

MINUTES OF THE TOWN COUNCIL MEETING
OF THE TOWN OF SOUTHLINGTON
October 24, 2011

The Town Council of the Town of Southington held a public hearing and a regular meeting on Monday, October 24, 2011. Edward S. Pocock, III, Chairman, called the meeting to order at 7:00 o'clock, p.m.

The following Councilpersons were present, viz:

John N. Barry	Anthony E. D'Angelo
John C. Dobbins	Dawn A. Miceli
Albert A. Natelli, Jr.	Christopher J. Palmieri
Stephanie A. Urillo	Peter J. Romano, Jr.
Edward S. Pocock, III	

Ex-officio members present were as follows, viz:

Anthony J. Tranquillo, Director of Public Works/Town Engineer
Mark J. Sciota, Deputy Town Manager/Town Attorney
Garry Brumback, Town Manager

PUBLIC HEARING

Tax Abatement Program - Hotels/Motels Tax Abatement (Attachment 1)

Lou Perillo, Economic Development Coordinator, presented the application giving a brief overview. This is for existing hotels/motels that have over 10 rooms in existence. He had handouts for the Council to review (passed around).

The program is to assist with existing hotels over 10 rooms as far as redevelopment of their properties. It will include personal and real property of \$100,000. You make application with my office in association with the Assessor and the Town Attorney.

It is 100 percent abatement for 5 years. We did do the depreciation schedule in response to a request by Dr. Urillo which is the last page of your packet.

In the packet there is an executive summary describing the policy and rationale. Then there is the actual abatement program itself. Then there is a schedule of what the existing hotels currently pay in property taxes. Then the abatement schedule on a hypothetical \$100,000 investment over an 8 year depreciation schedule thru the Assessor's office. Explained over 5 years on a \$100,000 investment, \$6700 would be abated and in the last two years \$2000 would be recouped from the town. In addition and more importantly is the multiplier effect which is associated with residents staying or

visitors staying at the hotel. They increase occupancy which further strengthens their books and brings businesses into the corridor.

(Public comments)

Illio Fusciello approached the podium and asked what abatement means. Attorney Sciota explained when someone improves their property, under an abatement program a portion or all of that particular increase for tax purposes which is abated which means forgiven for a short period of time.

The Chair closed the public hearing portion of the meeting.

REGULAR MEETING

The Town Council of the Town of Southington held a public hearing and a regular meeting on Monday, October 24, 2011. Edward S. Pocock, III, Chairman, called the regular meeting to order at 7:05 o'clock, p.m following the public hearing.

The following Councilpersons were present, viz:

John N. Barry	Anthony E. D'Angelo
John C. Dobbins	Dawn A. Miceli
Albert A. Natelli, Jr.	Christopher J. Palmieri
Stephanie A. Urillo	Peter J. Romano, Jr.
Edward S. Pocock, III	

Ex-officio members present were as follows, viz:

Anthony J. Tranquillo, Director of Public Works/Town Engineer
 Mark J. Sciota, Deputy Town Manager/Town Attorney
 Garry Brumback, Town Manage

A prayer was recited by Councilman John Dobbins.

The Pledge of Allegiance was recited by everyone in attendance being led by Leslie Cotton, Town Clerk.

There were approximately 20 other persons in attendance.

EDWARD S. POCOCK, III, Chairman, Presiding:

II. Minutes

Mr. Palmieri made a motion to approve the Minutes as presented. Ms. Miceli seconded. Motion passed on a majority voice vote with Mr. Romano abstaining.

The Chair asked for Council's indulgence as these committee reports were supposed to be under the Report of Special Committees and with unanimous consent I'd like to move those under that item of the Agenda.

III. COUNCILMANIC COMMUNICATIONS

A. Proclamation presentation - Polish Falcons 100th Anniversary (Attachment 2)

The Chair asked the representatives from the Polish Falcons to come up to the bench.

Mr. Palmieri read and presented the Proclamation to the Falcons. (Applause)

Jim Sokolowski offered remarks that Nest 307 is quite honored with this Proclamation. We've worked hard in the community for a long time and plan on continuing the services and donations as we have in the past. (Applause)

B. Presentation to Anthony D'Angelo

The Chair invited the D'Angelo Family to the bench. The Chair remarked that one thing on the Council is you never question a person's dedication to the town. He noted Mr. D'Angelo is leaving the Council after 8 years on the Council. He's given a lot of time to the town and it's been an honor and a pleasure serving with him. We have these limited edition prints of Southington which I'd like to present to Tony.

John Barry, Councilman, recapped his years together with Tony. He remarked Tony was the best and most professional Vice Chairman anyone could have. Tony will be missed by me and the whole town.

He thanked Tony's wife for putting up with him calling the house all the time and taking a lot of Tony's time.

He presented a Certificate of Special Congressional recognition from our Congressman John Larson.

Mr. D'Angelo said it was an honor to serve on the Town Council for the past four terms. Each Council that I served on had people that made our town a great place to live by displaying a true love and dedication for Southington. He thanked the sitting Council for making the town as great as it is today.

During my tenure I saw elementary schools being built, many miles of road being paved, a couple of new fire trucks and yes the infamous sewers have been updated. I was part of hiring a new Town Manager.

I have to mention John Barry. Recapped their past 8 years together. He has grown to be a dear friend and working with him was a pleasure and an honor.

Every member of each Council showed a true respect for the citizens of Southington and cared about them.

It's really my time to leave now. I keep my head high knowing that I did what I thought was right for Southington.

