REGULAR MEETING OF THE COMMON COUNCIL
MIDDLETOWN CONNECTICUT

MARCH 4, 2019
AT 7:00 P.M.

MINUTES

The Regular Meeting of the Common Council of the City of Middletown was held in the Council Chamber of the Municipal Building on Monday, March 4, 2019, at 7:00 PM.

Present: Mayor Daniel T. Drew  Councilman Sebastian N. Giuliano
Councilwoman Mary Bartolotta  Councilwoman Deborah Kleckowski
Councilman Robert Blanchard  Councilman Eugene Nocera
Councilman Carl Chisem  Councilman Philip Pessina
Councilman Gerald Daley  Councilwoman Linda Salafia
Councilman Grady Faulkner, Jr.  Councilwoman Robert Santangelo

Also Present: Common Council Clerk, Linda S.K. Reed
Corporation Counsel, Daniel Ryan, Esq.
Sergeants-at-Arms, Officer Marc Del Mauro; Officer Christopher Iovene; Officer Elias Martz; and Officer Kyle Van Almkerk
Fire Chief, Robert Kronenberger
Fire Marshal Gary Gessaro
Sara Mendillo, Mayor’s Administrative Assistant
Joseph Samolis, Director – Planning, Conservation & Development

Members of the Public: 115 in Chamber
Approximately 100 people in the lobby (remote video access to meeting)

1. Call to Order

Mayor Daniel T. Drew calls the meeting to order at 7:06 PM and leads the public in the Pledge of Allegiance.

Mayor Drew asks for a moment of silence in honor of Councilman Thomas J. Serra, who passed away last month after an illness. He states that Councilman Serra served the public for over four (4) decades.

The Clerk reads the Call of the Meeting and Mayor Drew declares the call a legal call and meeting a legal meeting.

2. Accept/Amend the Agenda

Mayor Drew notes that the Council has a very full business agenda, including items that are important to the community. He notes that it is encouraging and inspiring to see so many people engaged in the community and local government. Regardless of position, he thanks everyone for attending, for sharing their perspectives, and being engaged citizens. It is one of the things that makes this community great. Because there are some any people in the audience, not that he has seen large crowds during his almost eight (8) years as Mayor, but has never seen a crowd this large, which bodes well for the community. Because the crowd is so large, they are significantly over capacity for this room; therefore, police officers and the Fire Marshal shall assist. Unless someone is standing in line to speak at the podium, this room is limited to sitting room only. Anyone not in a seat or who has finished speaking will be required to move to the lobby. He asks for those standing in the lobby to please be quiet, noting that the TV is on so they can hear testimony. To have an audibly unobstructed hearing, the doors must remain open, adding that, by law the doors must remain open so that members of the public are able to hear the testimony being offered. He remind people to be respectful of those speaking. When the public hearing begins, everyone, by Council Rules, will have a maximum of five (5) minutes to speak on any item on the agenda. He respectfully asks that speakers be as concise as possible given the number of people looking to speak and that comments are limited to agenda items. There are four (4) Council meetings annually – one per quarter – for comments to the Council on non-agenda items. Speakers are asked to state their name and ad-dress for the record, and, to assist the Council Clerk with the minutes, there is a pad and pen and ask that each speaker write his/her name and address.

The Mayor introduces Fire Marshal Gary Gessaro, adding that there are also several police officers in the Chamber this evening. Fire Chief Robert Kronenberger is also present. These individuals will help people come in and out of the Chamber, keeping everyone safe.
The Mayor asks Councilwoman Mary Bartolotta to read the letter from the Serra family into the record. Councilwoman Mary Bartolotta reads a letter from Councilman Thomas Serra’s family.

March 3, 2019

Dear Mayor, Common Council Members, Directors of the City of Middletown, City of Middletown’s Firefighters, Police Force, and Citizens of Middletown:

Our Family would like to thank you for the beautiful flowers, food, cards and phone calls of get well & encouragement during our Husband’s, Father’s and Grandfather’s (otherwise known as Grampy’s) 10 months battle with pancreatic cancer. Thomas J. Serra was a very strong Tiger warrior who never complained throughout his very painful affliction and difficult treatments.

Tom continually read the newspapers, and kept in touch with Council members, City Directors and Constituents to hear about the city’s issues, give his advice and guidance whenever he was asked and able.

He never stopped loving, worrying and caring about the community and the people of Middletown throughout his entire life. Those who knew Tom well loved and cared about him in return. The outpouring of affection was demonstrated through those whose lives he touched. His wake and funeral had in excess of 3,500+ people from all walks of life, all nationalities, all cultures and religions. He was here to help everyone whenever the need was presented to him.

He loved and took great pride in his family, his Melilli heritage, his friends, his community, his Town of Middletown, the Middlesex County, the State, and the Nation. It was clearly demonstrated by the respect and love shown through his memorial services where Town, State and National dignitaries were in attendance, many of them for the wake as well as funeral of Councilman Majority Leader, former Mayor, Commissioner, former Teacher, Director of Vinal Technical High School, former Coach and Middletown Sports Hall of Fame inductee and President, our beloved Thomas J. Serra.

Although his presence and input will be greatly missed and the void will be felt forever, he has left a lasting impression on everyone who was in contact with him as well as the community at large. His accomplishments are far too numerous to express here, but they will leave a lasting impression on everyone who was in contact with him as well as the community at large. His presence and input will be greatly missed and the void will be felt forever, he has left a lasting impression on everyone who was in contact with him as well as the community at large. His accomplishments are far too numerous to express here, but they will leave a lasting impression on everyone who was in contact with him as well as the community at large.

Our family is forever grateful to those who were always faithful, loyal and respectful to our Husband, Father, Grampy, Brother, Cousin, Friend.

Sincerely,

The Serra Family: Maryann (wife), Jason & Christopher (sons), Jill & Amy (“daughters”), Luca Thomas, Marco Anthony, Brayden Paul, Matteo Jason & Caylee Ann (grandchildren).

The Mayor asks present asks for a motion to amend the agenda. Given the number of people attending the meeting, he specifically asks that the Council amend the agenda, so that immediately after the public hearing, the following items will be considered first: Appropriation 7A, and Agenda Items 10D, 10K and 10 L.

Councilman Philip Pessina moves to amend the agenda so that, immediately after the public hearing, the Council will address items Appropriation 7A, and Agenda Items 10D, 10K and 10 L. Councilwoman Deborah Kleckowski seconds the motion. There being no discussion, the Chair calls for the vote. The Chair states that the matter passes by a vote of 11 to 0. The motion is approved.

3. Approval of Minutes: Special Meeting (Questions to Directors) of February 4, 2019 at 6:00 PM

The Chair asks for a motion to approve the minutes of the Special Meeting (Question to Directors) of February 4, 2019 at 7:00 PM.

Councilman Sebastian Giuliano moves to approve the minutes of the Special Meeting (Questions to Directors) of February 4, 2019 at 6:00 PM. Councilwoman Deborah Kleckowski seconds the motion. There being no discussion, the Chair calls for the vote. The Chair states that the matter passes by a vote of 11 to 0. The motion is approved.

4. Approval of Minutes: Regular Meeting of February 4, 2019 at 7:00 PM

The Chair asks for a motion to approve the minutes of the Regular Meeting of February 4, 2019 at 7:00 PM.

Councilman Sebastian Giuliano moves to approve the minutes of the Regular Meeting of February 4, 2019 at 7:00 PM. Councilwoman Deborah Kleckowski seconds the motion. There being no discussion, the Chair calls for the vote. The Chair states that the matter passes by a vote of 11 to 0. The motion is approved.

5. Public Hearing on Agenda Items – Opens
Karen Radziewicz, (62 Holly Lane): She is speaking on her concerns regarding the proposed Field Use Ordinance. She does not understand why the Council is not representing Middletown residents on this issue. No vote should occur until some changes are made to this proposal. She quotes the last Jim Bransfield in a Middleton Press article, dated May 2017.

What has happened to baseball in Middletown? . . . (It) wasn’t too terribly long ago that this was a terrific baseball town. . . . But the Little League and intermediate league programs have downsized dramatically . . . whatever the reasons, the old proof in the pudding is the Middletown Legion baseball team. . . . Fact is, for many years, the bulk of the team was made up of Middletown kids or Middletown kids who went to . . . Xavier. . . . today the team has become much more of a regional team rather than primarily a city team.

Bransfield continues by explaining that Legion is a regional team and that most players are not City resident, yet this new ordinance gives them first priority use over teams made up of 60% to 100% City resident. She continues reading from the Bransfield article:

We need to do better here at home. We need to make Middleton a terrific baseball town again. Schools that do well in baseball like Cromwell and HK. If you look at their use ordinance, they allow residents on the City fields. She and others have come tonight on this issue because they want to make Middleton a terrific baseball town again. To do so, the City needs to let residents use the fields. The proposed ordinance changes make certain that non-local teams become local teams. They don’t understand why. Legion is not a longstanding team in this town because they were not included in the original ordinance. As Bransfield said, Legion is a region team, not primarily 100% non-residents. This leave the door open for a team of 100% non-residents to have sole use of the fields over teams with residents. She notes that the City’s Deputy General Counsel Wisneski wrote in an email: “We do not have enough fields to accommodate all sports teams.” She asserts that this is false because there are the same number of fields and fewer teams, repeating the Bransfield quote that teams having “downsized dramatically.” The fact is the local program used to have 12 teams, but now only has 2 while Legion has 3 teams. She asserts that there are enough fields for everyone to have use. There are too many teams and not enough fields. As written, this ordinance provides that teams of non-residents have the most use and she believes that this is not fair. She notes that Councilman Giuliano recently stated relative to the Green Street issue that: “To make something good happen, everyone needs to give a little.” She states that residents have given a lot, having been told over the past eight (8) years that they could not use the fields. She urges the council to send the ordinance before them tonight back to the drawing board. She proposes that that add a percentage for all 1st priority users and . . . .

The Chair reminds her that here is a strict five (5) minute rule for comments, which must be followed as there are many wanting to speak.

Questions concerning field use ordinance:

Who benefits most from the updates? The changes hurt residents.

Why is there not a required minimum number of residents for first priority users as all other towns have? Cromwell and other towns do not name Legion as first priority.

Why are teams that do not have 67% residents allowed on the the fields before teams of more residents (Legion, Mercy, Xavier)?

Why are Mercy and Xavier named as first priority users before resident teams?

Can residents use Xavier or Mercy’s fields?

Necessary amendments to the proposed ordinance:

#1 Add a percentage for ALL first priority users - we believe teams need to be at least 67% residents to be considered first priority - this figure is in accordance with what other cities/towns are requiring.

#2 Teams with 67% residents should be added to first priority list.
Local baseball

What has happened to baseball in Middletown? Although Middletown High's baseball team -- 30 consecutive losses and counting -- is the most obvious example of the state of local baseball, there are other things going on. Xavier's baseball team is under .500 -- and was last year -- and there are not a lot of Middletown kids who are stars here. I get a lot of kids on both MHS and XHS are young and maybe things are looking up down the road, but how did we get here?

For those of us with longer memories, this was not too terribly long ago this was a terrific baseball town. It has a vibrant Little League program and the Ahern-Whalen Intermediate League was a tremendous program that produced very good players year after year. Xavier, Middletown High and the late Woodrow Wilson High have all won state baseball championships. The Ahern-Whalen Intermediate League invitational tournament held in August used to be the premier tourney of its kind in the state. Teams fought to get invitations to the event.

But the Little League and Intermediate league programs have downsized dramatically. Maybe some of it is AAU travel teams, but whatever the reasons, the old pro In the pudding is the Middletown Legion baseball team.

The team has won just one zone (league) title since 1995. It used to win them all the time. It won state titles in 1965, 1968, 1979 and 1982. Since then, although there have been good teams from time to time, it has won nothing.

Fact is, for many years, the bulk of the team was made up of Middletown kids or kids who went to Middletown schools like Xavier. Yeah, the rule change that required kids to play for their hometown team rather than allowing them to choose from the hometown and the city in which their school is located, hurt Middletown's Legion team, but today the team has become much more of a regional team rather than primarily a city team.

I hear that kids aren't playing baseball as much and that's a national phenomenon, not a local thing. If that's true, then explain to me the success of high school baseball in not so far away places like Haddam, Cromwell, Amity of Woodbridge, the Bristol schools and lots of other places.

The problem is here. I know there are folks like Matt Quinn and Legion coach Tim D'Aquila working very hard to turn this around.

Fact is, baseball's decline locally is an outlier. At MHS, for example, virtually every other athletic program is successful. Football, boys and girls basketball, girls and boys swimming, girls and boys track, softball, Ultimate Frisbee ... name it and it works.

I know things are cyclical and teams have down years. But what's going on is a long-term thing, not something that happened yesterday.

Amateur baseball right now is in trouble, not only at MHS but across the city. Here's hoping that those working on it will succeed. It's not that baseball is unpopular. People of all ages jam pre ballparks at every level.

Look at the Yard Goats, the Yankees, the Red Sox, the Mets, the Giants, the Cardinals, the Nationals. People can't wait to spend $30 to park, $12 for a beer and $5 for a hot dog.

We need to do better here at home.
Ari Kubie (142 High Street): She has lived here for 11 years and is a Connecticut public school teacher. She offers some statistics on Pride celebration. She notes that some believe that Pride is no longer relevant or needed because there is what appears to be equal marriage. She notes that: 42% of LGBT youth believe that the community in which they live is not accepting of LGBT people. They are 2x as likely to be physically assaulted; 43% are more honest about their identities online as opposed to in the real world; 92% receiving negative messages about being LGBT; and 68% say that they hear these messages from elected officials; 22% of LGBT youth attempted suicide in the year prior to survey compared to 6.6% of their straight counterparts; of that total, 8% were serious attempts that led to hospitalization. This statistic is significantly higher for Latino, Black, and Native American children. She adds that 50% of transgender children will have attempted suicide by age 18. Most who are murdered are young, Black, trans women. She urges the Council to send strong message for the Pride celebration by voting unanimously “yes” in favor of it.

Daniel Berry, (142 High Street); he is Middletown resident and has lived near Wesleyan for 11 years. He is member of the LGBTQ Advisory Committee. He is bisexual. As a bisexual male, it is impossible to see himself represented in the media, catered to in health policy, or asked for on dating sites. He is not studied by academia, offered discounts, or included in the names of organizations that are reportedly there to help him, for example the most nearby queer health facility is named the Gay & Lesbian Health Elective. He notes that what he and his fellow Advisory Board members are trying to assemble is a regionally recognized, high quality, family friendly, citywide event. They want to partner with, and bring economic value to, Middletown businesses. They want to educate people about LGBT resources that are available. They want to get to know their neighbors more fully. They want to have fun and celebrate
and, most of all, lift the cloak of invisibility that invalidates them he asks the Council to help them invite people of all genders and sexualities, young and old, to be seen and valued for a day in their community.

Michael Tardiff, (917 Main Street) He states that he is originally from Glastonbury, but is here tonight here to speak regarding the Green Street Arts Center on behalf of St. Vincent de Paul. He found himself in Middletown, not have ever before experienced the homelessness issue. He had a lot of questions and anxieties about it. St. Vincent's was a ship in the storm for him. The storm was a storm for him with very little. They are top quality individuals and he would have been lost without their help. He believes that the new facility panned for that is excellent and will revitalize that part of town. It is definitely a positive for that area. He wanted to offer the Council his objective opinion, letting them know that they could not find a better set of individuals to run that property.

Bobby Krell Peterson (10 Know Blvd.:) She is the former Executive Director of the North End Action Team (NEAT) and the former after-school advisor for the Green Street Arts Center. She is former North End resident. She is before the Council to implore them to take a pause. This item does not have to be resolved this evening; it does not have to come down to one of the two groups that the Council will hear from this evening. They can take a moment to facilitate conversation with the residents of Green Street and ferry Street, and allow them to be a part of this process. We can allow them to express their concerns and hear the plan at hand and be part of that. Instead of having an adversarial relationship, this is an opportunity to create a partnership. She does not know why they would not give everyone a moment so they can all move forward in a way that caters the voices of residents and does not pit an amazing organization if St. Vincent de Paul against the prospect of an arts center or residents. This is not a typical NIMBY argument. This isn’t a concern that it will ruin their view or their waterfront. This is a neighborhood that has seem promises made and not kept. This is the same neighborhood that was told that Wharfside Commons would be well managed, would be the pride of the North End, and have been fighting for now for a decade. It makes sense for them to be leery. We have an obligation to them to take a moment. She states residents in the north end are very aware of the process of the Soup Kitchen and of the pride of the North End. She notes that some may not understand, asking rhetorically, “Isn’t a North End resident a North End resident?” There is a difference – people who live on Main Street, Green Street, Ferry Street, Rappallo - the neighborhood that are separated from Main Street.. It is not the same as the surrounding area on McDonough. We have an opportunity to include those residents rather than make them feel like another thing is happening to them and without their input. She does not see a path for the current Green Community Center. She looked at their budget, adding that she has looked at a lot of arts budgets. It doesn’t mean it cannot exist, noting that many arts organizations started out for years using borrowed spaces, running their program in church basements, in any space they could find. Of my friends who support this program: not getting a building would be a service to them, especially a building that costs $30K just to heat and cool. She reiterates that she encourages the Council to take a pause, adding that the voice should not be an “us” versus “them,” but cooperation with the neighborhood. She knows that St. Vincent de Paul worked the RFP process, that they did what they were supposed to do. She has the utmost respect the organization. She reminds that Council that we all know that this neighborhood needs a little more support, noting that is currently no organization to give that support, so we all need to do that. They have asked for facilitated conversations and she is aware that many participated in such conversations, but they were run by NEAT; they were not City conversations. The majority of folks were not able to be there. She encourages the Council to take that step before moving forward.

