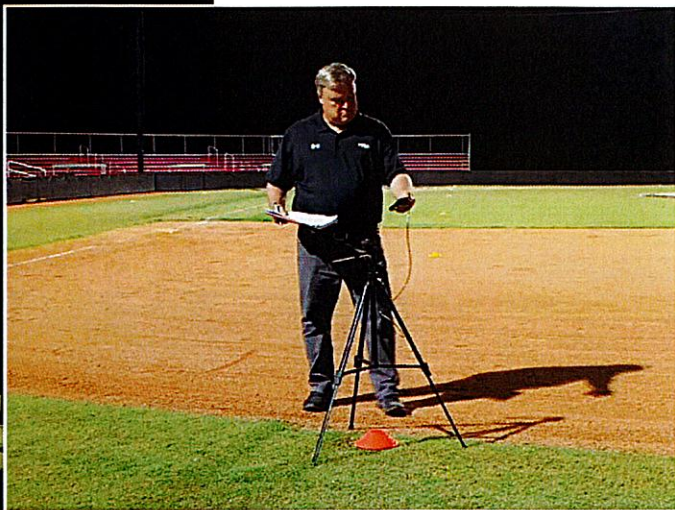
From System Development Through Installation

Our services—from system development through installation—are guided by nearly a half-century's worth of experience listening to customers and understanding their needs every step of the way.

- Millions of hours devoted to system research, development, and testing.
- Decades of experience designing systems that meet each customer's unique needs.
- Production and project management expertise to help overcome any challenge.
- Unmatched installation capabilities that streamline the process regardless of setting.
- Timely support and service from regionally-based technicians.

We've been researching and developing sports and large area lighting applications that utilize LED since 2008.

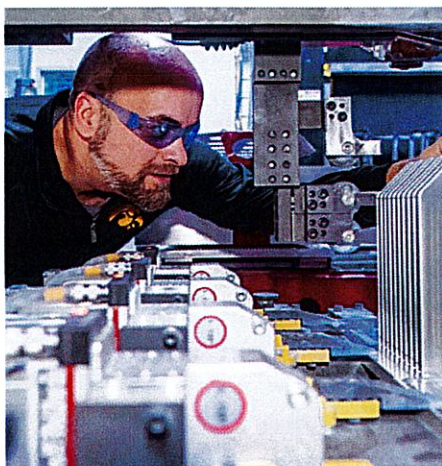




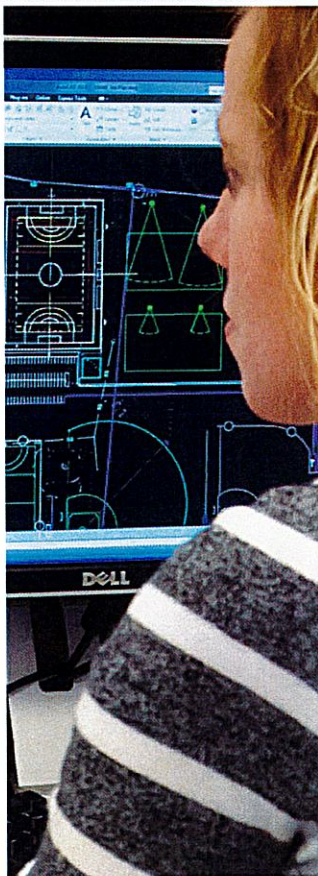
Our on-field light level testing verifies the precision of your factory-aimed system so you're getting the results you need.



We create custom-designed optics for placement around the LEDs at our state-of-the-art manufacturing facilities.



Every Musco lighting system undergoes the same rigorous quality assurance testing that includes nearly 150 quality checks.



We build computer models and photometric designs based on your facility's specific layout to provide optimal light quality and uniformity.

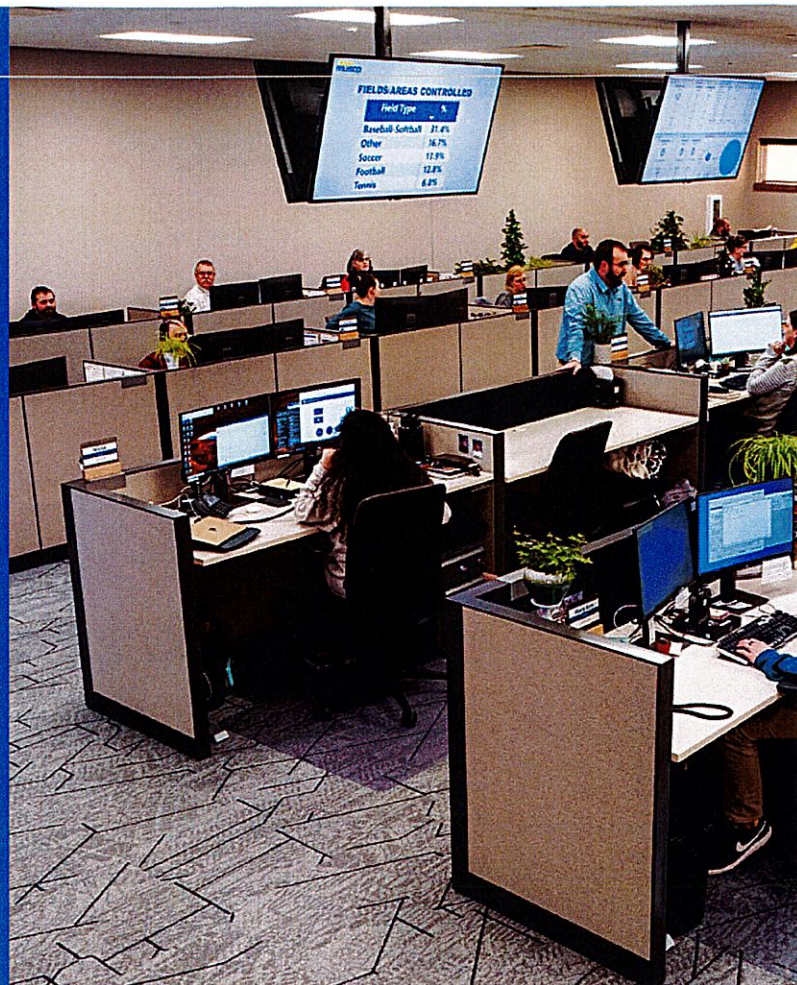
Our unique complete system approach streamlines and simplifies the installation process.



System Management and Operations

We're committed to providing support, software, networking, and controls that are trouble-free and help customers ensure the best possible experience to players and fans.

- Control-Link® Controls and Monitoring—proactive monitoring, scheduling, and call center support 24/7/365.
- Show-Light® Entertainment Packages—cutting-edge light shows with light-to-music synchronization and color-changing RGBW technology.
- MuscoVision® Automated Sports Broadcasting—professional livestream productions from hometown fields and facilities.
- Warranty and Performance Guarantee—hassle-free, covering every part and all labor well into the future.



With Control-Link you can control your lights instantly, from anywhere, with the touch of a button and have the support of a fully-staffed Control-Link Central™.