He thanked everyone who supported him during his four terms on the Council and he will continue to volunteer.

Thank you so much.

C. Bread for Life - Bill MacDougall

Bill MacDougall, Chairman of the Board of Directors of Bread for Life, accompanied by the Executive Director, Eldon Hafford made a presentation.

He explained the several diverse activities the organization performs as the economy continues to sour. On a daily basis we serve a sit down lunch to 25 people at our location. There are 7 senior housing centers in town and we service each one a minimum of once per week and some twice weekly. We average 1200 box lunches to the centers monthly. We also deliver an average of 30 lunches to shut ins at their homes throughout town daily.

We formed collaboration with our pantry and that of the Southington Community Services. This provides groceries daily to families in need in our town. Two years ago we were servicing 200 families monthly. Now we service 650 families monthly.

Last year, in conjunction with the BOE, we created a breakfast program in all of our schools. This program now services all the schools in town including the high school. We report that 400 students on average take advantage of the breakfast program daily.

All these efforts take a lot of time and money. Enumerated all of those who help them achieve their goals through monetary

contributions and food drives. No one goes hungry in the Town of Southington, ever.

Last week we kicked off our 5th annual appeal. We need help more than ever and we feel confident our community will once again provide us with the support we need.

Checks may be made payable to: Bread for Life at P O Box 925
Southington, CT 06489.

Thank you.

Mr. D'Angelo noted the tremendous Soup Night event last week.

Dr. Urillo mentioned that this past Thursday, October 20th, was the Elks Club 24th Annual Public Safety Night. They honored first responders in Southington from the fire, local police and state police.

Honorees this year were: Steve Chapman from the State, Southington Policeman Mark DiBattista and Southington Firefighter Bill Higgins.

She explained each has gone above and beyond the call of duty and shown a strong commitment to what they do every day.

At the event Dr. Urillo presented Proclamations from the town to each gentleman honoring them but also proclaiming a day for each.

She publicly thanked Chairwoman Denise Roy for an outstanding job organizing this very special event.

Mr. D'Angelo asked the Town Manager: Regarding North Center School, I hear there was an oil tank that was removed? Mr. Tranquillo responded as we excavated the site, we found a concrete slab near the proposed entrance. We thought it was a slab over an oil tank because there was a copper pipe coming out of it. When we dug up the slab, we found a tunnel underneath and we could not find the tank. We think that pipe chase way that was leaking a little bit and we have to do some cleanup which is not as serious as we thought it would be.

Before moving on, the Chair thanked all noting how much of an honor it was been serving as this town's Chairman.

Mr. D'Angelo as the minority leader, thanked the Chair for his dedication and hard work. Greatly appreciated.

IV. REPORT OF SPECIAL COMMITTEES

A. Buildings Maintenance Committee

Nicholas DePaola, Chairman highlighted his report. Projects completed over the last two years to-date:

1. Painting the façade of the Town Hall and doors for which we had funding.

Future projects for the Town Hall for consideration: heating and HVAC, complete painting and windows.

2. The Town Clerk vault project was completed. Explained the project was completed and we gained about 60 sf on the upper level of the vault and it has increased the space and functionality.

3. Community Service Building (Old Company #3 Fire). The roof was leaking like a sieve. We had a new roof put on and it went quite well and is not leaking any more.

4. The Police Department had four projects:

- Floor in the dispatchers' area has been replaced and is working.

- The sally port area had a problem. There were the exhaust fans bringing cold air in from the exterior.

- The underground tanks were allowing snow and surface water to get in. We got it done and it's functioning with no problem.

- The air conditioning units for the IT center were not functioning right at all. We had the consultant in and that is due to be completed any day now. It's functional now.

5. Library elevator was malfunctioning. We had to get it fixed. As of this writing, we worked with the Library Director, using their resources and we went out to bid and the project is currently expected to be completed by the end of this month.

Future projects for the library is they've had roof problems. There is a study being done on the roof and also the heating and air conditioning isn't balanced properly.

In the future we do recommend as we did this year, is that we keep the department heads sending in their top priorities for work so we can stay ahead of it and budget for it.

One item with the fire department is going to be the roof at the Milldale Company. A lot of problems there will have to be addressed.

We've a ton of asphalt work that has to be done.

Mr. DePaola made his acknowledgements for those who helped with this committee and its workings.

The Chair thanked Mr. DePaola for his work as Chairman.

B. Sewer Committee

Mr. Dobbins presented his report. On October 12th the sewer committee held its final regularly scheduled meeting for this session. We also held 8 special meetings.

Some of the major projects completed during this term:

- Design of the Queen Street Pump Station Replacement
- Rehab and repair of aging sewer lines which include the East Summer Street by-pass, portions of the Old Borough Interceptor
- Re-engineering of the Farmstead Interceptor over the Quinnipiac River thus preventing any potential environmental disasters
- At the WPC Plant projects included removal of two buried old tanks, fixing of the denite surge, roof replacement at the influent pump station and an answer to the Misery -Stonegate area backups resulting in relining of the pipes.

A total of 13 separate projects we worked on.

Other accomplishments:

- Regionalization of methanol purchases
- Close scrutiny of all professional contracts
- Joint meeting with the Conservation Commission which resulted in the Northwest Corridor Interceptor area design route around the Forestville Fishing Club.

Challenges ahead for the next years:

- Working with DEEP on phosphorous limits
- Facilities plant upgrade
- Good planning for the future.

He acknowledged and thanked all the staff and committee members for their help on this committee.