Ron Krom (23 Mazzotta Place): He lives in the North Ends and was the Executive Director of St. Vincent de Paul for 11 years. He just retired in November and was brought on to help coordinate this project, as the leader of this project and the person who put together this proposal for 51 Green Street. St. Vincent de Paul has been in Middletown for 39 years providing human and social services to the people of Middletown. While some say that it is a Soup Kitchen; in fact we’re so much more. We have an annual budget of over $2.1M and about 15% of that goes to the Soup Kitchen. We are here for you: for the people of Middletown and for each of you in local government because we are doing work that in many towns and cities is the responsibility of local government. When someone comes, who is hungry, homeless, has no heat, has no electricity, the services that St. Vincent’s provides – they come to City hall or to one of you. we -- St. Vincent de Paul -- help get it turned back on. We work closely with the Police and Fire Departments, who are always referring people to us. When there was a fire on Rapallo Avenue last Memorial Day Weekend, they received a call from Police Capt. Gary Wallace, who called me at 2 AM, asking if we would open the facility to the residents of that building, and we did. Nine (9) years ago when the Mayor’s Task Force on Homelessness asked us to open the facility so no one would freeze to death during the cold winter. St. Vincent opened and ran the warming centers for the City until last winter. They work closely with Human Relations, the City’s Health Department, and the Mayor’s Office. They are constantly looking for ways to help people in the community. He believes that this has been an open process. The process got to this point tonight through a process that was very public and open. You will hear otherwise, but the Middletown Green Community Center knew that the building was going to an RFP process by the end of the year. We have an obligation to do that. This is a different issue. This is not a typical NIMBY, this isn’t a concern that it will ruin their view or their waterfront. This is a neighborhood that has seemed promises made and not kept. This is the same neighborhood that was told that Wharfside Commons would be well managed, would be the pride of the North End, and have been fighting for now for a decade. It makes sense for them to be leery. We have an obligation to them to take a moment. St. Vincent’s was a ship in the storm for him. The storm was a storm for him with very little. They are top quality individuals and he would have been lost without their help. He believes that the new facility panned for that is excellent and will revitalize that part of town. It is definitely a positive for that area. He wanted to offer the Council his objective opinion, letting them know that they could not find a better set of individuals to run that property.

You will hear that putting a soup kitchen in a residential neighborhood, on a one-way street, and
immediately behind a liquor store, would be severely detrimental to the quality of the residential life in that neighborhood. The fact is, we’re in the same neighborhood. This is our neighborhood, too, and we serve the people of this neighborhood. Our current facility has a back door to a residential neighborhood and a front door to Main St. and a package store. The proposed facility would have a back door to the residential neighborhood and a front door to a parking lot and a package store. The move would be a couple of hundred feet. We believe that we would have an even more positive impact in the neighborhood as a result of the move. Right now out someone walks out our front door, they are on a Main Street, a Main Street sidewalk, which, as you know, is public property. While we can do our best to monitor any illegal activities, we don't have any authority to make anyone move. The Buttonwood Tree has been struggling with the same issue for years. We’ve called the police many times; we have met with them. We have done everything in our power to help our guests understand the negative impact of their illegal behavior has on everyone, especially our agency. At 51 Green Street, we will have control of the parking lot in front of our building, it will be private, not public property. We plan to make sure it is well lit with cameras for security and signs posted to not allow our guests to congregate there.

We plan to create an outside area on the southeast side of the building, a garden or patio area that will be enclosed and private and only accessible by going through the building.

The Chair calls time. The speaker submits the balance as a written statement:

That area too will have cameras and we will not tolerate illegal activity. When people begin to congregate in the parking lot, we will have the authority to call the police and ask to have them removed from our property. We did not receive the endorsement of P&Z last week because they didn’t hear us say specifically how this move would fit in accordance with the Middletown 10-Year Plan for Conservation and Development. I mistakenly had thought that the P&Z Commissioners had copies of our proposal, which included the following: Our proposal is consistent with the City of Middletown’s POCD in that our use of the Green Street building would meet several of the City's strategies including:

• Priority #1 Strategy #1.2 "Support programs that address quality of life issues in neighborhoods."

• Priority #2 “Supporting the Needs of All Middletown Residents”

Strategy #2.2 "Support the Middlesex County 10-Year Plan To End Homelessness."

Strategy #2.3 “Eliminate architectural barriers that prevent seniors and the disabled from benefiting from public facilities.” (We have no elevator and very limited private meeting spaces in our current building.)

Strategy #2.4 “Support Reducing Hunger.”

• Priority #3 "Economic Development Program for Jobs ... provide Career Services Job Placement and Job Coaching Programs to Middletown residents."

Our proposal also fit the Downtown Business District's vision statement where it states that “... the downtown will be unique in that there will be a distinct mix of retail, service, governmental, residential, social service, entertainment and cultural activities.” We have received an endorsement for this project not only from the Downtown Business District, but also from Larry McHugh and the Middlesex Chamber of Commerce. I believe that you each received a letter from Larry (McHugh) to that effect almost 2 weeks ago. In addition, our proposal included letters of support from several other agencies and organizations. The most important to us was the support of the Diocese and the providers who are the safety net for Middletown’s poor, disabled and most vulnerable populations, including Middlesex Hospital, DMHAS/River Valley Services, Gilead, Kuhn, Rushford, the Coordinated Access Network of the CT Department of Housing and the local Coalition to End Homelessness.

Why this Facility and Not Some Other? We've been looking for another facility for the entire 11 years that I've been at SVDM. We can no longer give out clothing to people, because we have no place to put it. We have no parking for staff or volunteers. We are not handicapped accessible except in our dining room. We cannot entertain the possibility of closer collaborations with other providers because we don't have any available space, not even to have a private, confidential meeting. Some of you know we've been trying to find another space but we've not been successful. You may hear tonight, "Why not the old St. John School?" The St. John parish uses that building and they are simply unwilling to have any other agency or organization or municipality use that space, for whatever reason. Neither the City nor the Diocese can force them to use their property contrary to their wishes. They have demonstrated that they can collaborate with the City for temporary and limited use of their facility—such as hosting the Warming Center for 6 weeks during each of the last 3 winters. However, that's it; it's not an option. We want to stay in the neighborhood because we serve the people of this neighborhood. One of you has asked, "why (sic) doesn't the Diocese just find and/ or buy another building?" You may not realize that the Diocese gives us less than 3% of our annual operating budget, or $60,000 out of $2.1 million. The rest of our money (97%) comes from federal and state contracts for supportive housing, and local funding for our basic human needs programs and services. We are one, standalone, Middletown, agency. We are supported by Middletown people to care for Middletown people. We have not asked the City for any money during at least the last eleven years for anything except the Amazing Grace Food Pantry. We don't need to buy 51 Green St.- our proposal was to lease it, under a similar arrangement that Wesleyan had for the past 15 years. We need you to support this project today, to recognize the partnership that we've "unofficially" had for the last 39 years. We are asking that you to give us the opportunity to continue doing for the citizens of Middletown what we do best, only to be able to do it better. Thank you.

Betsy Morgan (30 Gordon Place): She states that her comments are a footnote to discussion already offered.
I am here representing the Middlesex Volunteer Income Tax Coalition, the group of about 50 trained volunteers, under the aegis of Middlesex United Way, who make VITA happen here. Each year we help about 600 households file their taxes.

Our VITA program has been working for the last year to develop a partnership with St Vincent de Paul to better serve households in the North End. Because there is no space to do taxes in St Vincent’s current building, our collaboration has been limited to helping residents get their taxes done in 2018 and making appointments for 2019. We are looking forward to a greatly expanded partnership when St Vincent moves into the Green Street building. Virtually everyone living in the North End qualifies for VITA. For families in particular, VITA provides free access to EITC and other refundable tax credits that do more to lift families out of poverty than any other program. A strong VITA program at Green Street will have an impact on the whole North End and on Middletown.

Speaking for myself, I want to say that St Vincent de Paul is what our city has by way of an anti-poverty agency. Its work needs to expand to meet the pressing needs of thousands of our citizens, and to fill what has been a policy void.

Both for the VITA Coalition and for myself I urge you to support St Vincent’s application. Thank you.

Joan Hedrick (41 Home Avenue): She is speaking to the Green Street property. When Wesleyan invested in this project, they did it partially to help stabilize the North End. It accomplished that goal, encouraging property owners to invest in their properties, fix them up. It had a very positive effect on the community. We are at our city has by way of an anti-poverty agency. Its work needs to expand to meet the pressing needs of thousands of our citizens, and to fill what has been a policy void.

Finally, she speaks to funding of Pride Festival. Last week, she spoke before Finance & Government as a mother of three (3), who have two (2) moms and who hear, almost daily disparaging comments (42 Bow Lane): She is speaking as a mother, a teacher, a wife, a member of the Board of Education. She echoes the comments of Karen Radziewicz. It is disturbing to hear that teams composed primary of non-residents would have a preference over teams composed mostly of residents and, to add insult to injury, fees are waived for non-residents, but not for residents. If there is some reasoning that makes sense she would love to hear it. She echoes the comments Bobby Knoll Peterson where, again, residents are being disregarded. That may not be the case, but it is the appearance and she hopes that that City would do more to reach out to residents to find a solution amenable to all parties.

Joan Hedrick (41 Home Avenue): She is speaking to the Green Street property. When Wesleyan invested in this project, they did it partially to help stabilize the North End. It accomplished that goal, encouraging property owners to invest in their properties, fix them up. It had a very positive effect on the community. There is an emphasis is on the importance of public spaces where people come together. She asks the Council to consider what it means to the North End to lose that space. It pains her to stand here advancing for apposition different from St. Vincent de Paul as she has been a long time supporter, even standing with Sister Pat when they worked to get St. Vincent’s off Main Street in the 1990s. She worked with a coalition when the City and to turn over the (inaudible) hotel over to a developer to be gentrified, to get rid of people on Main Street. The result was they defeated a City referendum. Afterwards, social service organizations – the Connection, the YMCA – came together and did something positive for that community, creating Liberty Commons. She hopes that creating something positive can come out of this and the residents of the North End and ST. Vincent de Paul will not want different things. Rom Krom wants first to use St. John’s School, but the Diocese did not want that to happen. She asks if the City can work with the Diocese to put pressure on them, noting that individuals cannot, but the City can. It is in everyone’s interest to have the boarding school serve as a good purpose and it does not abut residences. She encourages the Council to think about the needs of the North End residents and the Green Street community can be served. She believes in the good will of the people of the community, pulling together to do the right thing. Amazing things can happen.

Lisa Loomis (88 Crystal Lake Road): She is speaking as a mother, a teacher, a wife, a member of the Board of Education. She echoes the comments of Karen Radziewicz. It is disturbing to hear that teams composed primary of non-residents would have a preference over teams composed mostly of residents and, to add insult to injury, fees are waived for non-residents, but not for residents. If there is some reasoning that makes sense she would love to hear it. She echoes the comments Bobby Knoll Peterson where, again, residents are being disregarded. That may not be the case, but it is the appearance and she hopes that that City would do more to reach out to residents to find a solution amenable to all parties.

Finally, she speaks to funding of Pride Festival. Last week, she spoke before Finance & Government as to what Pride means to her as a lesbian woman. Anyone who belongs to a marginalized group wears an invisible shield to guard against insults and violence. Pride helps rebuild that shield for her. Today, she speaks as a mother of three (3), who have two (2) moms and who hear, almost daily disparaging comments. They deserve to grow up in a community where they can feel proud of their family. She would appreciate having the Council approve this funding unanimously.

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The Chair asks that those standing, but not wanting to speak or wanting to speak later, please take a seat so the line continues to move.

Sean Donadio (42 Bow Lane): He is Principal at Northeast Collaborative Architects, Middletown. He is speaking regarding St. Vincent de Paul. He worked as a feasibility and design consultant, looking at the space and the programs to determine whether or not it was a good fit. They considered space for the
soup kitchen, program space, administration, support spaces, future programs, and programs to be expanded. Most of the building can be used with minimal renovations. They invested a lot of time and designed something for the 1st floor kitchen and dining room. It will be a community serving area all on one level. It would create a large day lit dining room and reception desk for the entire facility. They are confident the building meets the needs for the soup kitchen and dining room. He is speaking as a resident, who received help from St. Vincent de Paul and that made it possible for him to stay in the City. He asks the Council to support St. Vincent de Paul.

Dominique Thornton – She is a Middletown resident for 35 years and a former Mayor. She is here to speak in support of the sale of the Green Street School to St. Vincent de Paul. From a historical perspective, Connecticut towns have a long history of supporting their own, of helping the poor town by town, a New England tradition of over 350 years. It was codified in 1672 and has been the law until the mid-1990s to provide support to their own within their own jurisdictions. We help our neighbors, those who are less fortunate. In modern times, some may think that this is old fashioned. Perhaps people are not as kind or charitable anymore. In the 1990’s, there was welfare reform and the State assistance grants that were administered by municipalities were abolished. Each town surrendered it authority to the State. The State assumed all care, pay all the bills. There were a lot of gaps and shortcoming, people fell thru the gaps. Some said that the churches and private charities could take in the responsibility. Middletown has a private charity that has been working for 40 years to feed the hungry and clothe the naked. There is all kinds of support for Middletown people, mostly North End residents. This was a City responsibility for over 350 years that we no longer have. This charity is committed to working with other agencies to provide support – mental health, supportive housing – a host of other agencies with whom they work. Plus they are willing to sell their property to a taxable entity in compliance with the City’s Plan of Conservation & Development. She asks how many years has this Council heard complaints that something must be done to improve Main Street., This is the last bastion of improvement. This is a change that we can make while also expanding services for the poor. She sees this as a win for the poor. The City Council has supported St. Vincent de Paul for almost 40 years. For those member so the Council who were not around in the 1990’s, when Middletown had a Department of Social Services, a place where people could go and talk with a social worker or get rent assistance, where were those offices? They were at 51 Green Street. This is not a new concept for the neighborhood. This is a historical perspective. She recounts that, when she was on the Council, she voted against derailing social services. Only one town still has its own benefits: New haven. Think about it, 1,000 families serves each year with almost 90,000 meals plus other services. These are the people who want to help and help our other agencies. Helping people is no longer our legal responsibility, but it is our moral responsibility to help those who need help.

Lori Palmer (620 Arbutus Street): She is speaking to support St. Vincent de Paul. The city has a viable proposal from St. Vincent DePaul and the Norwich Diocese. This organization has a proven track record and has already reached out to other organizations with whom they will partner in order to most effectively utilize the space. If St. Vincent's proposal is accepted, they will sell their space on Main Street to a taxable entity, thus adding a valuable taxable parcel to the city tax rolls. As a taxpayer, I support this increase in the tax base within the city. St. Vincent's assists the most vulnerable individuals in our community. They are no longer able to provide the assistance that is needed because their space is too small. If St. Vincent's proposal is denied, who is going to address this need in an impactful way? I understand that the neighbors of the Green Street Arts Center don't want 'those people' in their backyard. Those people need our empathy and scorn. Our help economics times, we live in, any of us could be one adverse life event away from being one of 'those people.' In closing, I would like to offer my whole-hearted support for St. Vincent's proposal, and I urge the each of the common council members to search your heart and do what you know is the right thing to do: approve this proposal.

Sue Murphy, 1st Vice-President of Liberty Bank & Director of Liberty Bank Foundation, based at Ling Hill Road. She offers greetings and regrets from the Bank CEO, Chandler Howard, who planned to be here to speak, but was called away on business. She offers the support of Liberty Bank & Liberty Bank Foundation on the relocation of St. Vincent de Paul to 51 Green Street. The Foundation has been funding St. Vincent de Paul – Middletown yearly ever since their Foundation was created in 1997. It is the only organization to receive that level of funding. They have some 30 to 35 volunteers, who go and serve at St. Vincent de Paul monthly. She is one of them as is her boss, Chandler Howard. There is talk about a community center. She thinks that St. Vincent de Paul is a community center for people who usually don't get a community center built for them. People looking for help and support and “community” describes the environment. When she goes in to serve, people come and thank her for being a volunteer. There is one regular woman, who says "Bless the hands that fed us." She thanks this woman for thinking of the volunteers when she must go to a soup kitchen to get food. She sees people come in wearing work uniforms; parent come in with children. It is a good and friendly place where all are welcome. They not only food, but where they know socially. It will be treated as if they belong. They find help. The soup kitchen is the tip of the iceberg. So much more is given. St. Vincent's has its tentacles everywhere in this community: they know very medical provider, everywhere housing provider, the health care system. They can help for addiction, for housing, for everything. They are the one open door to everyone in the community, whatever the need. If they did not exist, they would be knocking on the door at City Hall for help. The Foundation works in many different communities. When she talks about St. Vincent de Paul, others are envious that we have an organization that is so comprehensive. When the City, United Way, American Red Cross, and St. Vincent de Paul got together, they agreed that rather than having scattered food pantries, have one central pantry. St Vincent offered to run it. When they needed a warming center because shelters were overflowing, St. Vincent said that
would make it happen. Liberty Bank will continue to support this organization, however long it is in Middletown, because of the work it does and the bank’s commitment. The bank supports the proposed move to Green Street.