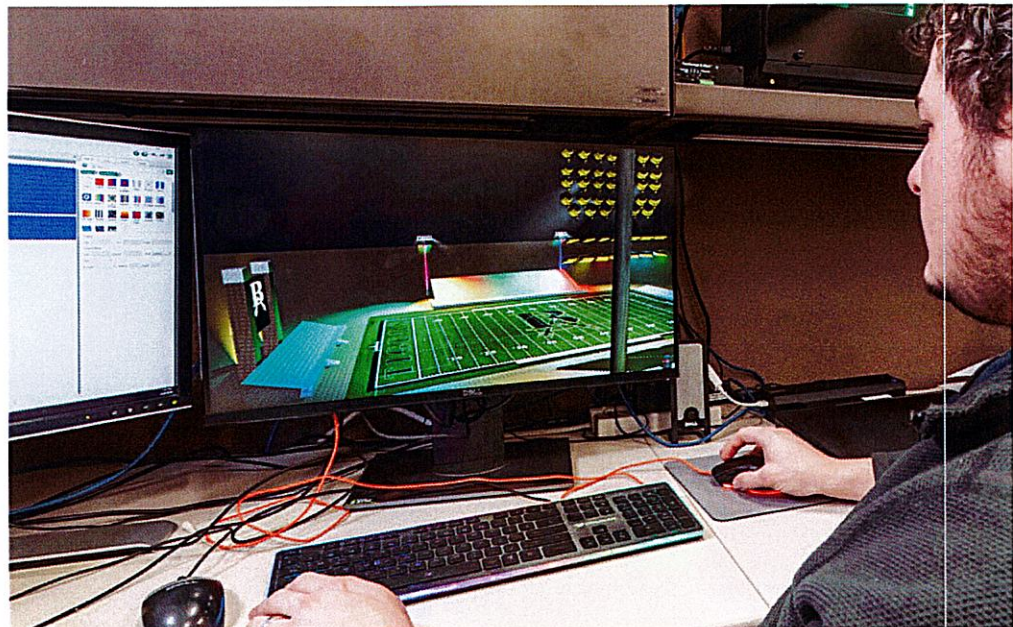
MuscoVision's easy-to-navigate portal allows games to be streamed and watched on any smart device.



Show-Light® is an ideal solution for taking your game night experience to the next level with exciting light shows to celebrate players, halftime shows, and team wins.

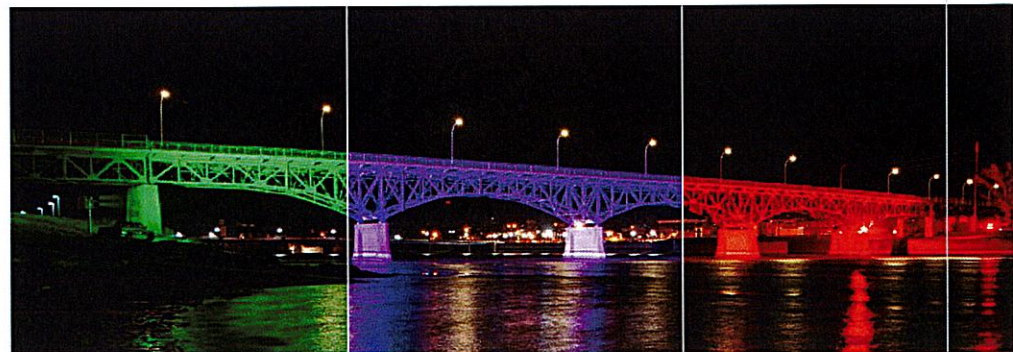


Our solutions are backed by long-term parts and labor warranties, along with regionally-based technicians and 170 support staff dedicated to the performance of your system.



Our design engineers create an array of custom light shows and color-changing scenes for customers to choose from with their Show-Light® entertainment package.

Many communities have utilized our Show-Light® color-changing technology to highlight unique structures, celebrate their history, and commemorate events.



Musco's Experience

Our system approach, superior technology, depth of experience, and supportive Team continue to set Musco apart in the industry.

- From hometown fields to county-wide complexes to world-class stadiums to international airports.
- Projects of all types in more than 100 countries around the globe.
- Creating new possibilities for lighting in the most challenging environments and settings.



Tottenham Hotspur Stadium

London, United Kingdom

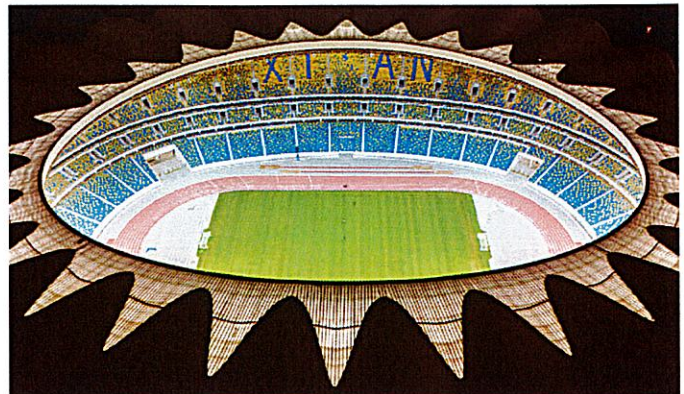
Created a one-of-a-kind TLC for LED® system for one of the most innovative new stadiums in the world. Minimized glare for better visibility and integrated custom controls with other feature lighting for cutting-edge special effects and light shows.



Charlotte Douglas International Airport

Charlotte, North Carolina, USA

Designed a TLC for LED® system that reduces energy consumption and provides clear, uniform lighting—creating a safer overall work environment for staff.



Xi'an Olympic Sports Center

Xi'an, Shaanxi, China

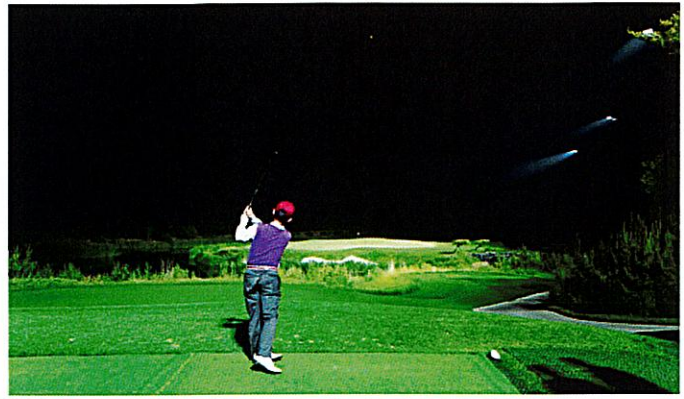
Installed state-of-the-art TLC for LED® system at Xi'an Olympic Sports Center, which served as a brilliant global stage and main venue for China's 14th National Games.



Cedar Stone Park

Cedar Stone Community Park, Smyrna, Tennessee, USA

Helped the City of Smyrna, Tennessee, expand recreational opportunities by installing custom TLC for LED® systems at Cedar Stone Park, the first newly-built youth baseball fields the city had constructed in 20 years.



Island Country Club

Ansan, GG, Korea

Helped Island Country Club take advantage of the many benefits of night golf with a TLC for LED® system with BallTracker® technology that prevents spill and glare while creating exceptional visibility allowing players to track the entire flight of the golf ball.



Yas Marina F1™ Circuit

Abu Dhabi, UAE

Overcame challenging rocky environment to install a highly-customized system with nearly 4,700 luminaires, and helped stage the first ever twilight run of a Formula 1™ event.



Rogers Place, Home of the Edmonton Oilers

Edmonton, Alberta, Canada

Designed a TLC for LED® system that adapted to the arena's unique, innovative architectural design and achieved the ultimate spectator experience for everything from professional hockey to major concerts.



Estadio Caliente LMX

Tijuana, Mexico

Included Show-Light® entertainment package as part of this custom TLC for LED® system, allowing Club Tijuana to wash the stadium Xolos red during pre- and post-game light shows.