Mr. Palmieri thanked Mr. Dobbins for his leadership of this committee.

The Chair thanked Mr. Dobbins for his service as the Chairman of this committee.

C. Public Works

Mr. Romano named and thanked all the committee members for their work on this committee as well as staff members for their contributions.

Roads: We oversaw repaving of the South End Road/Mount Vernon Road which were ARRA projects. Roads that we paved or reclaimed were Pleasant Street, Flanders Street, Parkview Drive, Woodruff, West Center, West, Mill Street, Newell Street, Redstone Road, Spring Lake Road, Old Turnpike Road and Summit Street.

We also did improvements to the corner of North Main Street and Flanders intersection. Marion Avenue and Upson had improvements and repaving. Mount Vernon Road, further down from the State grant, we did work on that. Whitman Road improvement design. Triano Drive construction. And, pavement and conditional database development.

Bridges: We pushed forward with the West Queen Street bridge rehab design as well as the release of the Old Mountain Road Bridge to go out to bid.

Projects & Site Development: We oversaw the library lot expansion. Drive in and pavilion. Special credit to Joe LaPorte for the value engineering and work he did to get this thing within budget with the grants and funding. Phenomenal job.

Parks Department became the responsibility of the Public Works Department.

Drive in property development. North Center School site plan development and the bulky waste sticker program.

Other projects: We furthered the North Ten Corridor Study from a previous Council and that gets before the CCRPA. We do not want to let that fall on deaf ears. It's a worthwhile project but we need them to help us with the state road Route 10.

Downtown sweeping, prequalification ordinance to qualify prebidders saves the staff a tremendous amount of time.

Intersection sight distance improvements. Pavement Management System.

We reviewed contracts and RFP's. Street light maintenance. Started exploring LED for street lights.

We oversaw the contract award for street sweeping, trench restoration and snow plowing.

It was a long and rewarding two years. I appreciate all efforts of everyone out there.

Discussed the leaf pick up schedule which is on the website.

Dr. Natelli thanked Mr. Romano for his service as Chairman of this committee.

Mr. Palmieri commented on the quality of the library parking lot project. He thanked Mr. Romano for his work on the committee as the Chair.

The Chair thanked Mr. Romano for his service.

D. Drive In Committee

Ms. Miceli reported on this committee. What has grown from the drive in is remarkable in terms of the economic boon for our local business community and also this became a revenue source for our nonprofit civic groups in the community. We are closing out the season this weekend with Halloween movies --- a double feature.

She noted and thanked the committee members and the projectionist. We were able to host several extra movies this summer and invite three extra community groups to join in our program. It's truly beneficial.

Each civic group this season is earning \$800. All profits were split evenly among all the groups. We fielded about 200 cars per weekend. We utilized our community pavilion for the first time and offered several theme evenings: a car show, dress up theme weekend for the 50's, we invited Southington Brass, a local group, to perform.

She thanked the public works department, local businesses who sponsored us with private advertising and lots more. Of course, the residents who came and watched the movies under the stars.

This Saturday, gates open at 4:30 pm. We are showing Hocus Pocus at 6:00 pm. At 5:00 pm we will have a costume parade with trunk to trunk treating. And, about 7:30 we will welcome in more mature audiences for the cult classic: Halloween to view between 8:00 and 8:30 pm.

This is a great venue for this community.

Mr. Palmieri thanked the committee for their organization, vision, maintenance and communication involving the community. It has been an asset to the entire community.

The Chair thanked Ms. Miceli and the committee for their work.

E. Rails to Trails

Dr. Natelli gave the construction wrap up report. Shultz Construction is wrapping up the project. They were the construction company for Phase I. Payment for this project fell under the President's Federal Stimulus Plan. We will be under budget upon completion.

It started in the Spring of 2010 and the Trail was opened in June of 2011. It was opened in conjunction with National Rails to Trails Day. The Trail is approximately 2 miles long and starts at the Southington/Cheshire border and ends at downtown Plantsville.

It included but was not limited to the restoration of three abandoned railroad bridges, clearing space for the trail; trail and railroad tie removal and installing safety fencing. The plantings run the length of the trail and trees could not be planted under power lines.

Drainage issues did occur and they were addressed and resolved. There appears to be no longer drainage issues on the Trail.

In the Spring of 2010, the town purchased the old railroad station on Canal Street next to the Clarke Bolt Building. The plan was to refurbish the station as a historic point on the trail.

Eagle Scout Scott Casulo led by Troop Leader and BOF Chairman John Leary painted inside the station as his Eagle Scout project. This property eventually will have eight parking spots.

Dr. Natelli named and thanked each person on the committee for their hard work.

The Town is selling benches for \$1250 and you can contact the Town Attorney's office at 860-276-6221 if you are interested.

Mile markers are on the trail that fit the GIS overlay. Very important for safety reasons.

The Historical Society has created a welcoming sign for the Kiosk at the town line. This design was submitted to the committee and it was sent out to bid. We will bring it back to Council for approval.

The façade for the bridge over the MW Turnpike, the state did not allow us to use contingency money for it --- we tried three times and three times were denied. However, there are monies left over from the Edward Jones monument donation and that will be used to pay for the façade. It is being sent out and construction will begin in the Spring of 2012.

He acknowledged and thanked his committee members for their hard work and wisdom as this project unfolded.

Discussion of a timeline for the kiosk.

F. Apple Harvest Festival Committee

Mr. Palmieri acknowledged and thanked all those involved with this committee and event.