Philip Ouellette (207 George Street): He is speaking to support the relocation of the soup kitchen from Main Street to Green Street. For 25 years, he ran a small business in the North End. For years, they tried to think of a way to move the soup kitchen off of Main Street without interrupting the services provided. Always the same problem: no available space to move into. Most of the people, who rely on the kitchen, must walk to get there. The Green Street space not only supplies an immediate fix for an ever growing need, but it is literally across the street from the Main Street location. He is a firm believer of Occam’s razor, the theory that states that all things being equal, the most logical solution is correct. The relocation is the most logical ling term solution.

Jeff Hush: Executive Director, Middletown Green Community Center: Everyone on their board believes that the work that St. Vincent de Paul does is valuable and important to the community. What we are discussing is something else. We are discussing the specific purchase & sale agreement that is before the Council in which St. Vincent de Paul and the Diocese of Norwich acquire the property for $1.00. This is a $2.3M building as assessed in the City records. We give this building to whom for $100: the Diocese of Norwich, which is the Catholic Church, one of the richest, most powerful organizations in the world. On the other hand, we have a community center, which was started by Wesleyan some 15 years ago, and trying to be maintained by a group of people, who are North End, corporate funders from around the State who care about training and education low income people. This is the problem. In the North End and throughout Middletown, there are many single mothers, mostly Black and Latino, who have children. These children are not served anywhere, including by soup kitchen or St. Vincent de Paul. Their organization, on the other hand, have created a proposal and come forward, not as an arts center, but a serious community center for workforce training. If you want to read about it, you can see it on our website: Health, Technology & Arts. The reasons we went into three spheres rather than focus only on the arts is that funding had dried up and the community needs more than the arts. We have Oddfellows, community theater with music lessons. That is not what this organization is going to do. We will start with young kids and introduce them to health, technology, and the arts, meaning a job. There is a huge industry in film, TV and many opportunities. Poor Black and Latino children have no opportunity to be trained. If he Council is going to approve this sale for $1.00 and get a 2/3 majority to approve this sale, it is a travesty and has nothing to do with economic development when you are giving away such a valuable property for nothing.

Brian Rahrig (104R Liberty St): He is speaking on behalf of St. Vincent de Paul. He has lived in Middletown many years. He recounts that he lost his job and his apartment. He started drinking and had medical problems. He went to soup kitchen for a meal and met Lydia Brewer. She asked him how he was doing and he talked with her. She got him the emergency room and into treatment where he got sober. When he came out, he went back to St. Vincent de Paul. He met the staff and they got him in to see doctors. They referred him to an employment agency where he got a job. Now, 6 years later, he has the same job. She was able to find him affordable supportive housing. He has a case manager he can call if he has an overwhelming problem or needs help. The bottom line: when he got to the doors of St. Vincent de Paul, he was a burden to society. Today, he is a productive member of society. He knows personally of many other people with similar stories that St. Vincent de Paul has helped.

Name Inaudible (133 Lincoln Street): he is speaking in support of St. Vincent de Paul. He states that his heart breaks. There is powerful need that must be met. Wesleyan and City tried for 15 years to address huge portions by putting in millions of dollars, but it didn’t work. He states that some, who have been supporting the arts and other non-profits like the Buttonwood, will continue to do their jobs. Let’s address the concerns that Mr. Hush has, but not cause two (2) things to fail. Let’s go with what success and then answer the other needs that Mr. Hush has raised.

Sharon Shuford, (Cromwell resident): She considered herself to be part of the Middletown community. Her church is South Congregational Church by the Green on Main Street. Her church is heavily involved in supporting St. Vincent de Paul. Ron Krom is one of their friends and they know his work. They work diligently at their monthly Council meetings to determine how they can better support the people, who get services at St. Vincent de pula. Many have spoken of the people, who received services that keep them from being one of the silent majority, they are working in the North End or elsewhere in Middletown, they are on fixed incomes, but their expenses are not fixed. More and more experience gaps in what Social Security provides and their expenses. Where do you think they go to keep the heat on? Maybe it’s the end of the month and they have runout of funds. Where do they go to eat? Some may go to Amazing Grace, another great project, but they are only allowed to get one bag of groceries each month. They come to St. Vincent de Paul to eat. They are supported by this project. Think of what the City would look like if all those people, who needed food or medication or heat or light, end up on the streets of Main Street adding to a growing population. Many of them you might know. These are the people, who need help. The faith community cannot do it alone. They need more space. On behalf of South Congregational Church and the greater faith community of Middletown, they support St. Vincent de Paul. She thanks the Council for allowing her time to speak since she is not a City resident, but part of the community.

Tracy DiPietro (26 West Ridge Lane): She has been a Middletown resident for 32 years and has worked at Middlesex Hospital for 29 years. She is the Director of Behavioral Health Services. She works closely with the emergency room. For the past seven (7) years, they have been tracking data as to what causes
people to come to the emergency room, what sometimes is called recidivism, a term she prefers not to use. They are frequent visitors and often due to homelessness. She notes that 19% of the individual served by the community care team are coming in so frequently – sometimes 50, 60, 70 times per year – she guess that no one on the Council has been to the emergency room that often in their entire lives. They come because there is no other place to get care. The hospital has to serve them. The hospital reaches out to St. Vincent de Paul as a partner in health care for individuals that we have. She is an advocate for children’s services. This is a population that is often forgotten. She believes that what is in the best interest of the City and the people, whom they serve, is to see that St. Vincent de Paul gets this fabulous site and can continue to do its work for those so in need.

Jennifer Kleindienst (241 West Street): She is speaking to two (2) items. Relative to funding for Middletown Pride event, it is valuable for the community. She also echoes Bobby Knoll Peterson’s suggestion that the Council take a pause. She is on both lists for St. Vincent de Paul and Middletown Green Community Center. Both are valuable assets for the community. She heard Ron Krook’s comments and, while she is not privy to the process, the perception to the community is that the RFP process was not as transparent as it could have been. Since there were only two 92) finalists after Community Health Center backed out, it seems to be a shame that solution to support both St. Vincent de Paul and Middletown Green Community Center could not be developed. She believes that the building should remain as a community center, not just for the children and residents of the North End, especially the Green Street and ferry Street area. There isn’t a community center to serve those residents and it is a shame to lose the building, which serves those populations. The very fact that people are murmuring “Which side are you on,” no one should be on the side of supporting St. Vincent de Paul or Middletown Green Community Center. We should be working toward some compromise, as both are necessary to the community.

Noah Kahan (76 Lawn Avenue):

I am a senior at Wesleyan University studying History and Environmental Studies. During the spring of 2017, I began what is now a two-year project working with Middletown Area Transit on enhancing one route within their bus system to foster greater transit equity and accessibility within and around Middletown. When I began this project in the spring of 2017, I stayed in Middletown that summer writing a report and making the arguing for why such an express route should exist.

As part of my research, it was necessary to speak with Middletown residents, including teenagers and adults in the North End. In expecting to hear grievances about transit inequities and inaccessibility, I heard that the most pressing issue facing the people with whom I spoke was the need for greater resources for single-parent households. 43% of families in Middletown are single parent households. In 2017, 35% of single parent households were living at or below the Federal Poverty Line. Also in 2017, a total of 4,775 children live in Middletown. 43% of those children live in single parent households and 35% of those children live in single parent households at or below the Federal poverty line. That makes 718 children a part of single parent households who live at or below the poverty line. The Middletown WORKS program, which SVD has suggested move into the 51 Green Street area building, has been focusing on the undeniable fact that single parent households have overwhelming childcare needs.

What becomes evident is that the Middletown Green can fill this gap and provide high quality leaning for many underserved Middletown youth. I spoke with a single-parent living in the North End back in 2017 and he painted the complicated story that there is not a lot to do for teenagers without a car in urban Middletown to do. They can get all the gadgets, but that does not compare to what it would mean to learn how to 3D print or work a program on the computer. Through more interviewing of young people in the North End, they expressed how there is nothing to do in Middletown that is fun, affordable and accessible without the need of a car.

There was an explicit demand for a community center for youth, which is heavily based in historical context and research. In 1998, a group of Yale and Wesleyan students, along with members of NEAT, and Middletown Planning and Zoning engaged in a participatory design project around the planning needs of the North End. The team saw an opportunity site to build a “Neighborhood Center,” which would act as a “place residents can rally around, hold neighborhood block parties, meetings, invite in local government, hold craft and adult skills workshops, and house community outreach facilities.” The neighborhood center was 51 Green Street and the parking lot out front. There was always the intention for there to be a community center in the North End. This is why the history is vital to consider.

Sean Moriarity (Higganum): He has a historical view. He was a City of Middletown Police Officer for 32 years, walking the beat in the North End, which was like a 2nd home to him. He saw the clients and people who used the soup kitchen. He recalls the group of 10 to 15 individuals out front, who come refer to as “those people.” Some have that in their minds. As he grew in his career and become a patrol commander, he worked closely with St. Vincent de Paul. It is a soup kitchen. Vincent de Paul is supportive housing; it’s job training; it’s guiding people to 211. He served on the Mayor’s Homeless Committee. It is not just a soup kitchen serving meals, but much more. Many Councilmembers have said it needs to be moved off Main Street and use that building to its highest potential, This is the opportunity to achieve two goals: (1) move it off Main Street only 282 feet, not out of the neighborhood and having with zero sum effect on the neighborhood; and (2) St Vincent can expand its programs to include job training. It can address homelessness and job training to work in food service. They will offer space to other
community agencies to serve the people that we have all dedicated our careers to serve. He asks the Council to vote by the 2/3 majority. It will be good for the City.  

Cookie (last name inaudible) (479 High Street): She is here because she worked at Green Street for 15 years. We have forgotten why that community center was built. A kid passed away and that is why. She thanks Miss Lydia, who recruited her to be spokesperson for these youth and fight for them. She still stands up for the service she currently knows the key when upset when it was closed since tree were kids looking forward to joining in, but it closed. Remember what it was: a community center for youth. She is not saying that St Vincent de Paul doesn’t do good work, but what is being provide for the youth. They need training; they need jobs, too. She has personally seen what they learned at that center. It should be given to the Middletown Green Street Center. We need to focus on the youth. She urges the Council to give the building to Middletown Green Center for the youth.

Robert Spenser (Liberty Street): He has been a Middletown resident since 2015, living on Liberty Street with his girlfriend in their house. He is not good with political or ethical chess so he will be blunt. He states that he has faced resistance from Middletown groups since they moved in, all the way down to the Police Department employees saying that they could not complain to Animal Control. They were trying to get rid of the neighborhood for grounds like Middlesex and CHC. Residents on Liberty Street have been hoping that a large organization would take the properties. You can see how the buildings are run down, even as rentable properties. They has to install video cameras to address the drug problems in the neighborhood. They have had negative responses from St. Vincent de Paul soup kitchen for something as simple as having Styrofoam on their property. An agent to St, Vince de Paul replied that it wasn’t really a big problem. When he talked to the management, even asking for something as simple as a “do not litter” sign, they had a negative response, adding they were told to be kind to others. It was a very narcissistic and egotistical conversations. He supports having St. Vincent de Paul move to Green Street as that will take care of the problems on Main Street with people congregating. He has met permanent residents on Green Street and it is part of the historical trail. Something as simple as a Styrofoam cup, he had to call DEEP. This has been ongoing since 2015. The larger building they can say what they want to do and will have better outreach for those in need. The naked truth for people can be horrible, but something as simple as trash was bailed into a negative and hostile situation. The building should help those in need compared to a community center. There are other building that might be a good community center. Just last month, he gave a video to Town Hall.

I am here tonight to offer the support of the Middlesex County Chamber of Commerce for two important items on the agenda. The first one being the relocation of St. Vincent de Paul Middletown to 51 Green Street. It has become clear that the 617 Main Street facility where St. Vincent de Paul currently operates has grown outdated and inadequate for all of the critical services that the organization provides. The redevelopment of 51 Green will allow St. Vincent de Paul to support its clientele in a more efficient and effective way. We also believe that the plan to sell the 617 Main Street building and redevelop the property with a commercial, tax generating project is a sound and constructive one. Our Board of Directors recently voted unanimously to support the Mayor's decision to select St. Vincent de Paul's proposal. Jeff Pugliese from the chamber team attended each meeting of the Economic Development Committee where this issue was discussed, and he offered our support publicly at last Wednesday's meeting of the Finance and Government Committee. As always, the Middlesex County Chamber of Commerce looks forward to being a constructive partner as this important process moves forward. I also want to offer the chamber’s support for the Middletown Pride Event that is being planned for June 15, 2019. The chamber has been working closely with the Mayor's Office, Attorney Chris Smedick in the General Counsel's office, the LGBTQ+ Advisory Committee, and other stakeholders on the planning for this important event for Middletown. We believe that this event has the potential for economic impact in the downtown. The event will incorporate a number of local businesses, and will attract people to our city from all over the state and New England. In addition to the economics, Pride will help to market Middletown as the vibrant and inclusive city that it is. Finally, our experience in working with the city on the planning and execution of downtown events makes us an ideal partner for the inaugural Middletown Pride celebration. Thank you for the opportunity to weigh in on these important topics tonight. We look forward to staying involved as all of these conversations continue.
State. He does not know what he would have done without that service. It helped him push forward. Life is hard, but that doesn’t mean it can’t be enjoyable.

Lydia Brewster (317 Rock Landing Road, Haddam Neck): She is the Assistant Director of Community Services for St. Vincent de Paul. Some are aware that she was directly involved in creating the Green Street Arts Center some 15 years ago. The concept for the Art Center was grand, worthy, high minded, to lift up the neighborhood up. It was designed to provide a space to add to neighborhood stability. The difference between that entity and the proposed service is the financial and institutional support of Wesleyan University. No one is sadder than she that the Art Center project failed, but it was unsustainable by Wesleyan, despite its best efforts and resources. The notion of “build it and they will come” did not prove to be the case. As much as developers like to point to their projects as a source of neighborhood revitalization, there is no silver bullet for neighborhood revitalization. It’s complicated. Neighborhoods thrive when the pole living in the neighborhood can earn a living, have access to health care, and other basic needs. The North End is a wonderful place, adding that she is proud McCown grandparent, but there is much work to be done the presence of St. Vincent de Paul in the North End may not be very exciting, but, without doubt, along with the presence of other institutional neighbors—Community Health Center and McDonough School—institutions in that neighborhood that the residents address basic human needs. St. Vincent de Paul is the silent partner of Middlesex Hospital, River Valley Services, Community Health Center, Rushford, and other community institutions. They know this as does St. Vincent de Paul. She wants the Council to understand this. The infamous soup kitchen is a program that she directs. She is proud to say that it is known throughout the State as on of the most progressive. It is a leader in “therapeutic hospitality,” serving food, but also triaging complex needs, where lives are repaired, where plans is made to go into treatment, obtain housing, gain employment, and obtain medical and behavioral health care. No appointments are necessary, adding that they have the best art exhibit in the City. They cannot do this work without a central and adequate space. Fitting the needs of those who are struggling with basic needs with lifting up the future of children is a false choice, the children have parents, who struggle to pay rent. There is one building. There is one agency financially and probably probably knowledgeable as to how to bring services to this neighborhood. It is what they do and do well. They need a place to do it better.

Ingrid Eck (72 High Street):

Council Members,

My name is Ingrid Eck. I am a resident of 72 High Street.

I am speaking as the Sustainability Coordinator of Sustainable CT Middletown, an intern of the City’s Clean Energy Task Force, Chair of the Middletown Food Policy Council, and as a 4th year Wesleyan University student.

I am here to express my support for Middletown Green Community Center and am asking you to grant them access to 51 Green Street. I have already written to each one of you, outlining the many common-sense reasons for why MGCC is the best possible organization to be headquartered in this building. To summarize again: millions of dollars have already been spent to ensure that this building be used as an art center, North End youth do not currently have a safe, encouraging space where they can spend time after school and hone their creativity skills, and because MGCC is the only organization that could continue and expand upon the impactful work that was once done by Green Street Arts Center.

These reasons are, or should be, rather obvious, especially after hearing them repeated over and over and over again by so many very passionate community members who are supporters of Middletown Green Community Center. I would also like to state a perhaps less obvious reason for why MGCC’s presence in Middletown is necessary and point out that this reason might not be so obvious due to the fact that there are currently no council members who descriptively represent teens and other young people living in the North End. But on the City’s website, the Common Council’s mission is clearly stated: “To determine the goals and priorities of the City of Middletown in response to the needs of its citizens.” It is therefore crucial that you pay special attention to the needs of the citizens who do have any powerful decision-making abilities at the municipal level, especially for those citizens who are so often overlooked, dismissed, and or talked over. Your job is to represent the interests of Middletown’s citizens and so many of its citizens have made it clear that they need a community center that promotes creativity, health, and innovation in the North End. In addition to the citizens who have been present at nearly every related commission and committee meeting for 51 Green Street, keep in mind all those citizens who wish to be present but cannot because they have work, are taking care of their children, or do not welcome in this space.

I completely understand that it is also your responsibility to ensure economic resilience in Middletown. I would assume that relocating St. Vincent DePaul soup kitchen off of Main Street and tucking it away into a less visible location is motivated in part by economic interests, especially given that the Middlesex Chamber of Commerce supports this move. However, I would like to point out that true and sustainable economic resilience can only start by ensuring the happiness and lively growth of young people living in this community. Middletown’s future success is dependent on future generations—not on a new restaurant or two opening on Main Street. MGCC and its various programs would encourage creative and optimistic thinking, provide leadership opportunities for young people, and establish meaningful connections between local government, nonprofits, and a university ripe with resources. If you want Middletown to be economically resilient, it begins with allowing its young residents love where they live. If you love where you live, you are going to invest in where you live.