TD Garden, Home of the Boston Bruins and Celtics

Boston, Massachusetts, USA

Worked around the arena's busy concert schedule to install a TLC for LED® system that would meet lighting standards for the NBA and NHL.

Partnerships

Our Team is proud to partner with leaders in sports and recreation to support quality facilities and programs for youth and community development.



American Academy for Park and Recreation Administration



Babe Ruth League*



European Football for Development Network



Heart of America Athletic Conference



International Dark-Sky Association*



Little League* Baseball and Softball



Major League Baseball™



MLB-MLBPA Youth Development Foundation



Minor League Baseball™



National Collegiate Athletic Association



National Interscholastic Athletic Administrators Association



National Junior College Athletic Association



NATIONAL RECREATION AND PARK ASSOCIATION
National Recreation and Park Association



U.S. Soccer Foundation*



United Soccer League



We Make It Happen.

www.musco.com

e-mail: lighting@musco.com

Phone: 800.825.6030

Project Name

UConn Athletic District Development
Rocky Hill Parks LED Retrofit
Ellington High School Fields
Bethel HS BB SO Poles And Fixtures
Brunswick School QF Retrofit
Tedford Park
Norwalk High School Fields
Francis Walsh Intermediate School Multi Purpose
Seymour High School Multipurpose Field Relight
Palmer Field BB FB LED
Waterbury Municipal Stadium LED
Bloomfield Sports Complex
North Haven Athletic Complex
Post University LaMoy Field
Brainerd And Powder Hollow Park Baseball
USL Hartford Dillon Stadium
Bunnell High School Baseball Poles And Fixtures
Hartford Public High School Football/Soccer Field
Nonnewaug High School Multipurpose Field
Muzzy Field
Vanacore Football Stadium Retrofit
New Canaan HS Dunning Field
Windham Recreation Park Softball Relight
Danbury High School Crotty Stadium
Wilbur Cross HS FB TR SO
New Fairfield High School Rebel Stadium
Bullard Havens Technical High School
Avon High School Stadium Phase 2
Somers High School Soccer
Amity Regional High School Stadium
Fairfield University Convocation Center AKA Leo D Mahoney Ar
Groton Middle School Fields
Wesleyan University Field Hockey
Bunnell High School Football LED Retrofit
Canterbury School Hamilton Stadium
Sacred Heart University Notre Dame Soccer
Osgood Heights Park
Bulkeley High School Stadium
Suffield Academy Multi-Purpose Soccer LED Retrofit
University Of Saint Joseph Multi Purpose Field
Yale University Softball DeWitt Field
Indian Ledge Park Softball Relight
Avon Old Farms School Multipurpose
Carl Silver Field Complex
Foote Field Softball

Project ID	Project Address 1	Map City
194960	509 Jim Calhoun Way	Storrs Mansfield
205190	60 Hayes Road	Rocky Hill
158006	37 Maple Street	Ellington
223789	300 Whittlesey Drive	Bethel
236570	1228 King Street	Greenwich
211991	45 Sadds Mill Road	Ellington
170536	23 Calvin Murphy Dr	Norwalk
227426	185 Damascus Road	Branford
171536	2 Botsford Road	Seymour
159119	1 Bernie O'Roarke Drive	Middletown
203498	1200 Watertown Ave.	Waterbury
195053	330 Park Avenue	Bloomfield
211186	222 Maple Avenue	North Haven
154611	800 Country Club Road	Waterbury
211713	25 Dust House Road	Enfield
165665	Huyshope Avenue	Hartford
207000	1 Bulldog Blvd	Stratford
193061	55 Forest St	Hartford
182763	5 Minortown Rd	Woodbury
157872	25 Muzzi St	Bristol
216771	60 Bailey Road	North Haven
174097	11 Farm Rd	New Canaan
218292	50 Main Street	Willimantic
223763	43 Clapboard Ridge Rd	Danbury
51063563	181 Mitchell Drive	New Haven
189981	54 Gillotti Road	New Fairfield
217789	500 Palisade Avenue	Bridgeport
204641	510 West Avon Rd	Avon
199924	5 Vision Boulevard	Somers
114014	25 Newton Road	Woodbridge
199468	1073 North Benson Road	Fairfield
219942	Fort Hill Road and Groton Long P	Groton
232204	161 Cross Street	Middletown
197662	1 Bulldog Boulevard	Stratford
204377	101 Aspetuck Avenue	New Milford
174965	5151 Park Ave	Fairfield
217093	483 Osgood Avenue	New Britain
206351	300 Wethersfield Ave	Hartford
202433	185 North Main Street	Suffield
197186	1678 Asylum Avenue	West Hartford
189979	70 Central Avenue	New Haven
185110	Indian Ledge Park Rd	Trumbull
162831	500 Old Farms Road	Avon
228252	New State Rd and Hilliard St	Manchester
51065983	870 North Street	Milford

Snyder Field At Taft School SO Phase 2
Southington High School Turf LED Relight
Griswold High School Football
Bartlem Park
Coginchaug High School District 13 Phase 2
Charter Oak Park Soccer
Rye Street Soccer LED Retrofit
Kevin DelGobbo Memorial Field
Fairmont Park Baseball
DeLuca Softball LED Retrofit
Short Beach Park Softball Field
Roger Ludlowe Middle School Turf Field
Choate Rosemary Hall Soccer
Putnam Athletic Fields Phase 2 Aka Tarr Park
East Haven High School Turf LED Relight
Old Saybrook High School Multi Purpose Stadium
Joel Barlow HS Turf Field
Stafford High School FB/SO
West Rocks Middle School Soccer Fields
Westport Greens Farms Field Lights
Rogers Park Softball Field 2
Hubbard Park Retrofit SC2 To QF
Madison Little League
Brainard Park Softball Field 1
Pinney Street Fields
Legends Field Baseball At Clem Lemire Park Phase 2
Quinnipiac University Tennis Phase 2
Steve Kaplanis Memorial Field
Veterans Memorial Park Baseball Field
Brien McMahon High School Softball
North Haven Athletic Complex Soccer Lacrosse Field
Rogers Park Industry Softball
Baroni Field LSG Retrofit To QF
Edgewood Park Tennis
Wolcott Park Baseball
Cromwell Little League
East Windsor Abbe Road Soccer
Trumbull High School Softball
Mill Street Park
Legends Field Baseball At Clem Lemire Park Phase 1
Spellman Park Tennis
Governor Park Tennis Basketball
Southington High School Softball
Rotary Field Softball
Cromwell Little League Lindquist Field
Gorra Field
Walnut Hill Park Tennis Courts