He especially acknowledged Cheryl Lounsbury who, along with him, had a vision when this festival started which was to have the festival run and be self sustaining. We have taken on additional expenses over the years to make sure the festival could manage on its own. That being said, I'm proud to say that strictly preliminary estimates do indicate that the festival is self sustaining and there might be a surplus this year, as well.

He discussed the police department overtime account. The money for the festival through the police department was actually budgeted as a revenue which wasn't the intent of what we wanted to do. We wanted to be able to just pay ---the police department just charge the festival and then with a transfer we would take it out of the festival account and put it in the police account. I've spoke to Emilia Portelinha, Chief Daly and Police Commission Chairman Jim Verderame and clarified it will be a transfer. And, in the future we would like to see it not reflecting as a revenue but rather have it a transfer in response to what is needed for the services. That should be fixed for the future.

Again, thank you to everyone involved and the support of the community.

Mr. Dobbins thanked Mr. Palmieri repeating that the Apple Harvest is a premiere free event here in Connecticut.

The Chair thanked Mr. Palmieri for his Chairmanship of this committee. Fabulous job.

G. Economic Development Strike Committee

The Chair asked Dr. Urillo to give a report on the West Street Corridor project. Dr. Urillo stated the consultants from Milone & MacBroom presented guidelines for developing the West Street Corridor. We did not want West Street to turn into Queen Street.

At the August 2nd meeting of the PZC, the commission unanimously voted to change the zoning in this area to industrial from residential.

The following recommended actions were presented:

1. Create access management regulations.
2. Conduct a public visioning process.
3. Create design regulations for the West Street Corridor.
4. Rezone the southernmost industrial parcels in the corridor.
5. Create an interchange commercial zone or an overlay zone.
6. Enable higher density residential uses in specific locations within the corridor.
7. Extend and/or rezone the current business overlay zone.

This allows for orderly development of this area so development will occur in well structured, thought out, proactive manner and not haphazardly. Not turning West Street into Queen Street.

This is a vision. Something to develop the guidelines for the development of this area.

Mr. Barry said it's wonderful and he's excited about it. It's important the PZC moves quickly forward with these recommendations. I think this is a good, smart move and I thank you very much for the report.

The Chair noted there has been full court press from the start for economic development. We have had a Grand List growth during a time when most towns saw regression in their Grand List. We had \$2 million in revenue. We started early and were smart.

He spoke about the networking event held this summer by the Economic Development Department. A great success.

He reviewed that the new committee has worked with Lake Compounce to save their expansion project by offering incentives to build a new road and expand the park. Thank you for the work there.

I-3 Regulations were explained. I want you to park your crane in Southington.

South Farms Industrial Subdivision off of Lazy Lane (Triano Drive) properties sold like hot cakes bringing in a number of new industries to town. We built the road with a STEAP grant. Fabulous.

Greenway Commons finally got off the ground. We saw the tearing down of buildings and got that moving so the heart of Southington will start looking like the heart of Southington, again.

811 Queen Street is really our first Brownfields initiative offering tax incentives to clean up a polluted site so we can enjoy the tax benefits down the road. He thanked the Council for taking a proactive step to clean this site up to bring back tax revenues and will set the precedent of future Councils.

New businesses in town: Shop Rite, BJ's Wholesale Club, Facia's Chocolates. Southington's future is bright. Tonight we have the hotel abatement plan we're looking at. We're continually looking for new ways to bring business in.

Exciting two years. I thank everyone who served with me on the committee as well as Ms. Miceli and Art Cyr who were at every meeting.

Mr. D'Angelo recommended that Lou Perillo continue to work with the Mom & Pop stores. They provide tax base and also donate a lot to the town, too, in the way of services, et cetera. They're our bread and butter.

V. TOWN MANAGER'S REPORT AND COMMUNICATIONS

A. Board of Finance Report

Mr. Brumback noted it was a routine BOF meeting save one issue: the Probate Court acceptance of checks from Cheshire. The vote was 3 to 3 which means it would be enacted upon your approval of the Minutes.

Mr. Brumback & Mr. Milone resolved the issue with the Town of Southington continuing to finish up this fiscal year. Neither town will be responsible for it going forward and it will become the responsibility of the Probate Court itself. The Judge understands that and believes the staff and resources are available to do that.

B. Bids for Snow Removal Town Streets and School access Walks (Attachment 3)

Mr. Brumback noted in the packet was a whole list of folks. We are wanting you to approve the entire list for snow removal. They are a package with different capabilities.

Through Mr. Wlodkowski's efforts and efficiencies we are down from 29 extra trucks to 7. Explained he asks for the approval of the whole package as he does conduct inspections to make sure they are for use on town property and during the course of the winter various things come up and he doesn't have access to all of the vehicles. He has in the past and will continue to go from the lowest bidder and work his way up as he selects support trucks for the town.

Ms. Miceli said no towns are noted as far as where the companies are from. Can we have that noted on future paperwork? I like to see. Mr. Brumback said that would be done.

Mr. Barry asked if any local bidders were rejected and not on the list. Mr. Brumback said "no". There is a local vendor previously been on the list and it's not listed. In the event that he did bid and this information is not accurate tonight, could we in approving

these, insure that he gets on the list. Mr. Brumback said he would review the information.

Attorney Sciota said he would review the bidders and if someone else did bid, he would slide him in in the appropriate spot. With your motion that would be appropriate.

Mr. Barry felt the agreement on the Probate Court was a good agreement to the end of the fiscal year. Since we do anticipate North Center School on line and we are the largest part of the Probate District, could you have discussions with the Probate person that they would move their office to Southington?