I believe that Middletown Green Community Center would make young people happy and empowered. It would give provide some reasons for the North End to love Middletown and it would inspire young
people to continue living in Middletown into their adult life. This is what makes MGCC a crucial piece of the puzzle for a bright future in Middletown.

Brian Swan (56 Rapallo Avenue):

My name is Brian Swan, and I have lived in the North End at 56 Rapallo Avenue for over three years. Over the past three years I have been a regular volunteer at St. Vincent de Paul. I've opened the dining room doors every Sunday morning this winter and have watched local churches come in and serve our residents who need the most. I have laughed, cried and prayed with people whom I otherwise would have never known. I also now have the privilege of serving on the Board of Directors and wholeheartedly share in this organization's vision and mission: Meeting Needs & Offering Hope. Last Wednesday, the Planning & Zoning Commission voted to deny a favorable review of the proposal which awards the building at 51 Green Street to St. Vincent de Paul. They were only supportive if they consider whether the planned use of this building conformed to the City's plans of conservation and development. Unfortunately, many other factors, which are completely irrelevant to the Planning and Zoning Commission, were taken into account:

1. One Commissioner voted ‘No’ because they didn’t know if members of the community had an opportunity to have their voices heard; if this commissioner had paid any attention to this process over the past 15 months, she would have known that there has been considerable attention given to this property and an unprecedented level of public engagement.

2. Another Commissioner voted “No” because they “didn’t know” whether a special exemption permit would be required to award this property to St. Vincent's for philanthropic use; this concern could have easily been remedied with 5 minutes of research, which would have identified that a special exemption for philanthropic use had already been granted for this property. Voting to deny a favorable review because the member was unprepared is unacceptable.

3. Another indicated that it “wasn’t in the best interest of the City to sell the building for $1.” Commissioner Pelletier, who voted in favor of approving this measure, stepped in to say that he was voting in favor, not because it only makes $1 for the City, but because it does meet the plan of development for the city, which again, is the only thing the Planning and Zoning commission gets to decide on.

4. One individual, who wasn’t a seated member for this committee meeting and should not have been able to weigh in at all, indicated that moving SVDM to 51 Green Street would be “a detriment to the community.” This argument, while it’s been made repeatedly, fails to realize that the agency would be moving less than 200 feet.

The Planning and Zoning commission acted outside of their authority and purview. Collectively, they conducted their discussion as though they were voting on which proposal would better suit the City of Middletown; as if the question was multiple choice rather than a simple yes or no.

Members of the Town Council: voting in support of this building being sold to SVDM is in alignment with the City’s long term developmental plans. By providing this organization with a foundation in which it can expand the services it is already providing, the Common Council will be voting in favor of improving how Middletown serves its most vulnerable populations.

In Summary, I would ask the members of the Common Council to consider the following before casting your vote:

1. While there were three excellent proposals submitted, all representing worthy causes, today’s vote only concerns whether the building at 51 Green Street will be awarded to St. Vincent de Paul. Yes or No. Of the three original proposals that were submitted for this building’s use, St. Vincent de Paul’s proposal is the only one which remains under consideration.

2. A no vote will start this process all over again. The same proposals will be resubmitted, and we’ll likely be right where we are today, two years from now, and this building will remain vacant and unused until then.

3. Finally, and importantly, a simple majority would have sufficed had the Planning and Zoning Commission acted within the scope of their authority. If a simple majority of votes is obtained this evening, but not 2/3’s, please consider the potential cost to the City of Middletown if this decision were to be disputed.

Gail Thompson Allen (Guilford): She is not a Middletown resident, but has worked at Russel Library for 38 years, spending more time in this City than in Guilford. There are two, (2) wonderful organizations asking for support: St Vincent de Paul and Middletown Green. We agree that St. Vincent should be in Middletown, serving the public as they do. Middletown Green is offering something to support youth. If they get Middletown Green Community Center back, and get the kids back there, you are supporting these kids at no expense to the taxpayers. Middletown Green is going to sustain that organization. The credit will go to Middletown, The public does not see that Middletown Green Community Center’s run on grants. They think it is supported by the City, giving the City a jewel in its crown to have this wonderful organization in Middletown. Also, she hears white, liberal people standing up here saying that we have to be good neighbors, but we’ll be good neighbors by putting these people in your residential area. Not in my backyard. The Council needs to support all residents of the City. The residents can speak to their experience with the soup kitchen being located across Main Street, not in their backyard. She asks that the Council support Middletown Green Community Center and St. Vincent de Paul. You should want both in the City. St. John School is empty, owned by the Diocese. She asks why they are not setting up the plate, offering that building. It is used for a warming center. Expand the warming center to include soup kitchen. It’s a no brainer. She asks the Council to sit back and think before voting on these two (2) organizations. It’s insane. She asks that they at least vote to put the pause on this before making a decision that would be foolish.
Kevin Wilhelm (Berlin): He is President of Middlesex United Way. On behalf of United Way they are supporters, funding the compassionate work of St Vincent de Paul. Over the years, he has served lunch at the soup kitchen. He feels a tremendous sense of community from people of all walks of life. It is a space of hope and love and faith and kindness. It is honor to serve women, veterans, families, construction workers. He feels that there’s an opportunity to expand the tremendous work in terms of more people and with more programs. He asks why would we not want to create this space, expand love, hope, faith, and kindness. It has faith and trust that St. Vincent de Paul, when residents have concerns in the neighborhood, they will rise and address those concerns because they are good neighbors. He thanks the Council for listening intently and with great respect to all.

Ethel Higgins (Northford)

Good evening, my name is Ethel Higgins and I am the Executive Director of St. Vincent de Paul Middletown.

You know who we are and over the past few months, I believe you have learned more about what we do. Therefore, I’m not going to go over the same information you have heard from my predecessor or the supporters who have spoken on our behalf. But I do want to speak with you about my vision of the organization I was brought on to lead.

I have attended every meeting for the past few months from the presentation of our proposal and listening to the public opinions of the community and common council and I have to say it sadden my spirit to hear some of the comments and labels and descriptions put on the people we serve but it was also very interesting learn after 39 years how much people didn’t know about all the other programs we provide to this community.

Every morning at 7am, I am in my office on 617 with my cup of coffee listening to the folks under my window. I hear the conversations which are no different than what you or I might have at our kitchen table. The folks under my window talk about their day, what they are planning, they talk about their children, what our chef have cooked for breakfast and a host of topics. When I leave my office at night, quite frequently very late, I always have one of our folks offer to walk me to my car to “protect me”. Or when it snows and I am walking across the street, one of the gentlemen always will meet me, take me by the arm and help me through the snow. They are not labels; they are people who have had challenges, like we all have. Their challenges are just more public than ours.

I took this position because I know communities, programs and people. With 17 years working with Catholic Charities in 4 states, I have worked with communities like Green Street in Bridgeport, CT, Lowell, MA, Atlanta, GA and Eastern Carolina, underserved communities living on the line.

I took this position because I believe in opportunities for all, for empowering communities, providing services where there might be gaps and leading with integrity and transparency. I came on board to work with people who deserve an hand-up, not a stomp down.

I have seen agencies move into communities that feel or are challenged. I have also seen those same communities grow and prosper. Where the agency and community built a relationship where voices were heard, trust is built and programs are developed to meet the needs. I have also learned that perception is not reality, but it is reality to the individual with the perception.

I heard Middletown wants to be welcoming to all, that you want everyone to feel like they have a place, this is what I heard last week when discussing the pride parade. The reality is no one wants to feel like they are not wanted. You have the power to change that tonight. This is your opportunity to make a difference and provide us the opportunity to show you build bridges.

I am looking forward to working with everyone on the common council as I lead this organization to the next level at 51 Green Street. Thank you.

Valika Clark (Middletown): She works with youth in Middletown using social media as a platform. There is a building at Green Street which allows kids to obtain help without a social media platform. There is no place for youth ages 13-18. It is a shame that the Council is even having this meeting. St. Vincent de Paul has a building. There are services for people with mental health disorders. She has heard great things that people give to a certain community and how well they are currently functioning. What she has not heard is how well youth are included, asking where they go. There are young people, who leave Middleton, because there is nothing here for them. There is an ordinance connected to Youth Services. There was a grant targeting lower arrest rates. Children get into trouble. Why have an ordinance if you don’t support the youth. They are not just our future. They are our present. Building relationships, trusts, stability. What about youth? What was promising you now say they cannot have. While she loves everything hat Sr. Vincent de Paul does, they miss one piece: the youth. Don’t exclude the youth when considering business opportunities.

RECESS: The Chair sates that videographer needs to change the recording disc. He asks for a firm five (5) minute recess. Councilman Sebastian Giuliano moves for a recess. Councilwoman Deborah Kleckowski second the motion. There being no discussion the Cahir calls for the vote. It is approved unanimously with 11 ayes votes. The motion for a five (5) minutes recess is approved.

The Chair announces that the meeting will resume promptly at 9:08 PM.

PUBLIC HEARING RESUMES at 9:08PM
Marie Kaita Leary (73 Virginia Drive): She is the President of the Downtown Business District, Bureau which is the organization she represents tonight. She has three (3) points to share as to why the Bureau voted unanimously in support of St. Vincent de Paul moving to Green Street: (1) The Bureau members know that the work at St Vincent and the needs for a larger space for services; (2) The present location of St. Vincent de Paul will be put back on the tax rolls; and (3) Go back 25 years to what the North end looked like and what it looks like now. There are many businesses that are thriving: Eli Cannon, NORA, CHC is thriving. Other businesses are thriving: Crust. Now open our arms to another great retainer to fill that space on Main Street. On behalf of the Bureau, she urges to Council to approve having St. Vincent de Paul move to Green Street.

Jennifer Marr: Chair, Westfield Residents Association.

Good evening. My name is Jennifer Mahr and I'm the Chair of the Westfield Residents Association. I am here to speak this evening on Agenda Item 10D, the ordinance on field user fees.

Middletown tax payers should be delighted with the gorgeous new Pat Kidney field, but they should not be delighted with a town policy that favors some sports over others and distinguishes unequally between various groups of residents.

Well, you say, this is a necessary evil given the number of fields and number of competing interests that want to use them. My reply is perhaps, and only if the same set of rules applies to all categories equally. As written, this proposed ordinance does not apply use criteria equally or fairly for three reasons.

First, the group of organizations currently listed as first priority users are not exclusively Middletown resident teams open to any child who wants to play. Included are private schools, U12 teams from all over CT who do not pay taxes or fees to upkeep our fields, and travel teams that require tryouts and accept non-Middletown residents. Xavier and Mercy High school have their own fields-- why do they need first priority access to city fields?

Second, to then distinguish between second and third priority users specifically by residency makes no sense when the policy does not make this distinction for first priority users. Don't misunderstand what I am saying. I believe we should prioritize access to fields paid for by Middletown taxes for the benefit of Middletown residents over nonresidents. But, across all organizations and sports, not just some. I'll give you an example of this in a minute.

Third, a future Middletown team that comes to be can never be a named first priority entity in the policy in the way that Middletown Youth Soccer or Middletown Youth Lacrosse, for example, are. Suppose someone establishes a Middletown ultimate frisbee league. Under the proposal it gets first priority status only through the Middletown Recreation and Community Services Department. This actually makes sense, but then why specifically name some teams, Little League, Soccer, Football, etc. at all? Why not just say first priority belongs to Middletown teams authorized by the Recreation Department that operate for the benefit of a majority of Middletown residents?

Please don't hide behind the "this is how it has always been" mantra. Middletown taxpayers are not paying for same-old, same-old. That's why we are paying $33 million for the parks bond -for something new and more accessible to all Middletown residents. Yes, we need an updated ordinance to match our updated fields. This one isn't. Please table this policy until more equitable language can be crafted to define priority users. I'd like now to speak as a private citizen and soccer mom who volunteers as manager for my son's team. My child plays soccer for Sporting CT, the premier travel soccer team in town, but I write my check to Middletown Youth Soccer, who would be listed as a first priority user under the new ordinance. He has many teammates who are not from Middletown, and this is common across all the premier teams anywhere. Great! He made the team and I pay the hefty yearly fee, but Sporting CT does not deserve priority one status. There are three levels of teams under the MYS umbrella: the town rec soccer team, open to any Middletown resident who wants to play. This should be a first priority user. Then, the Middletown Magic travel soccer team could be next in line because it is open mainly to Middletown residents, all Middletown children do not have equal access to the team. Finally, the premier team should be last because its high fees and elite skills requirement favors the wealthiest families in town and from other towns. I'm not saying that there shouldn't be premier teams who only take the best players. I'm saying that taxpayers and town policies shouldn't use public money or access to public fields to favor exclusive teams. If those teams or even schools want to pay for priority one status, that's a different story, and I'm sure an agreement could be reached. But that's not the case here, and this ordinance as currently written isn't fair to Middletown residents. Thank you.

Joe Leamini (140 Lakeside Avenue): Has lived in Middletown for 77 years, his entire life. He is speaking to the ordinance on fields. As background, he states that, after his son finished little league, he gave back. He ran the program in Westfield: six (6) teams for two (2) years. Once he made Legion, he earned Whalen for two (2) years: 1980 and 1981. There were no problems with Legion about fields. The American Legion has 12 teams plus one tournament each year. Now, reading what Bransfield said -- "What happened to Middletown?" -- it's Legion. They have taken over. They have a 1st team and a 2nd team, and are now trying to put in a 3rd team. No wonder -- it's Legion and that's it. We used to have Ahern Whalen with different teams, so kids could play with their friends. We passed an ordinance for binding for Middletown Pat Kidney Field. He recounts that he lived in the North End as a kid and went to Pat Kidney Field on his bike at the age of 12. He asks if all the teams that have priority, did they -- the priority teams -- vote the $30M bond. No, the City residents voted. This idea of Tier One and Tier Two is baloney. He notes that Mercy and Xavier -- adding that he didn't talk to anyone about this -- if Xavier is so enthralled with Middletown, they went and built their own football field with lights, a brand new baseball field, Why are they even on this priority list. This is something that should be looked at. That ordinance is not right that way it is, adding that, if he had the money, he would fight it. It's
Paul Radziewicz, (62 Holly Lane): He is also here for the field ordinance. He understands that tonight, this ordinance is a small issue. He is amazed as he heard all of these stories. He has been educated about St. Vincent de Paul and Green Street and commends the pole for coming to speak for themselves. He is here for the field ordinance. He believes he started the whole process when he requested a field about six (6) months ago. It has been years that he has been involved with the teams, as a coach. The first time he requested a field, it was a team comprised of 100% Middletown residents. He was told that, because he wasn’t a Legion team, but a travel team, they were not allowed on a city field. He reiterates that they are all City residents. In 2015, the residents voted to approve $30M for City fields only now to realize that a new ordinance is proposed. There are major changes in the ordinance. The ordinance was to be revised to mirror surrounding City policies. If they did that, the teams given 1st priority would need 67% residency to get a field. The team meets that requirements, but the 1st priority teams listed do not meet that standard. He notes that, in fact, the proposed ordinance does not require any percentage residency or certain teams. This means that a team that is Level 1 priority could be 100% non-resident. His team with 100% residents would not get a field and would have to pay if they could be scheduled on a field. The non-resident team would play and fees waived. It is unfair. They asked – they are not here to put other children off the field. He asks the Council: if you are fighting so hard to get non-residents on the field, why are you also not fighting to get out teams on the field. That is why we are here: equal use. To say one team is tradition – in 2017, the late Ji Bransfield wrote and article. He notes that he is believer of one side; Bransfield was a believer of another; but the one thing they agree on: something needs to be done to get the kids back on the field. He came asking for field use. He is here tonight for his children. He doesn’t believe that anyone here tonight is looking to get on the field, rather, he is here for the kids, who want to use City fields. He was told by the Director to “Go to Portland;” “Use the fields in Portland.” It costs $600 to $800 to play Legion. That may not be an option. He was told that the only way his son can get on a field is to play Legion. That is the cost. We were offered another option: we have to pay to use the fields. It is a travel team and they do other things. There is no option for kids in this town except for American Legion, which is a regional team. If it was an all Middletown team, the players might have gone that route, but they wanted to play with their friends. They kept a group of Middletown High School kids together since age 10 as they are graduating this year. He is making ne last effort to get them on a Middletown field. Give us one practice. We are not asking for seven (7), but one (1) field, adding that they pay taxes here.

Jessica Wagner (Silver Street): She is speaking in favor of the move of St, Vincent de Paul to Green Street. She is social worker providing for behavioral health services to the most at risk population for the past 10 years. St Vincent is a vital community partner, providing basic human right and support services to these same individuals in a dignified manner. They work diligently to provide food and shelter and a sense of belonging. This work helps keep people from flooding hospitals, the courts, and burdening safety services and emergency rooms. St. Vincent de Paul puts people on a path to recovery by linking them to health treatment, medical services, supportive housing, and vocational services. The clients and St. Vincent de Paul deserves to have a safe and appropriate environment and expand something there current property doesn’t provide. They are often the first point of contact for those on the fringe. She notes that, if she needs to communicate with someone who does not have a phone or an address, she calls St. Vincent de Paul for help. She has never reached out and been told “no”, they always say yes; they always communicate. It is our turn to say yes and support their endeavors. St Vincent deserves this; their clients deserve this; our community deserves this.