213737 110 Woodbury Road	Watertown
194788 720 Pleasant Street	Southington
170733 267 Slater Avenue	Griswold
220043 520 S Main St	Cheshire
149504 135 Pickett Lane	Durham
179710 192 Charter Oak Street	Manchester
210839 420 Rye Street	South Windsor
177410 Wisteria Drive and Osborne Roac	Naugatuck
193030 899 Quinnipiac Ave	New Haven
205602 1000 Main St	Stratford
218374 1 Dorne Drive	Stratford
224880 689 Unquowa Rd	Fairfield
196637 333 Christian Street	Wallingford
196506 Israel Putnam Way	Putnam
195808 35 Wheelbarrow Lane	East Haven
169371 1111 Boston Post Rd	Old Saybrook
225098 100 Black Rock Turnpike	Redding
121125 145 Orcuttville Road	Stafford Springs
198842 81 West Rocks Road	Norwalk
143730 17 Morningside Dr S	Westport
237632 15 Mountainville Avenue	Danbury
188096 25 E Main St	Middletown
107439 87 Surf Club Rd	Madison
168824 137 Brainard Rd	Enfield
211999 63 Pinney Street	Ellington
215177 150 New Britain Ave	Newington
227524 275 Mt Carmel Ave	Hamden
122080 72 Hospital Avenue	Danbury
177518 85 Wall Street	Hebron
207429 300 Highland Avenue	Norwalk
220550 222 Maple Ave	North Haven
228824 15 Mountainville Ave	Danbury
234243 25 E Main St	Middletown
117073 Edgewood Avenue	New Haven
160382 25 Wolcott Park	West Hartford
160638 6 Mann Memorial Drive	Cromwell
211318 26 Abbe Road	East Windsor
221590 72 Strobel Rd	Trumbull
219316 313 Mill St	Waterbury
154702 150 New Britain Ave	Newington
142490 30 Spellman Dr	Pawcatuck
132763 Governor Street	Ridgefield
183443 720 Pleasant Street	Southington
168155 185 Windham Road	Willimantic
236576 6 Mann Memorial Drive	Cromwell
172767 437 Pequot Avenue	New London
155099 Vine St AT Woodbine St	New Britain

Longbrook Park Tennis
Rogers Park West 3 Softball
Rogers Park SB Fields 3-4 Phase 1
New Canaan HS JV Softball
Windsor High School Tennis
Stocks Basketball And Volleyball
Colt Park Baseball [C-poles Only]
Rogers Park SB Field 3-4 Phase 2
New Canaan Winter Club Ice Rink LED Retrofit
Hall High School Tennis
Groton Center Pickleball And Deck Hockey
SWSA Ski Jump
Shetucket Plains Park Basketball Pickleball
Mead Memorial Park Tennis
Stanley Quarter Park Basketball Court
STW Community Center Courts
Hockanum Park Pickleball And Basketball
Yale University Baseball RF Pole Relight
Rockwell Park Basketball Courts
Martin Luther King Jr Park Basketball
Guilford Outdoor Basketball LED Retrofit
Rogers Park Softball Field 3-4 Phase 3
Chesley Park Basketball Courts Phase 2
Greenwich Country Club Tennis
Coginchaug HS Track And Parking Lot
Elisabeth C Adams Middle School Basketball
Darien Residential MUGA
Colt Park Futsal Courts
Cheshire Park Pickleball Court
Page Park Pickleball
Weston High School Pole Vault
AW Stanley Park Baseball Relight
UConn Additional Baseball Fixtures
Wilton Indoor Batting Cage
University Of Saint Joseph MP Bases Only
Quinnipiac University Tennis Phase 1 [Bases Only]
Avon High School Stadium [Bases Only]
Putnam Athletic Fields Phase 1
Bunnell High School Baseball [Bases Only]
Suffield Academy Indoor
Lyme Street Campus Turf Field Phase 1
Snyder Field At Taft School SO Phase 1 Bases Only
Residential Hockey Rink
Avon Old Farms School Walkway
Cheshire Academy Multipurpose Field Bases Only
Bethel HS BB SO Bases Only
University Of Hartford Track And Field Bases Only

213152	Glendale Road and Prim Street	Stratford
236626	15 Mountainville Avenue	Danbury
198384	15 Memorial Drive	Danbury
192487	11 Farm Road	New Canaan
182365	50 Sage Park Rd	Windsor
209070	Middle Street and W. Gate Street	Bristol
195229	Morris Street and Wawarmee Ave	Hartford
210424	15 Mountainville Ave	Danbury
211717	604 Frogtown Road	New Canaan
192756	975 North Main Street	West Hartford
227854	63 Newtown Road	Groton
236520	80 Indian Cave Road	Salisbury
211391	315 Plains Rd	Willimantic
216241	36 Richmond Hill Road	New Canaan
196448	2159 Stanley Street	New Britain
209098	1332 Middletown Avenue	Northford
211303	356 High Street	East Hartford
196528	252 Derby Avenue	West Haven
145119	76 Rockwell Avenue	Bloomfield
234308	449 N Main St	Waterbury
196685	390 Church Street	Guilford
239952	15 Mountainville Ave	Danbury
195228	95 Wildwood Street	New Britain
218712	19 Doubling Road	Greenwich
241679	135 Pickett Lane	Durham
222168	233 Church St	Guilford
211984	225 Tokeneke Road	Darien
207816	106 Wethersfield Avenue	Hartford
217665	944 Highland Avenue	Cheshire
220748	651 King Street	Bristol
237219	115 School Road	Weston
184277	115 Eddy Glover Blvd	New Britain
208309	509 Jim Calhoun Way	Storrs Mansfield
208725	12 Middlebrook Lane	Wilton
199973	1678 Asylum Avenue	West Hartford
210877	275 Mt Carmel Ave	Hamden
106138	West Avon Rd	Avon
199356	Israel Putnam Way	Putnam
197661	1 Bulldog Boulevard	Stratford
209223	185 North Main Street	Suffield
211917	69 Lyme Street	Old Lyme
211174	110 Woodbury Road	Watertown
213388	407 Round Hill Road	Greenwich
217088	500 Old Farms Road	Avon
213555	10 Main Street	Cheshire
212840	300 Whittlesey Drive	Bethel
223181	200 Bloomfield Ave	Hartford

Comstock Gym
Farmington Pickleball
Sperry Softball Bases Only
Batting Cages Manitou Road Private Residence
South Windsor Soccer Club Indoor Field US SOCCER GRANT
Westport Home Gym Morningside
Total Sold Count: 145

210206 180 School Road	Wilton
235975 14 Westwoods Dr	Farmington
220623 60 Simsbury Road	Avon
207046 16 Manitou Road	Westport
196880 1257 John Fitch Boulevard	South Windsor
232167 90 Morningside Dr S	Westport



TOWN OF BERLIN

CERTIFICATION OF SUFFICIENCY OF FUNDS

(Sec. 6-10-2 of the Town Charter)

DATE 13-May-25

Purchase Item or Contract: Facilities		Requested by: Doug Solek	
QUANTITY	DESCRIPTION	PRICE PER UNIT	\$ AMOUNT
1	Sage Park Lighting Upgrades	\$321,000	\$321,000
TOTAL			\$321,000

Account No. 500.20.2038.0.54000.00378

Budgeted Amount..... \$350,000

Available balance..... \$350,000

Encumbrances to Date..... \$0

Amount Needed for This Package..... \$321,000

Expenditures to Date..... \$0

Available Balance After Purchase..... \$29,000

Is a budget change needed? ☐ Yes ☒ No

If so, has a budget change been prepared? ☐ Yes ☒ No

☒ I certify that there ARE sufficient funds available to support the purchase of the items described above.

or:

Finance Director or Town Accountant

☐ I certify that a budget change in the amount of \$ _____ must be processed concurrently with this certification to support this commitment.

Finance Director or Town Accountant

BERLIN TOWN COUNCIL CHAMBERS IS INVITING YOU TO A SCHEDULED ZOOM MEETING.