Mr. Brumback said he would have that conversation.

V. Town Attorney Reports

A. Donation of Land - 303 Summer Street (Attachment 4)

Attorney Sciota reported we received a favorable 8-24 from the PZC on a little piece of property, .11 acres, on 303 Summer Street. The reason why open space and the PZC and I hope this board all feels it is good to accept the donation, it is uniquely right next to the Rails to Trails in the downtown Plantsville area.

Because of the time of year, I'd like to have Leslie Cotton go through the procedure as to the times of the polls where they'll be and the last day you can register to vote.

Ms. Cotton explained the election is two weeks from tomorrow. November 8th. All 11 polling places will be open from 6:00 am to 8:00 pm.

I remind you if you voted at North Center School, we are no longer using that as a polling place. All of the residents who voted there should have received notification from the Registrar of Voters directing you to the new polling place. Questions on where to go please be sure to call the Town Clerk's Office or the Registrar's Office and we'll get you to the right polling place.

Residents are voting for local candidates for offices on local boards: Town Council, Board of Finance, Board of Education, Planning & Zoning and the Water Commission.

We have one referendum question and that is the question on the Middle School Reconstruction. A copy of the ballot is on our website for your review. And, the full text for the bond ordinance is available on the website which is Southington.org.

The last day to register to vote is Tuesday, November 1st. The Registrars will be in the office from 9:00 am to 8:00 pm to register voters.

Absentee ballots are available from the Town Clerk's Office. Explained if you are going to be out of town on Election Day, stop in and we'll fix you up with an absentee ballot. They're available until Monday, November 7th.

I wish all folks running good luck. We hope that everyone turns out for the election.

Also, regarding the referendum question, if you are a taxpayer with at least \$1,000 on the tax rolls, if not registered vote in town, you may vote by absentee ballot or you can vote in person at Derynoski School on Election Day.

Ms. Cotton explained it is a double sided ballot this year due to the length of the ballot.

VII. PUBLIC COMMUNICATIONS

Arthur Cyr, 103 Berlin Avenue. Spoke about the Apple Harvest Festival and how wonderful it is.

Some of the nine people sitting here tried, some of them succeeded and some didn't. I never question anybody's love for this town or their integrity.

In looking at my notes, I handed Mr. Romano a book of 47 pages of research information on the bulky waste which at the time was out the street and around the corner costing us hundreds of thousands of dollars. Mr. Romano and his committee and this Council did what had to be done. I drive down Old Turnpike Road now and the last time I was there, there were 7 cars in line. It's not what it was two years ago. He thanked Mr. Romano for his service over the last two years, specifically on bulky waste.

Spoke about the leaf schedule for pick up. I would ask this Council and our Manager to rework this schedule because the leaves not falling.

Ilio Fusciello, 82 Autran Avenue, spoke about his issue indicating he wants to be paid.

Michael Riccio, 208 Berlin Avenue. I was shocked and pleased tonight to hear about the Corridor for the Northwest Sewer Quadrant. Congratulations to the Council in moving that forward.

And, the library parking lots awesome, by the way.

VIII. OLD BUSINESS

A. Action on Tax Abatement Program

The Chair asked Mr. Perillo if any hotels or motels had approached his office. Mr. Perillo said he had two since this has come up: Days Inn and Comfort Suites. We have not polled all of the hotels/motels.

The Chair said he would like to know more about the hotels that are actually going to be in on this. I'd prefer a table until we have that information. I'd like to know the impact.

Mr. Romano made a motion to table which Dr. Natelli seconded. Motion passed unanimously on a voice vote.

Dr. Urillo thanked Mr. Perillo for providing information in the packet. I appreciate that so that we know exactly per year the amount of the abatement that would occur for the businesses.

B. Action on Report of Board of Finance

Dr. Natelli made a motion to accept the Report of the Board of Finance. Mr. Dobbins seconded. Motion passed unanimously on a voice vote.

C. Action on Bids for Snow Removal - Town Streets and School Access Walks

Mr. Palmieri made a motion to approve as presented this evening with the stipulation that if there are any missing bidders, they be included in the bid, as well. Mr. Romano seconded. Motion passed unanimously on a voice vote.

D. Action on Donation of Land - 303 Summer Street

Dr. Urillo made a motion to approve the donation of land on 303 Summer Street to the town. Ms. Miceli seconded. Motion passed unanimously on a voice vote.

IX. NEW BUSINESS

A. Tax Refunds (Attachment 5)

Ms. Miceli made a motion to accept the tax refunds as stated in our packages. Mr. Palmieri seconded. Motion passed unanimously on a voice vote.

B. Appointment: Board of Assessment Appeals, 1 member, 4 year term to October 2015

Mr. Dobbins made a motion that Barbara Roberts be reappointed. Dr. Natelli seconded. Motion passed unanimously on a voice vote.

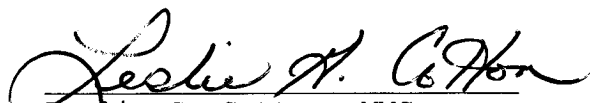
Congratulations to Barbara for her service on that board.

The Chair thanked everyone and reminded them to vote!

Adjournment: Mr. D'Angelo made a motion to adjourn. Dr. Natelli seconded. Motion passed unanimously on a voice vote.

(Whereupon, the meeting was adjourned at 8:44 o'clock, p.m.)