Kathy Burns (Camp Street): She is speaking on behalf of her employer, St. Vincent de Paul. She did her internship there years ago and is now an employee. It has been a humbling experience. She is amazed how St. Vincent de Paul has changed lives before her eye. They are caregivers; they meet basic human needs; the offer hope to people, who walk through their doors. No one is turned away. There are success stories in this room and there can be many more. To help the most vulnerable, we need the resources and the right environment. She offers a baseball analogy: what do coaches, owners, and players want what’s best for the team. This is what St. Vincent de Paul wants for its residents. It is best to make our new stadium 51 Green Street.

Valerie Williams (Haddam): She is member of First Congregational Church of Haddam. She is grateful that no one is debating what St Vincent provided support for babies, the poor, and the struggling, who rely on the soup kitchen and food pantry to help their families. She urges the Council to keep families strong and support St Vincent de Paul relocating to 51 Green Street.

Larry Timmons (71 Rising Trail Drive): As a transgender individual, he discusses that Middletown does not have simple gender use restrooms. He knows that politicians and police will be protected do something, but nothing is done for LBGT Pride parade. St Vincent de Paul discussion overshadows the Pride parade. There is a safe haven in Middletown. He encourages the LGBT population and the transgender population with this day of remembrance. It encourage safe space. He is confident that the leaden of Middletown will be the granth to fund the pride event.

Jack Osgander (65 Church Street): he is 30+ year City resident. He is speaking to support the move of St. Vincent de Paul to Green Street. He is a longtime volunteer at the soup kitchen, helping in the kitchen and with street ministry. Here, you work with the same group of people. There are opportunities for community service for those who are mandated by the court to do service for issues such as DUI. It is a good place to serve.
Robert Restelli (617 Main Street): The face of homelessness empathy and compassion. St. Vincent de Paul provides hope; it nourishes the mind and soul. It helps those feeling abandoned and lost. It provides a second chance. Homeless lives matter too

Catherine Weiss (New Haven): Although she lives in New Haven, she works at Middlesex Hospital. It is a difficult choice to support youth programs and nurture minds and spirits. She is speaking on behalf of St. Vincent de Paul. As Board president, we don’t support littering; we support the wonderful poor with four (4) 4 core programs developing a workforce program along with existing programs. It is more than supporting a kitchen. The current space is insufficient for growth and restoring lives.

(Inaudible): Speaker supports St. Vincent de Paul and has sent an email in support. The speaker also supports the Pride parade on Main Street.

Anthony Moran (64 Liberty Street): He speaks in support of the LGBT. He is Chair of the City’s LGBTQ+ Advisory Board. He endorses the Pride parade. He urges the Council to approve the item as it is a beacon of hope. He also urges those, who have not attended a pride event, to attend the Middletown event.

Deborah Hopkins, (218 Newfield Street): She offers two (2) quotes in support of St. Vincent de Paul. “By the grace of God, there goes I.” None of us are exempt from hard times. “Give a man a fish feed him for a day; teach him how to fish and he can live forever.” Greater training and services for those who may have lost their way. She adds that, by faith, we are all commissioned to lift up our fellow brethren.

Greg Crumb: He is known around town as “Scoops” He offered a graphic presentation of what will be praised on St. Green Street if St. Vincent de Paul moves into the Green Street property. The greatest children are our future teacher; let them lead the way. He is not speaking to condemn or condone St. Vincent de Paul. It helps address needs and is greatly appreciated. He is homeless and needs services, but to take from the cradle is unjust. The children on Green Street are important. Once the paint dries, what will happen in these pictures? There are alleyways and cuts. The children will be exposed to this on a day to day basis, exposed to these locker room lessons.

Greg Brooks (Middle Street): He is speaking on the field use ordinance. He was president of baseball program for about a year. His knowledge of field use is limited to recreational league. Their policy was not to turn anyone away for ability to play or pay. There are scholarship players. One began to play at age 16. A year later, he won a game 4-3 with 3 runs. He is the reason our league exists. He has listened to the concerns, including lack of field availability. There is no shortage since kids are playing with high school teams. It’s tighter in the summer. There is no shortage of fields. When Palmer Field came on line, it was done with the provision that Ahern Whalen would never pay to use that field. In the fall season, there are six (6) full size diamonds in the City. Palmer Field becomes a football field, Pat Kidney Field has five (5) teams on one field. They practice on the softball field. Bringing a 2nd field on line for baseball as a priority would not be an issue. It would be a horde too big to overcome at Palmer Field. They would never pay to use Palmer Field. They are a recreational league and, if they have to pay, they are out.

Steve Devoto (476 Country Club Road): He is the Chair of Planning & Zoning Commission and ants to review the process used in their review of the sale of the City building to the Diocese of Norwich for a business. St. Vincent de Paul. The Commission does about 6 to12 reviews annually under Connecticut General Statutes Section 8-24. Others, in the past, have included improvements at Pat Kidney Field, and the City purchase of the building now used as the Senior Center. When they do these reviews, they are guided by the document that all elected officials have stated as the goals for the City: the Plan of Conservation & Development, which sets out the 10-year goals. In advance of any 8-24 review, he always reminds himself of what is stated in the Plan of Conservation & Development. He did so for this one. Not having seen the application, there were two (2) features that jumped out. One is that the sale of the building would free up space on Main Street for commerce, which is a goal of the City; that is having a vibrant commercial district on Main Street. That points for sale of the building. The other goal that is relevant for this proposed sale is Chapter 8: Addressing the Urban Opportunities, addressing specifically Green Street and Ferry, Street. It states:

As long as this level of poverty and substandard living conditions continues to exist, the downtown and the entire City will have to deal with quality of life issues, the blight, crime, and all the other negative consequences that are attracted to and emanate from these areas. Dramatic changes and significant investments are necessary. The City needs to reverse the negative stigma associated with these neighborhoods and, where appropriate, foster a sense of pride in these neighborhoods. The downtown neighborhoods have these social problems due, in large part, to the City’s lack of investment and reinvestment in the infrastructure and amenities over the course of many years.

He notes that the Commission heard at the public hearing from residents of the immediate neighborhood that the sale of the building to that sale to St. Vincent de Paul would be detrimental to that neighborhood. The community organizers of the North End Action Team stated that residents were not made comfortable with the prospered sale of the building. The Commission had to balance increased commerce and with the residential neighborhood. The Commission voted 6-1 against positive recommendation. It was a very difficult decision. In weighing the facts, the neighborhood was the higher priority. It was not a vote for the Green Street Community Center, but a vote on the proposed sale. Of this building to the Diocese of Norwich. A lot comes up in these reviews, but only the Plan of
Conservation & Development is considered. They did not get a copy of the application. If not passed, it can come back to Planning & Zoning with a new plan.

Allison Cunningham, (Chief Executive Officer, Columbus House, New Haven): is speaking as partner with St Vincent, supporting the proposed sale of Green Street to provide a larger site.

Carl Rodenhauer: spoke in support of St. Vincent de Paul.

Peter Harding:

My name is Peter Harding and I am the Director of Housing Development for the Diocese of Norwich and was the former Executive Director of St Vincent DePaul Place I have served for many years as a commissioner of the Downtown Business District and through our Development company Harding Development Group we have been a long time member of the Chamber of Commerce.

1. Bishop Cote and our Diocese are excited about the idea of moving to this new 51 Green Street location allowing us to serve even more Middletown Residents in this expanded space remaining in our same neighborhood.

2. First, we wish to thank The City of Middletown for the process in which we were chosen for the Mayors recommendation to you this evening. Our agreement is to sell the Main Street location as soon as possible in an effort to put this property back on the City tax rolls and generate income to the City. Some have asked at previous meetings why can t they move St Vincent s into the Vacant St. John School? First and foremost the School is not vacant. It serves as a parish hall and Recreation Center and meeting space for the parishioners of St. John Church. And in the winter months the ground floor is used as a warming center for people that have no place to get in out of the cold on frigid nights.

3. You have all heard many times, and after almost 40 years in the same Main St location, you know just what St Vincent DePaul means to the people of this City. In fact I am sure that is why St Vincent was recommended over others to obtain this beautiful building.

4. What other Agency or Ministry or Church groups or philanthropic organizations than St Vincent DePaul.

5. Who caters to more of the poor and disenfranchised in this neighborhood or in this city more than St Vincent DePaul. Where would this City be and what would it cost our City without the ability to access homeless services through St Vincent DePaul.

6. St Vincent DePaul presented what everyone is calling and impressive and comprehensive proposal to the Economic Development Commission for the use of this great facility.

As Stated in the GENERAL INFORMATION SECTION OF the Request for Proposals and I quote The City of Middletown is seeking proposals for the use of this space in ways which will benefit the local Community and the Citizens of Middletown. I would ask is there another Agency or Ministry or Church or Civic Group or ~ Company or Individual that benefits more of the citizens of Middletown than St Vincent DePaul?

In fact, as you have heard tonight and will continue to hear these same Agencies and Churches and Civic Groups and Companies and Individuals have all been working through and in conjunction with St Vincent DePaul for the past 39 years. In my experience Middletown has always been of a caring loving community that puts its people first and St Vincent DePaul has always been this city’s FIRST RESPONDER. I would urge you to accept the recommendation to transfer the facility to St Vincent DePaul and allow their great staff to continue their work in this neighborhood and throughout the City.

In closing I would like to read two short but relevant letters of support for St. Vincent DePaul.

The first from Mr. Larry McHugh, President of the Middlesex Chamber. The second from Mr. Mark Masselli President and CEO, Community Health Center
February 11, 2019

Common Council
City Hall
245 deKoven Drive
Middletown, CT 06457

Members of the Common Council:

I am writing today to express the support of the Middlesex County Chamber of Commerce, for the relocation of St. Vincent de Paul Middletown (SVDPM) to 51 Green Street.

The 617 Main Street facility where SVDPM currently operates has grown outdated and inadequate for all of the critical services that the organization provides. The redevelopment of 51 Green will allow SVDPM to support its clientele in a more efficient and effective way.

We also believe that the plan to sell the 617 Main Street building and redevelop the property with a commercial, tax generating project is a sound and constructive one.

The Middlesex County Chamber of Commerce looks forward to being a constructive partner as this important process moves forward.

Thank you for the opportunity to comment on this important matter for Middletown.

Sincerely,

Larry McHugh
President
Mr. Peter A. Harding  
Owner/President  
Harding Development Group  
100 Riverview Center  
Middletown, CT 06457  

February 6, 2019  

Dear Peter:  

I’m writing to extend my congratulations to you and everyone involved with St. Vincent de Paul’s successful bid for the Green St. Arts Center. As neighbors and colleagues in the North End for nearly 40 years, CHC supports the continued growth of St. Vincent’s as the soup kitchen and administrative offices move to 51 Green St.  

St. Vincent’s critical mission of feeding and housing those in need has always aligned with CHC’s core value that health care is a right, not a privilege. The human and social services compassionately provided by St. Vincent’s over many generations saves lives in Middletown and makes our community stronger. Our joint belief in caring for the underserved will continue to unite us for generations to come.  

When I worked with Sister Pat and Father Fox on helping St. Vincent’s to expand to meet the community’s needs, it was hard to envision the growth of the North End. I believe St. Vincent’s move to a larger facility will enhance its commitment to the physical and economic health of the neighborhood, a commitment we share at Community Health Center.  

I wish St. Vincent’s all the best as it embarks on this exciting new chapter.

Peace and Health  

Mark Mazzaroli  
President / CEO  
Community Health Center, Inc.

(inaudible) Hutchins (Wesleyan student): Has been a volunteer at Green Street; expressed sadness that a large part of agreement is about taxation. Urges the Council to give to the property to the Middletown Green Community Center as it is already designed as an arts center.

James Voss (65 Church Street): he has lived in Middletown since 1993 and has experienced homelessness. He now has an apartment and has been living on his own. St. Vincent de Paul is home and is a community.

Ann Faust (Haddam): She is the Executive Director of the Coalition on Housing Homelessness. This organization looks at gaps in services. The current building is inadequate as it is not handicapped accessible and lacks space for outreach workers.

Kristen Winston: Green Street Art center did not fail. Wesleyan’s commitment to the art center failed. As an art center, it would become self-sufficient. It didn’t happen with Wesleyan. If it didn’t happen with Wesleyan, it didn’t involve members of the community sufficiently. She has great admiration for St. Vincent de Paul, but objects to giving the building to them. It is a teaching space, which is ideal for the Green Street Community group. That group has a comprehensive vision to provide workplace development. Having paid taxes for 50 years, she is shocked to hear that the building would be some for One Dollar ($1.00).
Patrick McKenna: He supports both groups. He works with a community group in Hartford. In his work, the process starts with reaching out to the neighborhood encourage them to ensure that they listen to and engage the neighbors in the process.

Andrew Guthrie (Main Street): He has lived in Middletown for 2 years. He taught tech ed. He has a production company, Twig Productions. This was the kind of place that could provide him with manpower. They probably don’t need a place that large. Could they share the building? Is that discussion for another day?

Lisa Durier, (Wesleyan): She is professor for 21 years and is an advocate for mental health services at St. Vincent de Paul. She is on the Board at St. Vincent de Paul. Everyone has come into this process in good faith. That process was laid out. It is in the Council’s hand to move it forward

Nur Fitzpatrick, (58 Green Street): If St. Vincent de Paul moves to Green Street, it will be an at o domestic violence against the residents.

Janice Little (1 Labella Circle): In looking for housing, 50 people have been registered to vote in support of St Vincent.

Patricia Anne Vassia (234 South Main Street): She is now a Middletown resident. She has worked with United Way and the Community Foundation. She has emailed Councilmembers. She is concerned that the process used is a bit flawed in the way it was conducted, not the providers, but the RFP. She did read the RFP and the responses. There is no information as to who would get the proposal. St Vincent was the only remaining application. As funders and grant makers, and the Council as representatives of taxpayers. St. Vincent de Paul has financial viability. They met the criteria. Don’t get sucked into a new program for youth development when the issue is the use of the Green Street budding; the best use. This proposal gives those who have resources the opportunity to give.

6. Public Hearing on Agenda Items – Closes

The Chair closes the public hearing at 10:37 PM. The Chair thanks everyone for their comments and thanks the Fire Marshal and Police Officers for helping to keep an orderly meeting.

10. New Business, Resolutions, Ordinances, etc.

NOTE: Only Resolutions 10L is considered at this point. All other business under Item 10 is considered after disposition of items moved up by the Council in accordance with the vote, amending the order of business.

The Chair calls on Councilman Gerald Daley for Agenda Item 10L

RECESS

Councilwoman Mary Bartolotta requests a 10 minutes recess. The Chair reminds the Council that they are approaching 11:00 PM. Councilwoman Bartolotta asks if they may have a five (5) minute recess. Councilman Robert Blanchard seconds the motion. There being no discussion, the Chair calls for the vote. The Chair states that the matter passes by a vote of 11 to 0. The motion is approved.

The meeting recesses for a five (5) minutes break at 10:38 PM.

CALL TO ORDER

The Chair calls the meeting to order at 10:43, following a five (5) minutes recess.

The Chair calls on Councilman Gerald Daley for Agenda Item 10L

L. Approving the lease agreement of the Green Street Arts Center, located at 51 Green Street, between the City of Middletown, as landlord, and St. Vincent DePaul and/or the Roman Catholic Diocese of Norwich as the tenants, including the following provisions: (1) the lease shall provide for a nominal ($1.00) annual rent; (2) the lease shall be for a term of ten (10) years and shall be automatically renewed, without limitation on the instances it may be renewed, unless terminated by the respective parties as follows: (a) If the City desires to terminate the lease, it shall deliver written notice of its intention to do so to the tenant not less than one year prior to the expiration of the lease term. Any such notice shall state the City's reasons for termination and shall afford the tenant reasonable opportunity to cure any defect or objection to the tenant’s continued use and occupancy stated in said notice. Upon the tenant’s curing of such defects or objections to the reasonable satisfaction of the City, the tenant’s renewal prerogative shall be deemed reinstated and uninterrupted; and (b) the tenant may terminate the lease at any time upon notice given not less than thirty (30) days
Councilman Gerald Daley moves to approve the following resolution: Approving the sale of the Green Street Arts Center, located at 51 Green Street, to St. Vincent de Paul of Middletown, subject to the full execution of a purchase and sale agreement by the Mayor, following review and approval as to content and form by the City’s General Counsel. Councilman Sebastian Giuliano seconds the motion.

The Chair asks the audience to remain quiet so proceedings may consider.