[HTTPS://BERLINCT-
GOV.ZOOM.US/J/88091273211?PWD=XICFBUQDD1CZDW7ULKBMNXJX5KQ983.1](https://berlinct.gov.zoom.us/j/88091273211?pwd=XICFBUQDD1CZDW7ULKBMNXJX5KQ983.1)
MEETING ID: 880 9127 3211
PASSCODE: 002058
+1-646-931-3860

**TOWN OF BERLIN
TOWN COUNCIL MEETING
Tuesday, May 6, 2025
Town Council Chambers (in person)
Remote Meeting
7:00 P.M.**

A. CALL TO ORDER:

Mayor Kaczynski called the Town Council meeting to order at 7:00 p.m.

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL:

Those in attendance were:	Councilor Kate Atkinson
	Councilor Sandra Coppola
	Mayor Mark Kaczynski
	Councilor Charles Paonessa
	Councilor Mark Pruzin
	Councilor Peter Rosso
	Councilor Donna Veach

Also in attendance:	Town Manager Ryan Curley
	Corporation Counsel Jeffrey Donofrio

D. PRESENTATION OF PROCLAMATIONS:

Mayor Kaczynski read the following proclamations that were recently presented to Wilfred H. Petit, Jr. & Johanna Meisterling.

**PROCLAMATION
BE IT HEREBY KNOWN TO ALL THAT:
The Town of Berlin hereby recognizes
Wilfred H. Petit, Jr.**

Wilfred, known to all as Bill, was born in 1947 in East Berlin but soon moved to Berlin where he has lived his entire life. As a kid, he played Little League and helped his dad build dugouts on two Town

fields. He met the love of his life, Linda, when she moved in next door to him. He was 12 years old, and she was 10. They dated on and off through high school. In 1966, as Linda was about to graduate and Bill was heading into the National Guard, they got engaged. They married soon thereafter, in 1967. They have two sons, Billy and Steve. Both sons proudly joined their father in his custom cabinet business which Bill started when the boys were very young. They have three beautiful granddaughters, and their time is happily spent following them around to all their sporting events.

Bill has spent approximately 45 years volunteering. He went from coaching and umpiring locally to umpiring college games and ultimately umpiring at two Little League World Series. He served as the President of Berlin Little League for many years. He started and coached the Berlin Little League Challenger Division of Berlin Little League which was committed to ensuring all children and adults with physical and/or developmental challenges have a chance to play baseball and softball regardless of ability. In June 1998, the Little League complex was dedicated and named the Bill Petit Little League Complex with Petit Field 1 and Petit Field 2. Bill oversaw the design and construction of the complex and eventually an indoor batting cage was added. Bill put Berlin Little League on the map. Both, Bill and Berlin Little League are well known throughout Connecticut and in Williamstown, PA – home of Little League.

In recognition of Bill's service and dedication to the Town of Berlin, his family and the many contributions he made to Berlin Little League, the Town Council hereby recognizes Wilfred H. Petit, Jr. and extends best wishes to him for many years of health and happiness in his future endeavors.

Dated this 27th day of April, 2025.

PROCLAMATION
BE IT HEREBY KNOWN TO ALL THAT:
The Town of Berlin hereby recognizes
Johanna Meisterling's 100th Birthday

Johanna Meisterling was born on April 1, 1925, in New Britain, Connecticut, and has brought a century's worth of wisdom, compassion, and service to her community; Johanna is a proud graduate of New Britain High School, and a dedicated healthcare professional who began her nursing education at Hartford Hospital and further specialized in neurology through training at McGill University in Canada. On October 20, 1950, Johanna married her beloved husband, Robert, and together they built a loving family, raising three children—Jane, Michael, and Mary—and later welcoming two grandchildren, David and Taylor, with the joyful anticipation of a great-grandchild arriving in May 2025.

Johanna's professional achievements are groundbreaking; in 1965, she became a therapist with Dr. Waskowitz and Dr. Thomas and went on to become the first known rehab case manager in Connecticut—and possibly the industry—at Liberty Mutual, where she also trained others in this important field.

Beyond her professional life, Johanna has contributed immeasurably to her community as an active volunteer with numerous local organizations, including AARP Chapter 1035, the Berlin Historical Society, Berlin Garden Club, Widow Group at Sacred Heart Church, Sacred Heart Ladies Guild, Sacred Heart Forever Club, Berlin Food Pantry, the Berlin Fair (as a nurse), and St. Theresa's Mother Circle; and

Johanna continues to inspire those around her with her love of gardening, sewing, knitting, traveling, and connecting with people from all walks of life.

Now, Therefore, Be It Resolved, that we honor and celebrate the remarkable life of Johanna Meisterling on the occasion of her 100th Birthday. We extend our deepest appreciation for her contributions to healthcare, her community spirit, and the joy she brings to all who know her.

Happy 100th Birthday, Johanna! May your legacy of care, service, and love continue to shine for generations to come.

Dated this 15th day of April, 2025.

E. AUDIENCE OF CITIZENS:

None

F. MAYOR'S UPDATE:

Mayor Kaczynski stated that the report regarding the tile issue at Berlin High School is out and shows that the tile adhesive used was a new plant-based product which is reacting to the moisture in the slab causing mold to grow. Thankfully the floor is sealed, and testing has shown that no mold spores are present in the school, however every tile on the ground floor that sits on the slab will need to be removed or replaced and a moisture barrier will be needed on the slab. Unfortunately, the glue manufacturer is no longer in business. This information will be presented by the Board of Education at their May 12th meeting.

G. MEETING AGENDA – Immediately Following the Mayor's Update

H. CONSENT AGENDA:

1. **Topic re: Accept monetary donations totaling \$390.00 and deposit \$150.00 into the Unrestricted Donations account for the library's greatest needs and deposit \$240.00 into the Library Agency account for the acquisition of books. – Berlin-Peck Memorial Library**
2. **Topic re: Approve waiving the Police fees in the estimated amount of \$1,234.80 for the Berlin Fire Department Car Show that will take place on Saturday, May 24, 2025. – Police**
3. **Topic re: Approve waiving the Police fees in the estimated amount of \$1,234.80 for the Team Red Dragon MTB Race that will take place on Saturday June 7, 2025. - Police**
4. **Topic re: Accept the donations of 1000.00 and appropriate the funds to the Police Cadet Program Expenditure Account. – Police**
5. **Topic re: Accept the donation of \$200.00 and appropriate the funds to the Supplies Expenditure Account. – Police**

Councilor Paonessa moved to accept the Consent Agenda as presented.

Seconded by Councilor Veach.

Vote being 7-0 (MOTION CARRIED)

I. PUBLIC HEARINGS

Public Hearing: The Town Council of the Town of Berlin will meet at Berlin Town Hall, Council Chambers, 240 Kensington Road, Berlin, CT on Tuesday, May 6, 2025, at 7:00 p.m. for the purpose of holding a public hearing on the following proposed ordinances of the Town, said ordinances being entitled as follows:

- 1. “AN ORDINANCE APPROPRIATING \$2,000,000 FOR ATHLETIC FACILITY IMPROVEMENTS (2025) AND AUTHORIZING THE ISSUE OF \$2,000,000 BONDS OF THE TOWN TO MEET SAID APPROPRIATION, AND PENDING THE ISSUANCE THEREOF, THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE”.**

Mayor Kaczynski convened the Public Hearing for the Athletic Facility Improvements (2025) appropriation and bond ordinance. The ordinance which is the subject of this public hearing is available to the public and may be obtained at this meeting from the Town Clerk.

Mayor Kaczynski asked if there is a motion and a second to read the title of the following proposed ordinance and to waive the reading of the remainder of the ordinance, incorporating its full text into the minutes of this meeting.