ATTEST:


Leslie G. Cotton, MMC
Town Clerk

RECEIVED & FILED
TOWN OF SOUTHTON

OCT 28 2011

2:00 p.m.
By Leslie G. Cotton
Town Clerk

Executive Summary

Our office has been requested to create a **tax abatement program** as an incentive to spur investment in upgrading **existing hotels** real and personal property improvements.

Three Five-Year abatement proposals:

- A. 100% abatement for 5 years for any improvements in excess of current assessment
- B. 100% abatement for 2 years and 50% for remaining 3 years for all improvements in excess of current assessment
- C. 50% abatement for 5 years for real and personal improvements in excess of current assessment.

Consideration of a minimum investment threshold of \$100,000, agreed upon with the Town Assessor, may be a prerequisite.

Rationale:

The current condition of several local hotels provide for somewhat dated décor and structure since many are in excess of 20 years old, including one with apparent health department issues. Hotels and motels offer a considerable amount of taxation in both real and personal property especially on an acreage build out basis. Most hotels are located in high traffic, highly visible areas that have an effect on the appearance of an area. Hotels offer an opportunity for the multiplier effect of the infusion of revenue to an area offering growth and expansion opportunities for additional corridor development. All proposals offer exceptional opportunities for increases taxation upon completion. Existing revenue is maintained with option A, slight gain with option B and significant gain with option C. It should be noted that the lost opportunity cost may **significantly** outweigh any perceived expense associated with any of these plans. For example, if an existing hotel were demolished and replaced with a retail development, property tax revenue may experience a significant decline.

TAX ABATEMENT PROGRAM
HOTELS / MOTELS TAX ABATEMENT

Connecticut General Statutes

Any existing hotel / motel in the Town of Southington with ten or more rooms available for occupancy shall be eligible for a One Hundred Percent (100%) tax abatement for a period of five (5) years for any taxation assigned to any improvement of more than One Hundred Thousand (\$100,000) Dollars in taxable value.

An application shall be filed with the Economic Development Office and the Economic Development Coordinator, in consultation with the Town Attorney's Office and the Assessor's Office, shall make a recommendation to the Town Council.

Unless further action is taken by the Town Council, this Tax Abatement Plan shall expire on June 30, 2014.

2010 Hotel/Motel Taxes				
Hotel	Address	Real Taxes	Personal Taxes	Total
Motel 6	625 Queen Street	\$ 69,301.20	\$ 3,816.36	\$ 73,117.56
Knight's Inn	462 Queen Street	\$ 45,889.20	\$ 1,823.02	\$ 47,712.22
Red Carpet Inn	30 Laning Street	\$ 35,691.60	\$ 279.22	\$ 35,970.82
Southington Motor Lodge	165 Jude Lane	\$ 8,640.76	\$ 93.50	\$ 8,734.26
Comfort Suites	64 Knotter Drive	\$ 83,669.60	\$ 1,828.78	\$ 85,498.38
Residence Inn	778 West Street	\$ 150,603.26	\$ 6,630.38	\$ 157,233.64
Holiday Inn	120 Laning Street	\$ 90,092.40	\$ 6,911.30	\$ 97,003.70
Econolodge	1843 M+W Road	\$ 32,965.44	\$ 714.70	\$ 33,680.14
Total		\$ 516,853.46	\$ 22,097.26	

Hotel/Motel Tax Abatement Schedule

100,000 investment personal property

<u>Investment Amount</u>	<u>Year</u>	<u>Assessor value rate</u>	<u>Assessment rate</u>	<u>Mill Rate .02428</u>	<u>Tax</u>
\$100,000	1	95%	0.7	0.02428	\$ 1,614.62
100000	2	90%	0.7	0.02428	\$ 1,529.64
100000	3	80%	0.7	0.02428	\$ 1,359.68
100000	4	70%	0.7	0.02428	\$ 1,189.72
100000	5	60%	0.7	0.02428	\$ 1,019.76
100000	6	50%	0.7	0.02428	\$ 849.80
100000	7	40%	0.7	0.02428	\$ 679.84
100000	8	30%	0.7	0.02428	\$ 509.88

Years 1-5 tax abated

\$ 6,713.42

Years 6-8 total

\$ 2,039.52

Town of Southington



Town Council

Edward S. Poccock, III, Chairman
 John C. Dobbins, Vice Chairman
 John N. Barry
 Anthony E. D'Angelo
 Dawn A. Miceli
 Albert A. Natelli, Jr.
 Christopher J. Palmieri
 Peter J. Romano, Jr.
 Stephanie A. Urillo

Town Manager

GARRY BRUMBACK
 (860) 276-6200
 FAX (860) 628-4727

TOWN COUNCIL OFFICIAL PROCLAMATION

Whereas, in June 1911, the first organizational meeting of the Southington Polish Falcons was held at the home of Martin Folcik.

Whereas, the Southington Polish Falcons established themselves as a Fraternal ethnic society and began with 16 Charter Members.

Whereas, on November 11, 1911, a National Charter was issued establishing Southington Nest 307 as a part of the Polish Falcons of America.

Whereas, Nest 307 was established with an emphasis on the health of body and mind and to provide for the physical, social, and financial welfare of its members.

Whereas, in 1919 woman established Nest 805 for Lady Falcons in order to provide assistance to the men's group in social and welfare activities. In 1992 the women's nest dissolved and those members were accepted into Nest 307. Both men and women now apply for membership in Nest 307.

Whereas, during World War II Nest 307 organized a War Bond drive netting \$150,000 (\$7,000 from Nest members) and was awarded a citation from the U.S. Treasury Department.