Councilman Daley states that there are a few points which feels compelled to address. Speakers have addressed, and it is important to point out, that the process has been thorough and transparent. In mid-2017, Wesleyan announced that it was withdrawing from the Green Street Teaching & Learning Center by July 2018. Subsequently, North End Action Team held a series of community forums for community input for the future of Green Street. He attended one, noting it was fairly well attended, but not as well attended as he hoped. Shortly after, group formed task force for the Middletown Green Community Center. All of this occurred in 2017. At the January 2nd Common Council meeting, this body, by a 10-1 vote, approved a motion: Approved referral of future use and management of property known as Green Street Community Center to the General Counsel Commission and Economic Development Commission, which shall, in conjunction with the Planning Department and requests for proposals, review and determine possible uses for the aforesaid property. The City has been on record since January 2018 – 13 months ago – that it was moving forward with a community re-use of building. Section 23-7b of the Middletown Code of Ordinances states that the general purpose of the Economic Development Committee (EDC) shall be to review and make recommendations to the Mayor and Common Council as to acquisition and disposition of any interest in property and any development matters not specifically not under jurisdiction of another municipal agency. In 2018, an RFP was developed. It was reviewed and approved by EDC and issued September 4, 2018 with responses due October 6, 2018. That RFP is a public document. There were specific criteria for rating proposals and specific requirements to be met. Interviews and presentation for four (4) proposals – Community Health Center (CHC), Middletown Green Community Center, St. Vincent de Paul of Middletown, and Tweak Productions – were held in public at November 2018 EDC meeting. So well attended that it was moved to the Police Community Room. Tweak Productions withdrew. Middletown Green Community Center was told that its proposal to have the City redirect $50K from the Working Cities Challenge Grant was not possible as City does not contrail these funds. At December 11, 2018 EDC meeting, there were about 60 people in attendance and 29 people spoke. EDC voted 2-2 to recommend St Vincent de Paul so failed. There was a motion to recommend CHC, which also resulted in a 2-2 vote. EDC then voted 3 to 1 to recommend that Mayor negotiate with both CHC and St Vincent de Paul.

Inaudible comment from audience

The Chair interjects, calling that individual out of order.

Councilman Daley replies that, despite what this individual may say, that is what the minutes reflect. They are officially approved minutes, adding that Middletown Green Community Center was not moved for approval and was not recommended. His second point, in addition to the process, is that he does not understand the Planning & Zoning Commission (PZC) action. He watched the meeting video and reviewed the City Planner’s letter, stating that, in his professional opinion, the transfer to St Vincent de Paul was legal and in conformance with the Plan of Conservation & Development. PZC voted as they have that responsibility; however, he hopes they reconsider. He expresses sympathize that they did not review the proposal. He continued by speaking to the strengths of St. Vincent de Paul. He recalls being at Green Street Arts Center when it opened, adding he was committed to its mission and vision and regrets that it is no longer. As several mentioned, the building is in disrepair. When Wesleyan vacated, most furniture and fixture went with them. The impression that the building is in “move in” condition for any use for the Green Community Center, in his opinion, is inaccurate. He learned a lot from the proposals, adding that he has known Sister Ann and Peter Harding for many years through St, John. He was blown away knowing all that St Vincent de Paul does. They serve a significant population: the soup kitchen served over 93,000 meals to 1,085 people in 2017. Approximately 11% of the meals – about 9,100 meals -- were served to
children. St. Vincent integrates with Regional Access Network for housing emergencies, support services, shelter, case management, and supportive housing. He notes that 166 Middletown residents receive mail at St. Vincent. St. Vincent provides hygiene items, serves as a Vita site, community space, and community garden. The move to 51 Green Street would allow them to provide case managers and support and scattered site permanent supportive housing. They were serving a case load of 39 people at the time of the proposal. They serve as direct payee for 45 people, who receive Social Security benefits, to ensure that these funds go to pay bills on time. They have a wellness center with River valley Services and a mobile response team. They could expand the Vita program. The support the Workforce Development initiative, including hosting Middletown Works at Green Street. St. Vincent has authorization from the Diocese and State and federal governments to enter into contracts to lease and purchase property and services with current contracts exceeding $500K. Cure net staff of 23 full-time and part-time employees and a budget of $1.2M. They have a financing plan, including applying for Community Development Block Grant (CDBG) money. They have $350K in reserve funds for building renovations. Their proposal included letters of support from 14 community organizations, including Middletown Works, Middletown Hospital, State Office of Addiction Services, et cetera, et cetera. They have broad community support. Bottom line: how wholeheartedly supports this proposal. He recounts that, last week, someone spoke at Finance & Government talked about surviving an invisible population. He asserts that St. Vincent de Paul serves people who live in the shadows. We need to do more. We have a moral imperative to do this and urges his colleagues to join him and support the St. Vincent de Paul moving to 51 Green Street, to expand the work they do for this community.

**LEGAL OPINION OF CORPORATION COUNSEL**

Before continuing with items on the agenda, the Chair turns the meeting over to Corporation Counsel Daniel Ryan regarding time restrictions. Attorney Ryan states that the meeting was posted for today and that he is concerned that, if they Council does not conclude business by 11:59 PM, they could run into trouble for an illegal vote, which is the last thing needed. He urges everyone to be brief and get on with business.

The Chair calls on Councilman Sebastian Giuliano.

Councilman Giuliano offers an amendment to the Resolution, eliminating the proposed purchase & sale agreement in favor of a lease agreement.

The proposed amendment reads:

The purchase & sale agreement, and all provisions thereof describing a conveyance of title to the premises located at and commonly known as 51 Green Street in the City of Middletown, referenced in that Resolution and supporting materials, are hereby deleted and replaced with a lease agreement, between the City of Middletown (the City) as Landlord and St. Vincent DePaul and/or the Roman Catholic Diocese of Norwich (the tenant) as tenant(s), that shall include the following provisions:

1. The lease shall provide for a nominal ($1.00) annual rent.
2. The lease shall be for a term of ten (10) years and shall be automatically renewed, without limitation on the instances it may be renewed, unless terminated by the respective parties as follows:
   a. If the City desires to terminate the lease, it shall deliver written notice of its intention to do so to the tenant not less than one year prior to the expiration of the lease term. Any such notice shall state the City's reasons for termination and shall afford the tenant reasonable opportunity to cure any defect or objection to the tenant's continued use and occupancy stated in said notice. Upon the tenant's curing of such defects or objections to the reasonable satisfaction of the City, the tenant’s renewal prerogative shall be deemed reinstated and uninterrupted.
   b. The tenant may terminate the lease at any time upon notice given not less than thirty (30) days prior to the date by which it proposes to vacate the premises.
3. The lease shall provide that the tenant shall make the premises available to community groups, primarily those organized and dedicated to the arts or to youth activities, at reasonable times outside of its normal business hours. The tenant shall have the right to charge a reasonable hourly fee for such use, which fee shall be intended and calculated to reimburse the tenant for its costs of operation of the premises, including but not limited to custodial and security services and utilities consumed thereon, and such use policy may include provisions for reimbursement or indemnification for damage to property or injury to persons arising out of such use.
4. The lease shall provide that the tenant shall be solely responsible for all maintenance and upkeep of the premises, both routine and capital or extraordinary.
5. The lease may contain any other and further provisions, not inconsistent herewith, to which the parties may from time to time agree.
Councilman Giuliano states that, while training with the United States Army Corps of Engineers, one of his instructors told him that anyone could point out a landmine after having stepped on it. The nature of the process by which the City evaluates the competing and equally deserving interests involved in the disposition of its property at 51 Green Street includes aspects that are just as explosive. While it might not have been anticipated as well as could or should have, he believes that the amendment offered tonight addresses those interests at their core. It may not be perfect or include everything that everybody wanted in exactly the form they wanted it, but it is fair. To St. Vincent, to the arts community most effectively represented by Middletown Green Community Center, and to the residents of Green Street itself. First, rather than a permanent conveyance of a City building, the amendment provides for a lease which preserves record ownership of the premises in the name of the City. This should afford sufficient assurances to the neighborhood that the City will always be in a position to act should the negative consequences feared by the residents ever come to pass. The City and St. Vincent should commit to doing everything in their power to see that they never do. Second, St. Vincent receives all of the rights, privileges and prerogatives in the premises necessary for it to carry out its mission. It should acknowledge that it is afforded full and virtually unrestricted use of an asset belonging to the citizens and taxpayers and that it has an obligation to conduct itself in a manner consistent with their best interests. That being said, he cannot conclude that every problem in the North End is the responsibility of St. Vincent de Paul. He believes that St. Vincent's, in its present location is, to a great degree, hampered by circumstances that it cannot control and that this move will afford it much more ability to protect the property itself and the surrounding area. Third, to the Middletown Green Community Center, he express his appreciation for their support of the arts and for the interests of those who make the North End their home. While, in a perfect world, the Arts Center would be thriving on Green Street, that is just not reality. Wesleyan University attempted to make it happen for ten years. If Wesleyan, with all of its resources, could not maintain a viable operation at that site, then who can? As well intentioned as MGCC's proposal is, he concludes that its projections are overly optimistic. Were the City to opt for such a fledgling initiative and the same result were to ensue, we would be exactly where we were a year ago, only this time an opportunity to address the needs of the community served by St. Vincent's would have been lost as well. That sounds like the worst of both worlds. Wesleyan's projections, when it first proposed the arts center, contemplated that the building would be used fifteen hours per day; its average daily use for the last ten years was three hours. The proposal contemplated by the amendment makes the premises, which will be practically the same as currently, except for the inclusion of a kitchen, available to MGCC and entities like it at about the same rate as history has shown the demand to actually be. He challenges MGCC: show the City its ability to crawl before you try to win the Boston Marathon. If their efforts prove successful and they are able to demonstrate, or create, demand for a stand-alone municipal arts center, then they will find, in the City, a willing participant. Do not make the same mistake Wesleyan did in biting off more than it was willing to chew and, thus, doomed the effort to failure from the start. Take the opportunity that is offered tonight and make the most of it. He urges his colleagues on the Common Council to support the amendment and, at the risk of being presumptuous, to support the resolution as amended.

AMENDED RESOLUTION

WHEREAS, the City owns the Green Street Arts Center, located at 51 Green Street, Middletown, CT 06457 (the “Property”); and

WHEREAS, Wesleyan University had been leasing the Property from the City for use as an arts and education center; and

WHEREAS, Wesleyan University ended its lease and vacated the Property; and

WHEREAS, the City is using this opportunity to provide greater and better support for the most vulnerable of our community; and

WHEREAS, the City issued an RFP to lease or purchase the Property for a proposed use that benefits the community; and

WHEREAS, St. Vincent de Paul Middletown (“St. Vincent”) was the successful respondent to the RFP based on their proposed project, which would allow St Vincent to relocate most of its programs, services, and staff from 613 Main Street to 51 Green Street and to structure the re-use of the premises at 613 Main Street; and

WHEREAS, initially, a proposed Resolution was offered to the Common Council, which would have approved the City entering into a purchase & sale agreement with St. Vincent for the Property; and

WHEREAS, such purchase & sale agreement, and all provisions thereof describing a conveyance of title to the premises located at and commonly known as 51 Green Street in the City of Middletown, referenced in that Resolution and supporting materials, are hereby deleted and replaced with a lease agreement, between the City of Middletown (the “City”) as Landlord and St. Vincent DePaul and/or the Roman Catholic Diocese of Norwich (the tenant) as tenant(s), that shall include the following provisions:

1. The lease shall provide for a nominal ($1.00) annual rent.

2. The lease shall be for a term of ten (10) years and shall be automatically renewed, without limitation on the instances it may be renewed, unless terminated by the respective parties as follows:
c. If the City desires to terminate the lease, it shall deliver written notice of its intention to do so to the tenant not less than one year prior to the expiration of the lease term. Any such notice shall state the City’s reasons for termination and shall afford the tenant reasonable opportunity to cure any defect or objection to the tenant’s continued use and occupancy stated in said notice. Upon the tenant’s curing of such defects or objections to the reasonable satisfaction of the City, the tenant’s renewal prerogative shall be deemed reinstated and uninterrupted.

d. The tenant may terminate the lease at any time upon notice given not less than thirty (30) days prior to the date by which it proposes to vacate the premises.

3. The lease shall provide that the tenant shall make the premises available to community groups, primarily those organized and dedicated to the arts or to youth activities, at reasonable times outside of its normal business hours. The tenant shall have the right to charge a reasonable hourly fee for such use, which fee shall be intended and calculated to reimburse the tenant for its costs of operation of the premises, including but not limited to custodial and security services and utilities consumed thereon, and such use policy may include provisions for reimbursement or indemnification for damage to property or injury to persons arising out of such use.

4. The lease shall provide that the tenant shall be solely responsible for all maintenance and upkeep of the premises, both routine and capital or extraordinary.

5. The lease may contain any other and further provisions, not inconsistent herewith, to which the parties may from time to time agree.

NOW, THEREFORE, BE IT RESOLVED that the lease of the Property to St. Vincent de Paul and/or the Roman Catholic Diocese of Norwich is approved; and that the Mayor is authorized to execute such lease agreement, following review and approval as to content and form by the Office of the Office of the General Counsel.

The Chair asks if anyone wants to be heard on the amendment. The Chair calls on Councilman Gerald Daley.

Councilman Daley thanks Councilman Giuliano for the proposed amendment, adding it makes sense. He appreciates the thought and effort, noting it is not inconsistent with St. Vincent de Paul’s proposal, which includes a provision for community space to be used by other groups on a regular basis. St. Vincent de Paul encourages space to be used in this manner. He states that the intent of amendment is consistent with what St Vincent de Paul intended with its expansion. He will support the amendment.

The Chair calls on Councilwoman Bartolotta, who declines. The Chair calls on Councilman Eugene Nocera.

Councilman Nocera thanks everyone and all their positions. He notes that it is quite a night for Middletown as residents truly care about the community and making it a better place. He offers a personal observation on the amendment. His first Middletown assignment as a school principal was at McDonough School in 1979 where he served for six (6) years. At about that same time, St. Vincent moved into its current site. A lot was shared tonight about homeless and poverty. St Vincent helping families of North End grow and become secure that is something that he participated in and will never forget. The site was inadequate 40 years ago, yet they have done much good. They need room to grow. He supports the sale of Green Street to St. Vincent de Paul.

Seeing no further comment, he calls for a vote on the amendment. The Chair calls on Councilman Philip Pessina.

Councilman Pessina states that he touched him a NEAT member named Cookie. He shows a portrait of the community garden and how important it was to that neighborhood. The Chair asks if any of Councilman Pessina comments are related directly to the amendment. If not, there will be a second discussion available for the overall resolution, as amended, assuming it passes. Councilman Pessina states that he will wait.

There being no further discussion, the Chair calls for a vote on the amendment. The Chair states that the motion to approve the proposed amendment is approved unanimously by a vote of 11 to 1. The amendment is approved.

The Chair states that Councilman Pessina now has the floor regarding the resolution, as amended. He asks Councilman Pessina to be as concise as possible.

Councilman Pessina states that the portrait of the residents of Ferry and Green Street he is sharing was presented to him when he retired from the Middletown Police Force. This portrait hung in his office at Southern Connecticut State University (SCSU) and was the topic of community police collaboration. The support of NEAT can have this accomplished when stakeholders are heard. This portrait kept him grounded and focused upon the importance of listening, collaborating, and transparency in government that attempts to engage in neighborhood change. This change occurred with a small community garden with its workers and a small community of Wesleyan student
volunteers. Their voices were heard and improved the quality of life in the North End. From this humble start, residents were given the voice and courage to reclaim the North end from crime, substandard housing, and poverty, which threatened families and children’s growth opportunities. It was from hopelessness of hope that the neighborhoods shifted so families have reconnected, businesses are established, and McDonough School exists for the children and youth.

The Chair interjects, stating that, regrettfully, it is valuable history; however, there are 45 minutes left, three (3) lights on, and a full agenda to get through by midnight. He asks that comments be limited to the amended resolution.

Councilman Pessina states that he is happy to hear that, with this amendment, if St. Vincent de Paul is willing to cooperate and collaborate with the youth and provide community support, then he will support the resolution, as amended.

The Chair calls on Councilwoman Mary Bartolotta.

Councilwoman Mary Bartolotta states that wants to see a community conversation with Green Street community conversation with Green Street and surrounding area. We need an independent voice and research to get them the space and programs that they need to help their families. She has heard a lot during this process, noting there have been some statements made that, hopefully, St. Vincent de Paul and MGCC can discuss to make sure that they foster a relationship that will allow them to overcome the “not in my backyard” negative connotation that many individuals offered that were not intended and did not want that message and label made. MGCC needs to make it clear to St. Vincent de Paul that the process has been honored and that all will be respectful and keep any accusations to a minimum. She will support Green Street with St. Vincent occupying that space. She notes the range of services at St. Vincent de Paul and, thanks Mr. Krom for taking the time to review and educate her as to all of those services. She wants to be clear that there have been references to open public meetings. Those meetings were not what the Green Street residents asked for; rather, they wanted face to face meetings. She will do all she can to facilitate that. She hopes that having St Vincent de Paul on Green Street allows for programs to grow, as needed, and that they become part of the community they are serving as good neighbors. People say words don’t hurt, but they do, especially in a vulnerable community.

The Chair asks everyone to keep their comments specifically to the amended resolution, noting, if earlier, in the evening, there would have been time for broader debate. Please keep comments concise so that items do not have to be pushed off to next month...

The Chair call on Councilman Grady Faulkner, Jr.

Councilman Grady Faulkner notes people talked about process. Yes, there was a process, but he believes that the RFP should have been sent to more organizations, even groups outside of Middletown. He sent his children to the Artists’ Collective, which provided more in terms of culture. There is a satellite program in Middletown at Lawrence School. He thanks his colleague for reading his mind, agreeing that it should have been a lease, which was his biggest issue. He asks people to get engaged at budget time: the City needs a youth development worker, adding that we cannot just put together a youth program . . .

The Chair interjects, apologizing for the interruption.

Councilman Faulkner says, thank you.

The Chair calls on Councilman Carl Chisem.

Councilman Carl Chisem thanks everyone for coming out, which show that they care about the community. He adds that he would like to see a greater police presence, which he believes will comfort the community and help St. Vincent de Paul.

The Chair calls on Councilman Robert Blanchard.