Councilor Paonessa moved to waive the reading of the ordinance and incorporate the wording of the ordinance into the record.

Seconded by Councilor Veach.

Vote being 7-0 (MOTION CARRIED)

AN ORDINANCE APPROPRIATING \$2,000,000 FOR ATHLETIC FACILITY IMPROVEMENTS (2025) AND AUTHORIZING THE ISSUE OF \$2,000,000 BONDS OF THE TOWN TO MEET SAID APPROPRIATION, AND PENDING THE ISSUANCE THEREOF, THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE.

No public comments were made.

Mayor Kaczynski closed the Public Hearing at 7:16 p.m.

Public Hearing: The Town Council of the Town of Berlin will meet at Berlin Town Hall, Council Chambers, 240 Kensington Road, Berlin, CT on Tuesday, May 6, 2025, at 7:00 p.m. for the purpose of holding a public hearing on the following proposed ordinances of the Town, said ordinances being entitled as follows:

2. “AN ORDINANCE APPROPRIATING \$1,500,000 FOR FIRE VEHICLES (2025) AND AUTHORIZING THE ISSUE OF \$1,500,000 BONDS OF THE TOWN TO MEET SAID APPROPRIATION, AND PENDING THE ISSUANCE THEREOF, THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE”.

Mayor Kaczynski convened the Public Hearing for the Fire Vehicles (2025) appropriation and bond ordinance. The ordinance which is the subject of this public hearing is available to the public and may be obtained at this meeting from the Town Clerk.

Mayor Kaczynski asked if there is a motion and a second to read the title of the following proposed ordinance and to waive the reading of the remainder of the ordinance, incorporating its full text into the minutes of this meeting.

Councilor Paonessa moved to waive the reading of the ordinance and incorporate the wording of the ordinance into the record.

Seconded by Councilor Veach.

Vote being 7-0 (MOTION CARRIED)

AN ORDINANCE APPROPRIATING \$1,500,000 FOR FIRE VEHICLES (2025) AND AUTHORIZING THE ISSUE OF \$1,500,000 BONDS OF THE TOWN TO MEET SAID APPROPRIATION, AND PENDING THE ISSUANCE THEREOF, THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE.

No public comments were made.

Mayor Kaczynski closed the Public Hearing at 7:18 p.m.

J. NEW BUSINESS:

1. Topic re: Discussion and possible action concerning the budget. – Town Clerk

Town Manager Ryan Curley stated that at the April 29th Budget Referendum the General Government budget did pass but the Board of Education (BOE) budget did not pass with voters stating that the budget was too high.

The Board of Finance met last night and made no changes to the budget and therefore it is now up to the Town Council to make any changes to the budget and send it to a referendum on May 27th.

Councilors Atkinson, Pruzin, and Veach expressed frustration with the voter turnout as well as voters not understanding the advisory question regarding whether the budget is too high or too low. Mayor Kaczynski and Councilor Veach stated that they understand that those have been ongoing concerns, however the Town has to listen to the voters that did turn out and, in this case, they want to see the BOE budget reduced. He added that the only way for changes to the process to be implemented is through Charter revision.

Councilor Rosso stated that he believes that the other 95.6% of voters that did not turn out to vote agree with the budget presented therefore he can not support lowering the BOE budget.

Councilor Veach stated that she suggests a very small decrease in the BOE budget to at least listen to what the voters requested.

Councilor Paonessa agreed that despite the low turnout the Council needs to respect the voters that came out and he suggested a \$50,000 decrease in the BOE budget.

Councilor Atkinson stated that 368 people voted no on the BOE budget, however 388 people answered that advisory question which means that 20 people answered that question that shouldn't have, and the Town does not have a true representation of what the voters' intentions were. She therefore cannot agree to reducing the education budget.

Councilor Coppola agreed with the \$50,000 decrease in the BOE budget stating that in previous years the Council listened to the voters and increased the budget when they stated that it was too low and should therefore listen to the voters this time too.

Finance Director Kevin Delaney stated that a \$50,000 reduction would bring the overall BOE budget from a 4% increase to a 3.9% increase and bring the mil rate to 30.66 or a 0.45 mil increase.

In regard to Charter Revision, Town Clerk Kate Wall reminded the Town Council that the Charter Revision process will take some time due to the number of public hearings and meetings needed. Placing the question on the November 2026 ballot is a good target as there is traditionally higher voter turnout for the gubernatorial election.

Councilor Paonessa moved to reduce the Board of Education budget by \$50,000 based upon the April 29, 2025 Budget Referendum results.

Seconded by Councilor Veach.

Those voting in favor: Councilor Coppola, Councilor Paonessa, Councilor Veach, Mayor Kaczynski.

Those voting against: Councilor Atkinson, Councilor Pruzin, Councilor Rosso.

Vote being 4-3 (MOTION CARRIED)

2. **Topic re: Approve the Willard School replacement boiler, burner and accessories quote from Torrc Supply of Bristol, CT utilizing MHEC Contract pricing for an amount not to exceed \$55,000 which includes a 10 percent contingency also approve the Willard School Boiler replacement labor quote from On-Call and State Contractor Central Mechanical Services of Cromwell, CT for an amount not to exceed \$21,400 which includes a 10 percent contingency. – Facilities**

Town Manager Curley introduced this item stating that the two boilers at Willard School are in need of replacement and this request is to replace one of the boilers at this time with funding that is currently in place. This would be a one-for-one replacement purchased via State contract with install labor from the Town's current on-call contractor.

Director of Facilities Doug Solek stated that this first boiler replacement project is being moved up due to issues it has been having over the past couple of winters. An engineering assessment was performed with replacement options reviewed and approved by the Public Building Commission. The second boiler will be requested in a future budget.

Councilor Paonessa moved to approve the Willard School replacement boiler, burner and accessories quote from Torrico Supply of Bristol, CT utilizing MHEC Contract pricing for an amount not to exceed \$55,000 which includes a 10 percent contingency.

Seconded by Councilor Veach.

Vote being 7-0 (MOTION CARRIED)

Councilor Paonessa moved to approve the Willard School Boiler replacement labor quote from On-Call and State Contractor Central Mechanical Services of Cromwell, CT for an amount not to exceed \$21,400 which includes a 10 percent contingency.

Seconded by Councilor Veach.

Vote being 7-0 (MOTION CARRIED)

3. **Topic re: Authorize the Town Manager to execute a subordination agreement to Thomaston Savings Bank and Connecticut Housing Finance Authority with respect to the Town's mortgage from Newport 848 Farmington Ave, LLC related to a façade program grant that is recorded at Volume 773, page 226 of the Berlin Land Records, subject to the review and approval of Corporation Counsel. – Economic Development**

Town Manager Curley stated that as a condition of receiving financing for Newport Realty Group LLC's (Newport) project at 55 Steele Boulevard, Newport is required to pledge the rents from 848 Farmington Avenue owned by their affiliate Newport 848 Farmington Ave LLC.

Newport 848 Farmington Ave LLC currently has a façade program grant in the form of a mortgage from the Town of Berlin that must be subordinated in order for Newport to obtain their financing.

Councilor Paonessa moved to authorize the Town Manager to execute a subordination agreement to Thomaston Savings Bank and Connecticut Housing Finance Authority with respect to the Town's mortgage from Newport 848 Farmington Ave, LLC related to a façade program grant that is recorded at Volume 773, page 226 of the Berlin Land Records, subject to the review and approval of Corporation Counsel.