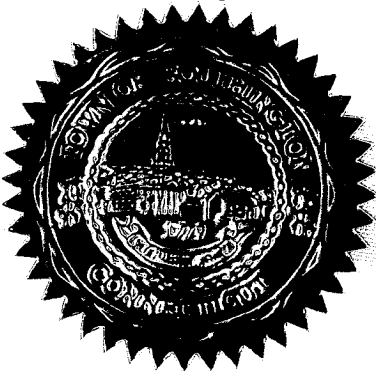
Whereas, numerous contributions are made to the Southington community including Red Cross blood drives four times each year with Nest 307 providing the use of the hall and refreshments at no cost to the Red Cross, sponsorship of Laurel State initiatives for boys and girls, and fund-raising drives for needy Southington citizens, charities, and service organizations.

Whereas, Southington Polish Falcons Nest 307 building, located at 33 Knowles Avenue, was originally built in 1913 and is still used as the club's meeting place and current local membership is over 475 full members, 143 social members, and 23 lifetime members while nationally there are approximately 84 nests with a total membership of 23,000.

Now, therefore, be it resolved that I, Christopher J. Palmieri, Southington Town Councilman, along with Edward S. Poccock, III, Southington Town Council Chairman, on behalf of the entire Southington Town Council, hereby proclaim that **November 2011 be Polish Falcons Nest 307 Month** in the Town of Southington. Our deep appreciation and thanks to the entire society for their many contributions throughout the past one hundred years that will forever be part of the rich history of our community.

Given this 24th day of October, 2011

TOWN OF SOUTHTINGTON, STATE OF CONNECTICUT



Edward S. Poccock, III
 Chairman

Christopher J. Palmieri
 Councilman

"City of Progress"

2011/2012 SNOW PLOW/REMOVAL BIDS RECEIVED

STANDARD PLOW TRUCK..... PAGE 2

OPTIONAL BID/PICK-UP TRUCKS..... PAGE 2

SPARE PLOW TRUCKS..... PAGE 3

TRIAXLE DUMP TRUCK..... PAGE 3

LOADER W/4 WAY PLOW, 3 C.Y. MIN..... PAGE 3

LOADER W/BUCKET, 3 C.Y. MIN..... PAGE 4

SKID STEER LOADER..... PAGE 4

STANDARD PLOW TRUCK

1 @ \$150.00	DOUBLE C CONSTRUCTION CO, LLC
1 @ \$154.99	ADC ENTERPRISES
1 @ \$155.00	THOMAS CHARBONNEAU
3 @ \$158.00	DAVIS TRUCKING INC
1 @ \$163.00	EVERGREEN NURSERY, INC
1 @ \$164.00	KGM CONSTRUCTION & EXCAVATING INC
2 @ \$164.75	ACE TRUCK REPAIR INC
1 @ \$164.99	ADC ENTERPRISES
1 @ \$165.00	CSP CONSTRUCTION LLC (1985 L8000 FORD 33,000 LBS.)
3 @ \$168.00	MARK BROS. CONST. CO, INC
1 @ \$175.00	JANET'S SWEEPING PROPERTY CARE LLC

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OPTIONAL BID/PICK-UP TRUCKS

1 @ \$ 70.00	CSP CONSTRUCTION LLC (1987 CHEVY DIESEL C-30 9' FISHER WITH 4/WAY PLOW)
2 @ \$ 79.49	ADC ENTERPRISES (FORD F350 SIX WHEEL, GMC 3500)
1 @ \$ 80.00	DAVIS TRUCKING INC
5 @ \$ 80.00	DOUBLE C CONSTRUCTION CO, LLC
1 @ \$ 89.00	S.X. SAND & STONE
1 @ \$ 90.00	EVERGREEN NURSERY, INC
1 @ \$ 95.00	L & L LANDSCAPING & MASONRY (2008 DODGE DUMP TRUCK 4500 4 WHEEL DR. W/9-1/2' STAINLESS EXTREME V-PLOW
1 @ \$ 95.00	L & L LANDSCAPING & MASONRY (2007 DODGE DUMP TRUCK 3500 4 WHEEL DR. W/9-1/2' STAINLESS EXTREME V-PLOW
3 @ \$100.00	MARK BROTHERS CONST. (FORD 350)
2 @ \$125.00	JANET'S SWEEPING, LLC (2008 3/4 TON PICKUP WITH 8 FT. PLOW)
1 @ \$145.00	JANET'S SWEEPING, LLC (2010 MASON DUMP 9 FT. PLOW)

SPARE PLOW TRUCK

EVERGREEN NURSERY, INC.....	1 @ \$170.00
MAREK BROS. CONSTRUCTION COMPANY, INC.....	2 @ \$210.00
JANET'S SWEEPING LLC.....	1 @ \$235.00

TRIAxLE DUMP TRUCK

S.X. SAND & STONE.....	1 @ \$ 69.00
DAVIS TRUCKING INC.....	1 @ \$ 70.00
JANET'S SWEEPING LLC.....	1 @ \$ 72.00
MAREK BROS. CONST. CO., INC.....	4 @ \$ 72.00
O & D EXCAVATING INC.....	1 @ \$ 74.00
KGM CONSTRUCTION.....	1 @ \$ 80.00
ADC ENTERPRISES.....	2 @ \$ 88.94

LOADER W/4 WAY PLOW, 3 C.Y. MIN.