Councilman Robert Blanchard offers a point of order, asking if this amended resolution passes with a two-thirds (2/3) vote, which I s eight (8), this matter gets kicked back to Planning & Zoning. The Chair replies, no, adding that this vote needs only a simple majority and, biscuit of the adopted changes, assuming it passes, it will go back to Planning & Zoning, no matter what. A new 8-24 referral is triggered by the amended just passed, regardless of whether or not there are eight (8) votes. If there are six (6) votes, it goes to Planning & Zoning. If there are six (6) votes, he is bringing it back to Council again.

Councilman Blanchard states that he seconds what Councilwoman Bartolotta said, he attended those meetings in 2017 and he recounts that City representatives said that they would come before the North End community to hear what they had to say about the impacts of this project. We owe it to the North End. He notes that they spend a lot of time talking about the North End, but don’t spend enough time listening to the North End. In the time . . .

The Chair interjects, stating that, while he appreciates the sentiments . . .
Councilman Blanchard interposes, saying that he is always brief and that he rarely speaks.

The Chair replies, "(inaudible) on point."

Councilman Blanchard states that, between now and Planning & Zoning, we should organize that meeting, which is all that he has to say. Thank you.

There being no further discussion, the Chair calls for a vote on the resolution, as amended. The Chair states that the motion to approve the proposed amendment is approved unanimously by a vote of 11 to 1. The matter passes unanimously.

The Chair thanks everyone for being at the meeting. The Chair states that, as everyone knows, the Planning & Zoning Commission voted to reject this by a vote of six (6) to one (1), adding all except Commission Pelletier voted against it. This means, legally speaking, this item needs to go back to Planning & Zoning for another 8-24 review. He advises the audience that they need to be as vocal with the Planning & Zoning Commission as they have been with the Council, adding, “Please write; please call; please show up.” Thank you for your commitment to the public.

7. Mayor requests Clerk of the Common Council to read appropriation requests and Certificate of Director of Finance.

The Clerk of the Common Council reads the legal notices:

**APPROPRIATION REQUESTS:**

Notice is hereby given that a regular meeting of the Common Council of the City of Middletown will be held in the Council Chamber of the Municipal Building on MONDAY, MARCH 4, 2019 AT 7:00 P.M., to consider and act upon the following:

A. Planning, Conservation & Development: $75,000 -- Acct. No.1000-27000-55400; appropriation to cover cost of “Middletown Pride” event on June 15, 2019, supporting a parade and community event on South Green, Union Street, and Harbor Park.

B. Registrar of Voters: $7,500 – Acct No. 1000-09000-x-x-x; appropriation to cover cost overruns from the 2018 primaries and general election (salaries & wages ($5,000) and general administration ($2,500)).

C. Public Works – Parks Division: $85,200 – Acct. No. 1000-22000-55185-0320-00000-0000-000; appropriation for Milone & MacBroom to complete a more detailed investigation to understand properly the underlying issues of the failure of the Harbor Park bulkhead wall, including a preliminary design and cost estimate to repair the wall.

**SUPPLEMENTARY APPROPRIATION REQUEST:**

Notice is hereby given that a regular meeting of the Common Council of the City of Middletown will be held in the Council Chamber of the Municipal Building on MONDAY, MARCH 4, 2019 AT 7:00 P.M., to consider and act upon the following:

A. Equal Opportunity & Diversity Management: $5,000 -- Acct. No.1000-11000-55185; supplementary appropriation to cover cost of Human Relations Commission special project.
A. Planning, Conservation & Development: $60,510 -- Acct. No.1000-27000-55400; appropriation to cover cost of “Middletown Pride” event on June 15, 2019, supporting a parade and community event on South Green, Union Street, and Harbor Park.

APPROVED, AS AMENDED

The Chair and Councilwoman Mary Bartolotta both interject that the doors of the Council Chamber must remain open.

Councilman Philip Pessina reads the appropriation request and moves for approval. Councilman Robert Blanchard seconds the motion.

The Chair calls on Councilman Gerald Daley.

Councilman Gerald Daley states that, as discussed during Questions to Directors, Assistant Deputy General Counsel Christopher Smedick indicated that the budget had been reduced, reducing the appropriation request. Councilman Daley moves to amend the appropriation, reducing the appropriation from $75,000 to $60,510. Councilman Sebastian Giuliano seconds the motion.

There being no discussion, the Chair calls for the vote. The Chair states that the matter passes unanimously by a vote of 11 to 0. The motion to amend the appropriation is unanimously approved.

The Chair calls for a consideration of the underlying appropriation as amended: reduced from $75,000 to $60,510. There being no discussion, the Chair calls for the vote. The Chair states that the matter passes unanimously by a vote of 11 to 0. The motion to amend the appropriation is unanimously approved.

10. New Business, Resolutions, Ordinances, etc.

NOTE: Only agenda Items 10K and 10D are considered at this point. All other business under Item 10 is considered after disposition of items moved up by the Council in accordance with the vote, amending the order of business.
run the "Middletown Pride" event on June 15, 2019, and to act as fiscal agent for the "Middletown Pride" event, subject to review and approval of all documents as to content and form by the Office of the General Counsel.

APPROVED RESOLUTION No. 16-19; K: review resolution/EDC Middleton Pride RES 16-19 – 4 March 2019

WHEREAS, Middletown seeks to bring greater recognition and visibility to the LGBTQ+ community by supporting events such as the City’s Pride celebration;

WHEREAS, promoting justice, championing equity, ending oppression, and ensuring that all voices in the community are represented is necessary to advocate for a culture of respect and equality towards all persons, especially with regard to sexual orientation, gender identity, and expression;

WHEREAS, hosting Pride events encourages and promotes greater understanding and respect between the LGBTQ+ community and the larger Middletown community as a whole;

WHEREAS, the City of Middletown has partnered with the Middletown Chamber of Commerce to create and host Middletown Pride;

WHEREAS, the City of Middletown and the Middlesex County Chamber of Commerce will enter into an agreement whereby the Middlesex Chamber will be in charge of organizing, coordinating and running the event and to act as fiscal agent; and

WHEREAS, Middletown Pride will take place on June 15, 2019: a parade will commence at 2:00 p.m. on Main Street with a community Festival immediately following on the South Green, Union Street, and Harbor Park.

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MIDDLETOWN THAT:

since an appropriation for Middletown Pride is approved, the Mayor is hereby authorized to sign all necessary documents to effectuate an agreement with the Middlesex County Chamber of Commerce to organize, coordinate, and run the Middletown Pride event, and to act as fiscal agent for Middletown Pride, subject to approval of such documents as to content and form by the Office of the General Counsel.

Fiscal Impact: Middletown Pride will cost approximately $60,510, inclusive of costs of the Police Department and Public Works Department.

Councilman Philip Pessina moves to approve the proposed resolution. Councilman Robert Blanchard seconds the motion.

There being no discussion, the Chair calls for the vote. The Chair states that the matter passes unanimously by a vote of 11 to 0. The motion is approved. The Chair acknowledges Attorney Christopher Smedick for his efforts.

D. ORDINANCE: Amending Section 214-37 ("Field Usage and Fees") of the Middletown Code of Ordinances to adopt field usage priorities, rental requirements, closure and restriction guidelines, general conditions of use, insurance requirements, cancellation & refund procedures, additional supervision standards, and pesticide usage guidelines for fields at Bielefield School, Donovan Park, Hubbard Romagielli, Hubbard Barone, Lawrence School, Ron McCutchen, Snow School, Smith Park, Country Club Road, Pat Kidney, Palmer Field, Moody School, Spencer School, Vinal Technical High School, and Long Hill Road.

POSTPONED TO APRIL 1, 2019

ORDINANCE No. 4-19; K: submit/ordinance/ ORD 214-37 fields – March 2019

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF MIDDLETOWN: That Sections 214-37, 214-38, 214-39, 214-43, and 214-44 of the Middletown Code of Ordinances be replaced with the following:

§ 214-37. Field Usage and Fees

I. Field Usage:

This ordinance applies to the use of fields at Bielefield School, Donovan Park, Hubbard Romagielli, Hubbard Barone, Lawrence School, Ron McCutchen, Snow School, Smith Park, Country Club Road, Pat Kidney, Palmer Field, Moody School, Spencer School, Vinal Technical High School, and Long Hill Road.

The scheduled use of fields may be made available to the types of organizations listed below, in the order of preference set forth below. The assignments will be made according to the regulations and rental fees approved by the City. The scheduling of athletic games and facilities shall be done through the Superintendent of Parks or his/her designee.

For purposes of this ordinance, the term “non-profit” shall include all teams, groups, or organizations that are tax-exempt under Section 501(c)(3) of the Internal Revenue Code because they were formed to provide a public benefit. To qualify as a “non-profit” herein, the Superintendent of Parks or his/her designee may require the team, group, or organization to provide documentation showing that it qualifies as a tax-exempt entity.
Priorities for field usage will be granted in the following order:

A. First Priority Users

First Priority Users are defined as the following: Middletown Recreation and Community Services Department, Middletown Little League, Middletown Youth Soccer, Middletown Youth Football and cheerleading, Ahern-Whalen, Middletown Post 75 American Legion, Middletown Public Schools, Mercy High School, Xavier High School, Vinal Technical High School, Adult Softball (men and women), and Middletown Youth Lacrosse.

B. Second Priority Users

Second Priority Users are as follows: locally organized non-profit groups or teams whose membership is comprised of 60% or more of Middletown residents (submission of roster with proof of residence is required); Middletown businesses.

C. Third Priority Users

Third Priority Users are as follows: Other non-profit organizations; for-profit clubs, groups, businesses and associations; non-residents and non-resident teams comprised of less than 60% of Middletown residents.

II. Rental Requirements

All interested parties wishing to rent a field(s) must abide by the procedure set by the Superintendent of Parks or his/her designee, including the payment of all necessary fees. Any evidence of insurance must be provided to the Superintendent of Parks or his/her designee before using the field.

A. Fees

First Priority Users and Non-Profit Organizations: The field usage fees for Adult Softball (men and women) shall be set annually by the Common Council by resolution. All other First Priority Users and non-profit organizations are exempt from paying any fees for the use of any of the fields identified in Section I above, except Palmer Field. Fees for Palmer Field shall be set by the City by resolution. The City reserves the right to set up an account in the general fund for purposes of accepting donations from first and second priority users and non-profit organizations for field usage time. Any fees collected by such donations shall go to support the summer camp fund for the Recreation and Community Services Department.

Second and Third Priority Users, Not Including Non-Profit Organizations: Second and Third Priority Users, not including non-profit organizations will pay a fee per game for all fields. Said fee shall be set annually by the Common Council by resolution. The City will not charge a fee for practices at any field.

Evening Games: Except for those users who are exempt from field usage fees as set forth above, all evening games, which shall be defined as all games that start at 7:00 PM or later, will be charged a fee set annually by the Common Council by resolution.

B. Tournaments

Tournament use fees for fields used during tournaments shall be negotiated and set by the Director of Public Works or his/her designee.

III. Closed or Restricted Areas

Due to factors such as inclement weather, field safety, mechanical failures, problems arising on the fields, and poor usage conditions, the City of Middletown’s Superintendent of Parks or his or her designee reserves the right to deny the use of a park, facility, or field or cancel any pre-existing registration.

B. Closed Area: At the discretion of the Superintendent of Parks, or his or her designee, any section or part of any park, facility or field may be declared closed to the public at any time and for any interval of time, either temporarily or at regularly scheduled, stated intervals (daily or otherwise), and either entirely or just to exclude certain uses.

C. Guidelines for Cancellation of Activity on Town Athletic Fields: The Superintendent of Parks or his or her designee may deny the use of a park, facility, or field and/or require an activity to stop and the participants to vacate the area.

D. Non-Exclusive Examples of Conditions that May Require the Alteration or the Cancellation of an Activity:

1. Standing puddles of water on the field
2. Footing is unsure and slippery
3. Ground is water logged and squishy
4. Grass can be dislodged from the ground easily
5. Lightning
6. Severe weather storms
7. Unsafe facility conditions
8. Use proves to be destructive or detrimental to the site
9. Other conditions deemed appropriate by the Director of Public Works of his/her designee.
Teams, leagues, individuals, and/or organizations that do not follow the policy will be subject to the revocation of their field use privileges. Please refer to Section VI for cancellation and refund procedures.

IV. Conditions of Use

A. Right to Decline

The City of Middletown, through the Director of Public Works or his/her designee, in its sole and absolute discretion, has the authority to grant or deny rental of the parks, facilities, or fields to any user or to cancel rental of the parks, facilities, or fields by any user.

Once scheduled, the Superintendent of Parks or his/her designee has the authority to schedule an alternate site for the requesting party, due to, but not limited to, availability, overuse, safety, weather conditions, and/or other reasons as determined by the Director of Public Works or his/her designee.

B. Responsible Adult Designee

Only adults may reserve parks, facilities, or fields. The individual reserving the park, facility, or field must follow the procedures set by the Superintendent of Parks or his or her designee for such reservation and provide both evidence of insurance and any necessary payment in advance of the use.

C. Prohibited Acts

Alcoholic beverages, tobacco products, smoking, and illegal drug usage are not permitted in city parks and fields.

Those using city fields that abut private properties must respect those properties. User action such as trespassing, littering, and harassing will not only cause the reservation and use to be revoked but will also subject the offending user to fines, penalties, and any other action permissible by law.

D. Reservations Mandatory

Organized athletic activities are permitted only on a reservation basis. Persons not having permission to use the parks, facilities, or fields must give way at all times to those with such permission.

E. Time Restrictions

Reservations for use will be issued by the City of Middletown Parks Department for municipal fields (throughout the day).

There will be a strict adherence to published closing times of all city parks, facilities, or fields.

F. Practices/Scrimmages: Practices and scrimmages can be held at any of the facilities mentioned above, except Palmer Field. Such practices and scrimmages must be coordinated and reserved through the Superintendent of Parks or his/her designee.

G. Game Curfew: Except for Palmer Field, no game play is allowed after 10:00 p.m. unless authorized by the Public Works Director or his/her duly authorized designee.

V. Insurance Requirements

Middletown affiliated sports clubs and associations, residents, businesses, and non-affiliated clubs and associations, and non-residents must provide the City of Middletown with liability insurance with a minimum limit of $1,000,000 coverage, listing the city as an additional named insured. A certificate of insurance must be submitted to the Parks Department at least one week prior to park, facility, or field usage. This minimum insurance requirement is subject to periodic review by the City of Middletown.

Sports or games rental groups must also provide evidence of Player/Participation Accident Insurance in the amount of at least $25,000 (accidental medical benefits limit per individual/per accident).

A current participation roster is also required prior to the actual usage. The roster must include each participant’s name, address (no P.O. boxes), and phone number. The roster must also include the name of the person responsible for the team, listing name, address, phone number, and email address.

VI. Cancellation and Refund Procedures

The City of Middletown, through the Director of Public Works, in its sole and absolute discretion, reserves the right to cancel permission for any group to use a park, facility or field if the purpose of such use is not considered to be in the best interest of the City, community, or the neighborhood.

If the City cancels a reservation due to weather or field conditions, all fees will be refunded. Please allow up to 10-15 business days for refunds to be issued.

No refunds on rental fees will be made in any amount for failure to show on the reserved rental date.

If it is deemed necessary to cancel a reservation due to a violation of law, city policies, or city ordinances, all user fees paid will be automatically forfeited and no refunds will be permitted.
VII. Additional Supervision

The City of Middletown, through the Public Works Department, reserves the right to require any lessee or user to provide police protection when deemed necessary. Additional attendants or park personnel will be assigned, if deemed necessary by the Director of Public Works or his or her designee; any resulting expenses or costs will be billed to the lessee or user.

VIII. Pesticide Usage

The Parks Division of the Public Works Department shall use as a guideline the use and application processes for pesticides as set forth in §§ 10-231a and 10-231b of the Connecticut General Statutes, which may be amended from time to time, for all City fields. For consistency purposes, the Parks Division shall treat all playing fields the same regardless of the age of the person using the fields.

Councilman Gerald Daley moves to approve the proposed ordinance. Councilman Sebastian Giuliano seconds the motion.

The Chair calls on Councilman Robert Blanchard.

Councilman Robert Blanchard moves to postpone this item until the next regular meeting of the Common Council on April 1, 2019. Councilman Deborah Kleckowski seconds the motion. There being no discussion, the Chair calls for the vote. The Chair states that the motion to postpone passes by a vote of 10 to 1 (Councilman Daley). The motion to postpone is approved.

7. Mayor requests Clerk of the Common Council to read appropriation requests and Certificate of Director of Finance.

B. INTENTIONALLY REMOVED

C. Registrar of Voters: $7,500 – Acct No. 1000-09000-x-x-x; appropriation to cover cost overruns from the 2018 primaries and general election (salaries & wages ($5,000) and general administration ($2,500)).

APPROVED

Councilman Carl Chisem reads the appropriation request and moves for approval. Councilman Robert Blanchard seconds the motion.

There being no discussion, the Chair calls for the vote. The Chair states that the matter passes unanimously by a vote of 11 to 0. The motion to amend the appropriation is unanimously approved.
D. Public Works – Parks Division: $85,200 – Acct. No. 1000-22000-55185-0320-00000-0000-000; appropriation for Milone & MacBroom to complete a more detailed investigation to understand properly the underlying issues of the failure of the Harbor Park bulkhead wall, including a preliminary design and cost estimate to repair the wall

APPROVED

Councilman Carl Chisem reads the appropriation request and moves for approval. Councilman Philip Pessina seconds the motion.