Seconded by Councilor Veach.

Vote being 7-0 (MOTION CARRIED)

4. **Topic re: Schedule a public hearing on May 20, 2025, at 7:00 pm to discuss a proposed Tax Abatement Ordinance as authorized by section 8-215 of the Connecticut General Statutes. – Town Manager**

Town Manager Curley stated that the Ordinance Committee met earlier this evening to discuss a proposed Tax Abatement Ordinance authorized by section 8-215 of the Connecticut General Statutes.

This tax abatement ordinance will pertain to affordable housing and will allow Vesta to build senior housing on the previous Knights of Columbus property on Percival Avenue. Corporation Counsel Donofrio drafted an ordinance which the Ordinance Committee forwarded to Vesta for review. Vesta provided feedback which the Town Manager just received, and he shared that information with the Town Council at tonight's meeting and which is attached to these minutes.

Councilor Paonessa moved to schedule a public hearing on May 20, 2025, at 7:00 pm to discuss a proposed Tax Abatement Ordinance as authorized by section 8-215 of the Connecticut General Statutes.

Seconded by Councilor Veach.

Vote being 7-0 (MOTION CARRIED)

- 5. Topic re: Support proposals from the Prudence Crandall Center, Berlin Lions Charities, Inc., and CCARC, Inc., for the 2025 Connecticut Neighborhood Assistance Act (NAA) Tax Credit Program and approve the setting of a Public Hearing for Tuesday, June 3, 2025 at 7:00 p.m. to discuss the proposals from the Prudence Crandall Center, Berlin Lions Charities, Inc. and CCARC, Inc., for the 2025 CT NAA Tax Credit Program and to solicit citizen input and designate Ryan Curley, Town Manager, the liaison for the Town of Berlin to handle all Neighborhood Assistance matters. – Town Manager**

Town Manager Curley stated that the Connecticut Neighborhood Assistance Act (NAA) Tax Credit Program provides tax credit to businesses that make cash investments in qualifying community programs conducted by tax exempt or municipal agencies. The programs must be approved by the municipality and the Department of Revenue Services.

This year three organizations have submitted proposals. The Prudence Crandall Center provides services to victims of domestic violence, schools and community groups. The Berlin Lions Charities, Inc provides financial support to Berlin Veterans and their spouses. CCARC, Inc provides services for individuals with intellectual and developmental disabilities.

Councilor Paonessa moved to support proposals from the Prudence Crandall Center, Berlin Lions Charities, Inc., and CCARC, Inc., for the 2025 Connecticut Neighborhood Assistance Act (NAA) Tax Credit Program and approve the setting of a Public Hearing for Tuesday, June 3, 2025 at 7:00 p.m. to discuss the proposals from the Prudence Crandall Center, Berlin Lions Charities, Inc. and CCARC, Inc., for the 2025 CT NAA Tax Credit Program and to solicit citizen input.

Seconded by Councilor Veach.

Vote being 7-0 (MOTION CARRIED)

Councilor Paonessa moved to designate Ryan Curley, Town Manager, the liaison for the Town of Berlin to handle all Neighborhood Assistance matters.

Seconded by Councilor Veach.

Vote being 7-0 (MOTION CARRIED)

K. TOWN MANAGER'S REPORT:

- Signs for the May 27th Budget Referendum have been ordered and will be put up throughout town.
- Declarations for the vacant units at the Town's mobile home park have been completed and the Town is waiting to hear back from the Department of Housing regarding the language. The goal is to get those recorded by June 30th.
- In order to follow through with the Blight Ordinance a Citation Hearing Officer must be appointed, therefore the Town Manager is asking the Town Council for recommendations for that position which is currently vacant. He added that the hearing officer cannot be a Town employee, and they must live in Berlin.
- The Finance Department received the Certificate of Achievement for Excellence in Financial Reporting award for fiscal year 2024. This is the 39th consecutive year that the Town of Berlin has received that award.
- A Consent item on the April 22, 2025 agenda for a Bike Race to take place at the Hatchery Brook Conservation Area mistakenly listed the date of the race as May 7, 2025 (rain date May 8, 2025). The actual dates will be June 7, 2025 with a rain date of June 8, 2025.
- The Town Manager provided the Town Council with copies of the proposed restructuring of the VNA space which was discussed at a prior meeting.
- As part of the Carbon Reduction Grant the Town's estimated \$3 million sidewalk proposal, based on square footage, was submitted to the Department of Transportation (DOT). Based on DOT's calculations of the square footage the project would cost \$3.8 million. The Town only needs to commit to the design work which is about \$160,000.

L. SPECIAL COMMITTEE REPORTS:

The Ordinance Committee has met to discuss the tax abatement ordinance for affordable housing, and possible noise ordinance amendments.

M. COUNCILORS' COMMUNICATION:

Councilor Pruzin inquired about results from the soil testing that was being done on the property across from the high school. Town Manager Curley stated that at a meeting held with the YMCA in early April their engineers were requesting information and it turns out that when design work was done for the proposed Senior Center at that location surveys were done. Public Works Director Mike Ahern is working to put that information together for the YMCA which will assist them in determining if they will

be able to build on the site. The Public Building Commission has it on their agenda to move forward with soil sampling.

Councilor Pruzin inquired about Charter revision in regard to the Budget Referendum as discussed earlier in tonight's meeting. Town Clerk Kate Wall reminded the Council that a Charter Revision Committee needs to be formed, and they need to determine what they want to look at.

Councilor Veach stated that the two things the Town wants to get bonded are in the packet at the State.

Councilor Coppola stated that the firefighters involved in fighting the Lamentation Mountain fire were honored by the State for their contributions. Mayor Kaczynski stated that a recognition dinner is being planned for the firefighters. Town Manager Curley stated that he has spoken with Jim Simons who mentioned that firefighters typically have a summer gathering so that might be a nice time to hold the dinner.

Mayor Kaczynski stated that three Town-sponsored concerts will be held this summer. Town Manager Curley stated the dates are June 26th, July 17th, and August 7th.

There will be an Open House at the Police Department on Thursday May 8th from 5:30 p.m. to 8:30 p.m.

A wreath-laying ceremony will be held at Maple Cemetery on Monday May 12th at 9:00 a.m. in memory of Officer Jeffery Casner.

Mayor Kaczynski stated that the slab moisture issue at the high school will be discussed at the Monday May 12th Board of Education meeting which will be held at Berlin High School at 6:00 p.m.

The America 250 Commission will be meeting on Thursday May 8th at 5:00 p.m.

N. ACCEPTANCE OF MINUTES:

April 22, 2025

Councilor Paonessa moved to accept the Town Council Meeting minutes of April 22, 2025 as presented.

Seconded by Councilor Coppola.

Those voting in favor: Councilor Coppola, Councilor Paonessa, Councilor Pruzin, Councilor Rosso, Mayor Kaczynski.

Abstain: Councilor Atkinson, Councilor Veach.

Vote being 5-0-2 (MOTION CARRIED)

O. ADJOURNMENT:

Councilor Paonessa moved to adjourn the meeting at 8:20 p.m.

Seconded by Councilor Rosso.