DOUBLE C CONSTRUCTION CO., LLC (CAT 950G).....	1 @ \$150.00
MAREK BROS. CONSTRUCTION COMPANY INC.(W/4 WAY PLOWS).....	4 @ \$185.00

10 FT. FLOWS.....	2 @ \$130.00
MARKER BROTHERS CONSTRUCTION (2 SKID STEER LOADERS WITH	
3 YD. SNOW BUCKET.....	1 @ \$115.00
MARKER BROTHERS CONSTRUCTION (1 SKID STEER LOADER WITH	
JANET'S SWEEPING (LATE MODEL BOBATS 2 SPEED).....	4 @ \$100.00
DOUBLE C CONSTRUCTION LLC (CAT 257 + 262).....	2 @ \$ 95.00
MARKER BROTHERS CONSTRUCTION	5 @ \$ 90.00
(1-8' SNOW BLADE, 1-7' SNOW BLADE).....	2 @ \$ 90.00
L & L LANDSCAPING & MASONRY (S-150 W/SNOW BUCKETS 78")	
H Q LANDSCAPING LLC (TRACK).....	1 @ \$ 90.00
H Q LANDSCAPING LLC.....	1 @ \$ 90.00
ADC ENTERPRISES (843 40 H.P.).....	1 @ \$ 89.00
ADC ENTERPRISES (843 40 H.P.).....	1 @ \$ 84.00
ADC ENTERPRISES (185 35 H.P.).....	1 @ \$ 79.00

SKID STEER LOADER

EVERGREEN NURSERY, INC.....	1 @ \$170.00
DOUBLE C CONSTRUCTION CO, LLC (CAT 950G).....	1 @ \$150.00
O & D EXCAVATING INC.....	1 @ \$125.00
MARKER BROS. CONSTRUCTION COMPANY INC.....	4 @ \$ 94.00
KGM CONSTRUCTION & EXCAVATING INC.....	2 @ \$ 90.00
S.X. SAND & STONE.....	1 @ \$ 89.00
DAVIS TRUCKING INC.....	1 @ \$ 85.00

LOADER W/BUCKET, 3 C.Y. MIN.

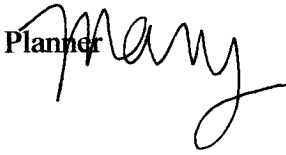
2011/2012 SNOW REMOVAL SCHOOL ACCESS WALKS

<u>BIDDER</u>	<u>EQUIPMENT</u>	<u>COST PER HOUR</u>
PAT'S LAWN SERVICE	ARIENS, 11 HP	3 @ \$ 65.00
	2004 BOBCAT S175	1 @ \$175.00
L & L LANDSCAPING & MASONRY	1028 ARIENS PRO 28" CUT 10 H.P.	1 @ \$ 75.00
	1128 ARIENS PRO 28" CUT 11 H.P.	1 @ \$ 75.00
	1738E SIMPLICITY PRO 38" CUT 18 H.P.	1 @ \$ 75.00
	BOBCAT 48" SB150 49 H.P.	1 @ \$ 90.00
	8' SNOW BLADE	
	6-1/2' SNOW BUCKET	
	BOBCAT 48" SB150 49 H.P.	1 @ \$ 90.00
	7' SNOW BLADE 6' SNOW BUCKET	
ADC ENTERPRISES	ARIENS	2 @ \$ 77.94
	YARDMASTER	2 @ \$ 77.94
	KABODA TRACTOR 30 H.P.	1 @ \$ 79.94
	BROOM OR BLADE B8200	
	BOBCAT 843 185	2 @ \$ 79.94
	KABODA TRACTOR 4 WHEEL B8200 30 H.P.	1 @ \$ 79.94
	KABODA TRACTOR 4 WHEEL DRIVE BROOM OR BLADE 30 H.P.	1 @ \$ 79.94
MAREK BROS. CONST. CORP.	ASUP + 305, W/BLOWER OR PLOW	3 @ \$110.00
	PICKUP TRUCK FOR SANDING	1 @ \$ 65.00
	ASV WITH SANDER	1 @ \$110.00
DOUBLE C CONSTRUCTION CO., LLC	CATERPILLAR, MODEL 257	1 @ \$125.00

PLANNING AND ZONING DEPARTMENT

P.O. BOX 610 SOUTHLINGTON, CONNECTICUT 06489 (860) 276-6248

TO: Garry Brumback, Town Manager
FROM: Mary F. Savage-Dunham, AICP, Town Planner
RE: Mandatory Referral #462
DATE: October 24, 2011



At the October 18, 2011 meeting, the Planning and Zoning Commission voted to send a favorable recommendation for the open space purchase of 303 Summer Street.

A copy of the agenda and minutes from the October 18, 2011 Planning and Zoning Commission meeting are attached for your reference.

cc: Mark Sciota, Deputy Town Manager/Town Attorney

List of Requests for Abatement or Refunds of Taxes - Town Council Meeting of October 24, 2011

<u>Taxpayer's Name</u>	<u>Reason for Refund</u>	<u>Amount of Refund</u>
B and E Pipe & Basin Cleaners	Assessor C/C List #20010 M 2010	\$240.97
Pye, Inc	Assessor C/C List #162745, 162747, 162748, 162749 & 162752 M 2010	\$398.23
Pye, Inc	Assessor C/C List #162753, 162754, 162755, 162756 & 162757 M 2010	\$384.27
Pye, Inc	Assessor C/C List #162758, 162759, 162760, 162761 & 162762 M 2010	\$398.74
Pye, Inc	Assessor C/C List #162763, 162764, 162765, 162766 & 162767 M 2010	\$120.28