Vote being 7-0 (MOTION CARRIED)

Submitted by,

Kathryn J. Wall
Clerk of the Meeting

PLEASE NOTE – THE FOLLOWING LINK WILL BE USED FOR ALL FUTURE TOWN COUNCIL MEETINGS. YOU MUST USE THE PASSWORD – BERLIN (ALL CAPS)

Berlin Town Council Chambers is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://berlinc-t-gov.zoom.us/j/88916616949?pwd=EGudbqXAWRsRvTteZt8R0dl7OT0hwM.1>

Meeting ID: 889 1661 6949

Passcode: BERLIN

+1-929-205-6099 (New York)

**TOWN OF BERLIN
TOWN COUNCIL MEETING
Wednesday, April 30, 2025
Town Council Chambers (in person)
Remote Meeting
6:00 P.M.**

A. CALL TO ORDER:

Mayor Kaczynski called the meeting to order at 6:07 p.m.

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL:

Those in attendance were:

Mayor Mark Kaczynski
Councilor Charles Paonessa

Absent:

Councilor Kate Atkinson
Councilor Sandra Coppola
Councilor Mark Pruzin
Councilor Peter Rosso
Councilor Donna Veach

Also in attendance:

Town Manager Ryan Curley
Corporation Counsel Jeffrey Donofrio – *via Zoom*

D. NEW BUSINESS:

1. Topic re: Presentations concerning Bright Feeds.

- a. Mayor Kaczynski and State Representative Veach will provide updates.
- b. Bright Feeds will provide an update on operations.

- c. DEEP will provide an update.
- d. DPH will provide an update.
- e. SH Acoustics will provide an update.
- f. Attorney Donofrio will comment on any legal matters.

PUBLIC WILL BE INVITED TO ADDRESS THE TOWN COUNCIL WITH QUESTIONS AND CONCERNS AFTER THE PRESENTATIONS.

Mayor Kaczynski stated that he would defer discussion to representatives of Bright Feeds, DEEP, DPH, and SH Acoustics.

Jonathan Fife, Bright Feeds CEO, thanked everyone for working with the company through this period as they worked to address concerns with their facility. Since the March update, Bright Feeds has received and installed the thermal oxidizer in early April. By mid-April the thermal oxidizer was working as expected and they measured a more than 98% destruction rate for organic compounds which are compounds that produce odors. Bright Feeds also wanted to make sure that when the oxidizer was installed it was going to be a permanent sound solution, so they engaged a sound consultant. Measures were put in place which included rebalancing of the dryer fan by the manufacturer, installing custom sound blankets on all outside fans, adding four inches of mineral wool insulation on the ducting leaving the drying fan, and installing two custom designed silencers to further reduce noise. As of mid-April, they have been operating at full capacity.

Bright Feeds' fan consultant performed testing at the facility and around town, and they concluded that Bright Feeds was within the town noise ordinance and there were not any discrete tones.

Jake Felton, Director of the Air Enforcement Division, the Department of Energy and Environmental Protection (DEEP) stated that DEEP has remained in contact with Bright Feeds' representatives to continue to reinforce the importance of expeditiously eliminating nuisance odors and resolving the open violation notice. As of April 4th, Bright Feeds installed the regenerative thermal oxidizer which is commonly used to control emissions of volatile organic compounds which give rise to odor.

DEEP was on site the week of April 7th and witnessed Bright Feeds' contractor take stack measurements of volatile organic compounds which suggested a destruction efficiency in the high 90% range by volume. DEEP received odor complaints the week of April 7th and mild to moderate odors were documented in the immediate vicinity of Fuller Way. No new complaints of odors have been received since April 15th.

Earlier this year it was determined that Bright Feeds did require a Clean Air Permit and DEEP expects that they will continue to work to obtain a new source review permit.

Ambient data from a sophisticated dispersion model of stack pollutant concentration results should be available to the Department of Public Health next week for further analysis.

Pat Bisacky, Supervisor of Toxicology Group, Connecticut Department of Public Health (DPH) – Ms. Bisacky stated that once the data is received from DEEP a risk assessment will be done. Once that information is compiled it will be shared with the Town and DEEP.

Tessa Wearne, SH Acoustics – Ms. Wearne stated that Bright Feeds has implemented a number of adjustments which have significantly reduced air borne noise and vibrational transfer. SH Acoustics conducted both day and evening acoustic testing on April 28th and confirmed that Bright Feeds remains within compliance of the Town's established noise standards.

During their initial testing on January 30th SH Acoustics detected a low frequency originating from the main exhaust fan but following completion of the remedial work the low frequency along with other tonal noises are no longer present.

Ms. Wearne addressed the concerns raised about a low frequency tone of 20 Hz reported near the corner of Deming Road and Christian Lane. Frequency based measurements were taken in early morning and midday and their professional analysis confirmed that no 20 Hz tone was present.

Public Concerns and Questions:

Ryan Molloy, 84 Juniper Lane – Mr. Molloy asked for clarification on the modeling by DPH of worst-case-scenarios being based on conditions residents encountered versus the current set of variables.

Mr. Molloy believes that Bright Feeds needs a compliance model that is sustaining. The Town of Berlin needs to revisit its' business licensing procedures with industry applicable questions asked and the Town's sound ordinance needs to be modified to account for low frequencies known to bother humans. He added that when something gets escalated within a State agency they need an urgency classification system correlated to the impact on citizens, and the State also needs to review the permitting system especially in relation to the Clean Air Act Permit.

Jim Ostroski, Tasca Ford employee – Mr. Ostroski thanked Bright Feeds for installing the new equipment. Although he occasionally notices a slight odor it is not like before. He requested that DEEP let the residents of Berlin know what penalty they impose on Bright Feeds when the time comes.

Tyler Ciaffaglione, 520 Worthington Ridge – Mr. Ciaffaglione stated that his family is occasionally smelling slight odors and added that his father works near the Bright Feeds building and the business is still smelling strong odors there.

Kathryn Mease, 15 Main Street, EB – Ms. Mease inquired about the legality of Bright Feeds continuing to operate without a Clear Air Act permit in place.

In response the questions asked, Mayor Kaczynski stated that the Town can investigate the licensing process and the sound ordinance is already being addressed by the Ordinance Committee. Town Manager Curley added that SH Acoustics and Corporation Counsel Donofrio are assisting with drafting that ordinance.

In response to the modeling assumptions, Jake Felton of DEEP stated that the numbers that are given to DPH represent the highest 24-hour average computed based on five years of meteorology at any location in the ambient air. The initial conservative emission rate is based on the highest run and the lowest flow rate and then they look at different iterations of that.

Regarding the penalty to be imposed, that is public information, it is published on their website, and the municipal CEO is notified. Regarding the permit question, under state law the lack of a permit is not grounds for a cease-and-desist order.

Mr. Felton added that emission factors exist for all types of facilities in the state, however one did not exist for this specific source category. Before DEEP can conclusively say a permit is required, emission factors are needed which is why a stack test was done. Bright Feeds is a unique situation as they are not burning anything, they are drying.

Kathryn Mease, 15 Main Street, EB – Ms. Mease asked if there was any information on the toxicology that can be shared tonight regarding VOCs from the stack.

Ms. Bisacky of the DPH stated there is no additional information at this time but it will be forthcoming. Mr. Felton added that the stack testing that is currently available is not meaningful from a health perspective at this time because it is what is coming out the stack and not what anyone is exposed to and that is what needs to be modeled. That modeling information will be available the next time we meet.

Mayor Kaczynski stated that when that information is available another meeting will be held to update the public. He thanked everyone for working together to get to this point.

E. ADJOURNMENT:

The meeting was adjourned at 6:48 p.m.

Submitted by,

Kathryn J. Wall
Clerk of the Meeting