There being no discussion, the Chair calls for the vote. The Chair states that the matter passes unanimously by a vote of 11 to 0. The motion is unanimously approved.
E. Office of Equal Opportunity & Diversity Management: $5,000 - Acct. No. 1000-11000-55185
APPROVED

Councilman Eugene Nocera reads the appropriation request and moves for approval. Councilman Carl Chisem seconds the motion.

There being no discussion, the Chair calls for the vote. The Chair states that the matter passes unanimously by a vote of 11 to 0. The motion is unanimously approved.
8. Department, Committee, Commission Reports and Grant Confirmation Approval

Councilwoman Mary Bartolotta moves to approve all Department, Committee, Commission reports and Grant Confirmations. Councilman Robert Blanchard seconds the motion.

There being no discussion, the Chair calls for the vote. The Chair states that the matter passes unanimously by a vote of 11 to 0. The motion is unanimously approved.

A. City Clerk’s Certificate
APPROVED
B. Monthly Reports -- Finance Department: Transfer Report to February 21, 2019. APPROVED
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<th>Date</th>
<th>Department</th>
<th>Budget Item</th>
<th>From Account No.</th>
<th>To Account No.</th>
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</tr>
</tbody>
</table>
C. Office of Equal Opportunity and Diversity Management: 2nd Quarter Hiring Report
APPROVED

City of Middletown

Memorandum

To: Linda Reed, Common Council Clerk
From: Faith M. Jackson, Director of Equal Opportunity and Diversity Management
Date: February 19, 2019
Rec: City of Middletown 2018/2019 Affirmative Action – 2nd Quarter Hiring Report

Dear Linda,


Should you have any questions, please feel free to contact me at ext. 4831. Thank you.

/şmj

OFFICE OF EQUAL OPPORTUNITY AND DIVERSITY MANAGEMENT
245 Jefferson Ave, Middletown, CT 06457 / 887
TEL: (860) 318-4530 FAX: (860) 318-1700
City of Middletown

Memorandum

To: Mayor Daniel T. Drew

From: Faith M. Jackson, Director of Equal Opportunity & Diversity Management

Date: February 14, 2019

Re: The City of Middletown 2018-2019 Employment Activity – 2nd Quarter Report

Attached is the 2018-2019 second quarter recruitment activity report for the City of Middletown. For your review and approval. For the second quarter, a total of nine new people were hired: eight White Males and one Two or More Male. Job opportunities for this quarter came under the following categories: EEO2-Professional, EEO4-Protective Services, EEO7-Skilled Craft, and EEO8-Service Maintenance. Hiring occurred in the following departments: Police, Public Works, Planning Conservation and Development, and Board of Education. While the City did not achieve any of its hiring goals this quarter, it did achieve a minority hire, one Two or More Male in the EEO4-Protective Services category. Of all new hires 11%, or one of the nine, was from the protected class, one Two or More Male.

During the second quarter, a total of six employees were promoted. No minority promotions occurred this quarter and none of the promotions were from the protected class. Even though the City does not hire and or promote a large number of employees, it continues to demonstrate its good faith efforts to strive to hire and promote a diverse workforce as demonstrated in the previous quarterly report.

If you have any questions or would like further explanation of this report, please call me at extension 4830. Thank you.

c: Human Resources Division
Common Council
Affirmative Action Monitoring Committee

Attachments

Approve: [Signature]

Decline: [Signature]

Other: [Signature]

OFFICE OF EQUAL OPPORTUNITY AND DIVERSITY MANAGEMENT
245 Addison Ave., Middletown, CT 06457-1590
TEL: (860) 348-4830 FAX: (860) 348-1930
**Memorandum**

**To:** Daniel T. Drew, Mayor, City of Middletown  
**From:** Faith M. Jackson, Director of Equal Opportunity and Diversity Management and Affirmative Action Officer  
**Date:** January 14, 2019

**City of Middletown Affirmative Action 2018-2019 2nd Quarter Recruitment Activity Report**

Total Goals set for 2018-2019 = 399:  
- A1-EEO2 - 11W, 1BM, 11O, 1OBF  
- E1-EEO1 - 1W, 1BM, 11O, 1OBF  
- E2-EEO1 - 1W, 1BM, 11O, 11BBM, 11BBM  
- C3-EEO2 - 1W, 1BM, 11O, 1BBM  
- D4-EEO4 - 1W, 1BM, 11O, 11BBM, 11BBM  
- E3-EEO3 - 1W, 1BM, 11O  
- F1-EEO5 - 1W, 1BM, 11O, 11FF, 11C  
- G7-EEO7 - 1W, 1BM, 11O, 1OM  
- H2-EEO8 - 1W, 1BM, 11O, 1OM, 1BBM

**2nd Quarter Hiring Promotions Terminations Transfers Other Results October, November, and December 2018**

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<th></th>
<th>Total</th>
<th>White Male</th>
<th>White Female</th>
<th>Black Male</th>
<th>Black Female</th>
<th>Hispanic Male</th>
<th>Hispanic Female</th>
<th>Asian Male</th>
<th>Asian Female</th>
<th>Native American Male</th>
<th>Native American Female</th>
<th>Other Male</th>
<th>Other Female</th>
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</table>

**Memo Codes:**  
- Two/Three Races  
- Asian  
- Black  
- Hispanic/Latino  
- Native American  
- American Indian/Alaska Native  
- Hawaiian/Pacific Islander  
- White

- *Achieved Established Goal  
- **Achieved a Minority Goal  

- Affirmative Action Monitoring Committee, Common Council, and Human Resources Division
## Affirmative Action Recruitment Goals 2018-2019
### 2nd Quarter New Hires & Promotions

<table>
<thead>
<tr>
<th>Position(c) Available</th>
<th>Number of Available</th>
<th>Goal(s) Achieved</th>
<th>Position(s)</th>
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</thead>
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<tr>
<td><strong>EEO Category/Number of Goals (29)</strong></td>
<td>Y/N</td>
<td>Y/N</td>
<td><strong>New Hires/Promotions</strong></td>
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<td><strong>EEO 1 – Officials/Administrators (6)</strong></td>
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<tr>
<td><em>1WF, 1BM, 1BF, 1FM, 10M</em></td>
<td>Y</td>
<td>2</td>
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<td><strong>EEO 2 – Professional (6)</strong></td>
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<td>4</td>
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<td>5</td>
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</tr>
<tr>
<td><strong>EEO 8 – Service Maintenance (6)</strong></td>
<td>N</td>
<td></td>
<td></td>
</tr>
<tr>
<td><em>1WF, 1BM 1BF, 1HM, 10M, 1TRM M</em></td>
<td>3WM / 2WM</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Total: 15**

*Achieved Equalized Goal*

**Adjusted a Minority Else**

**Race/Ethnicity Codes:**
- BM: Black/African American Male
- BF: Black/African American Female
- HM: Hispanic/Latino Male
- HF: Hispanic/Latino Female
- OM: Other Male, which includes the following: Asian Male, American Indian/Alaskan Native Male, and Native Hawaiian/Other Pacific Islander Male
- OF: Other Female, which includes the following: Asian Female, American Indian/Alaskan Native Female, and Native Hawaiian/Other Pacific Islander Female
- TRM M: Two or More Races Male
- TRM F: Two or More Races Female
- WM: White Male
- WF: White Female

The following report reflects the 2018-2019 second quarter recruitment activity results for new hires and promotions. During this quarter, the City hired nine new employees and promoted six employees. The City achieved zero of its set goals this quarter. Of all new hires 11% or one out of nine were from the protected class, and of the six promotions, 0% or zero were from the protected class. However, it should be noted that a minority hire was achieved in EEO 4 – Protective Services. For this quarter, hires and promotions occurred in the following departments: Planning, Conservation and Development, Police, Board of Ed, and Public Works.

Respectfully submitted by,

[Signature]

Patricia M. Jackson, Director of Equal Opportunity and Diverse Management and Affirmative Action Officer
C. Grant Confirmation & Approval – Board of Education – miscellaneous grants: $1,825,726.86 
APPROVED

<table>
<thead>
<tr>
<th>Grant Number:</th>
<th>413</th>
<th>Date of Request:</th>
<th>2/13/2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of Grant:</td>
<td>as listed below</td>
<td>Amount Requested:</td>
<td>$1,825,726.86</td>
</tr>
<tr>
<td>Code:</td>
<td>2450-33000-05400-X-03025</td>
<td>Grant Period: From:</td>
<td>7/1/2018</td>
</tr>
<tr>
<td>Type of Grant:</td>
<td></td>
<td>Amount Loaned from General Fund:</td>
<td>$0.00</td>
</tr>
<tr>
<td>Department Administering Grant:</td>
<td>Middletown Board of Education</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

When any department, commission, office or agency is the recipient of any federal, state or other grant allocated for specific purposes, these funds shall be immediately transferred to the specific unit which has made application for such grant. Confirmation and approval of such transfer shall be given at the next regularly scheduled sessions of the Common Council. Notwithstanding any other Charter provision, the action of the Common Council in confirming and approving such transfer shall be an appropriation; no public hearing thereon shall be required and said funds may then be expended for the purposes for which they were granted.

Description of services to be provided by this Grant:
2002-Title I Impv Basic-Pub $786,254.00, 2003-Title I Impv Basic Non Pub $6,272.00; 2126-Title II Part A Pub $150,007.00; 2127-Title II Part A Non Pub $45,367.00, 2732-SY/WAM Strings Pgm $1,910.00; 2799-Food Services $217,232.37; 8021-Refnmes/CTRPA $593,898.55, 8033-Workers Comp Claims $3,573.57; 8034-Preschool Pgm Fees $8,196.00; 8039-Maintenance/Rentals $2,724.00; 8011-Chromebook Replacement $5,688.70; 8019-CIRMA Security Award $2,500.00; 8020-Displaced Students Receipts $17,683.00; 8021-Student Guardian Bus Camera $360.00; 8023-Central Office Receipts $3,694.80; 8024-FRC Receipts $275.00; 8035-ADED-GED/Pearson Receipts $302.50; 8036-Even Start Family Lm Pgm $754.00; 8039-Fingerprinting Receipts $1,333.00; 8035-SPED Tuition Reimbursement $4,115.00; 9010-Kangwin Parent Fees $270.00; 9151-WWMS Student Activities $2,769.31. Total Special Programs through 01/15/19 $11,619,618.60 ADDITIONS $1,825,726.86 Total Special Programs through 02/13/19 $13,445,346.46.

Signature: ________________________________
Requested by: Michael Conner, Ed.D
Status: Passed
Status Date: 3/4/2019
E. Grant Confirmation & Approval – Health Department – Middletown Kids’ Health & Safety Day, and event with offerings including educational information about wellness, interactive exhibits, health screenings, child identification: $2,750.00 (Middlesex Eye Physicians: $2,500; Learning Path, LLC: $250)

APPROVED

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**CITY OF MIDDLETOWN**  
MUNICIPAL BUILDING  
MIDDLETOWN, CONNECTICUT 06457

REQUEST FOR COMMON COUNCIL CONFIRMATION AND APPROVAL OF THE FOLLOWING GRANT

<table>
<thead>
<tr>
<th>Grant Number:</th>
<th>414</th>
<th>Date of Request:</th>
<th>2/15/2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of Grant:</td>
<td>Kids Health and Safety Day</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amount Requested:</td>
<td>$2,750.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Code:</td>
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<tr>
<td>Grant Period: From:</td>
<td>7/1/2018</td>
<td></td>
<td></td>
</tr>
<tr>
<td>To:</td>
<td>8/30/2019</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rev Code:</td>
<td>2460-31000-48195-x-03335</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Type of Grant:</td>
<td>Local</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amount Loaned from General Fund:</td>
<td>$2,750.00</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

When any department, commission, office or agency is the recipient of any federal, state or other grant allocated for specific purposes, these funds shall be immediately transferred to the specific unit which has made application for such grant. Confirmation and approval of such transfer shall be given at the next regularly scheduled session of the Common Council. Notwithstanding any other Charter provision, the action of the Common Council in confirming and approving such transfer shall be an appropriation; no public hearing thereon shall be required and said funds may then be expended for the purposes for which they were granted.

Description of services to be provided by this Grant:
Middletown Kids Health & Safety Day: This event offers educational information about wellness, interactive exhibits, health screenings, child identification, etc. Middlesex Eye Physicians - $2,500; Learning Path LLC - $250

Signature: ____________________________________________
Requested by: Kevin Elek
Status: Passed
Status Date: 3/4/2019
F. Grant Confirmation & Approval – Health Department – FDA Food Regulatory Standards
Grant: unused balance ($1,000)

CITY OF MIDDLETOWN
MUNICIPAL BUILDING
MIDDLETOWN, CONNECTICUT 06457
REQUEST FOR COMMON COUNCIL CONFIRMATION AND APPROVAL
OF THE FOLLOWING GRANT

<table>
<thead>
<tr>
<th>Grant Number:</th>
<th>415</th>
<th>Date of Request:</th>
<th>2/19/2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of Grant:</td>
<td>FDA Food Regulatory Program Standards Grant</td>
<td>Code:</td>
<td>5041-531000-59200-12-2018</td>
</tr>
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<td>Amount Requested:</td>
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<td>From:</td>
<td>1/1/2018</td>
</tr>
<tr>
<td>Rev Code:</td>
<td>5011 31000 43210 x 2-2018</td>
<td></td>
<td></td>
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<tr>
<td>Grant Period:</td>
<td>To:</td>
<td>12/31/2018</td>
<td></td>
</tr>
<tr>
<td>Type of Grant:</td>
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<td></td>
</tr>
<tr>
<td>Amount Loaned from General Fund:</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Department Administering Grant:</td>
<td>Health</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

When any department, commission, office or agency is the recipient of any federal, state or other grant allocated for specific purposes, these funds shall be immediately transferred to the specific unit which has made application for such grant. Confirmation and approval of such transfer shall be given at the next regularly scheduled sessions of the Common Council. Notwithstanding any other Charter provision, the action of the Common Council in confirming and approving such transfer shall be an appropriation; no public hearing thereon shall be required and said funds may then be expended for the purposes for which they were granted.

Description of services to be provided by this Grant:
Unused balance - ($1,000)

| Signature: |
| Requested by: | Kevin Elak |
| Status: | Passed |
| Status Date: | 3/4/2019 |

9. Payment of all City bills when properly approved

Councilwoman Mary Bartolotta moves for payment of all City bills, when properly approved. Councilman Robert Blanchard seconds the motion.

There being no discussion, the Chair calls for the vote. The Chair states that the matter passes unanimously by a vote of 11 to 0. The motion is unanimously approved.

10. New Business, Resolutions, Ordinances, etc.

A. Approving that: (1) at the annual feast of St. Sebastian scheduled for the third weekend of May, 2019 is a special event, which will be subject to the provisions of Section 218-10 of the Middletown Code of Ordinances; (2) that a portion of Pearl Street, abutting St. Sebastian Church property from Washington Street south to the end of the Church property, be closed as of 8:00 AM on Friday, May 17, 2019 through midnight, Monday, May 20, 2019, in accordance with the directions of the Middletown Police Department; and (3) that a portion of Washington Street, Main Street, Court Street, and Broad Street, be closed on Sunday, May 19, 2019, from 11:00 AM to 2:00 PM, in accordance with the directions of the Middletown Police Department and the Connecticut Department of Public Safety.

APPROVED, AS AMENDED
RESOLUTION No. 07-19; K: review/ resolution/ CC St. Sebastian 2019 RES 07-19 – 4 March 2019
WHEREAS, the annual religious Festival in honor of St. Sebastian has been held for 604 years in Melilli, Sicily, ancestral home of many Middletown citizens, and by Middletown’s Italian Community for 97 years; and

WHEREAS, the 2019 Feast of St. Sebastian sponsored by St. Sebastian RC Church will be held between the hours of 5:00 PM to 10:00 PM on Friday, May 17th, between the hours of 12 Noon to 10:00 PM and on Saturday, May 18th, and Sunday, May 19th; and

WHEREAS, the annual St. Sebastian Festival draws large crowds to Middletown and contributes in many positive ways to the spiritual, social, and cultural well-being of our City; and

WHEREAS, St. Sebastian RC Church is a non-profit, religious corporation.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MIDDLETOWN:

1. That the annual feast of St. Sebastian scheduled for the third weekend of May, 2019 is a special event, which will be subject to the provisions of Section 218-10 of the Middletown Code of Ordinances;

2. That a portion of Pearl Street, abutting St. Sebastian Church property from Washington Street south to the end of the Church property, be closed as of 8:00 AM on Friday, May 17, 2019 through midnight, Monday, May 20, 2019, in accordance with the directions of the Middletown Police Department; and

3. That a portion of Washington Street, Main Street, Court Street, and Broad Street, be closed on Sunday, May 19, 2019, from 11:00 AM to 2:00 PM, in accordance with the directions of the Middletown Police Department and the Connecticut Department of Public Safety.

Financial Impact: The 2018-2019 Police Department budget has funds ($1,387) to cover the Department’s expenses for this event; Public Works will provide help during regular hours, and the cost associated to it is approximately $500 for delivery and pick up of trash barrels, picnic tables, and bleachers; the Health Department will inspect, using 1½ hours of the Sanitarian’s time during normal work hours at an estimated cost of $70.

Councilman Sebastian Giuliano moves to approve the resolution, amending the closure of Pearl Street to read “through midnight, Monday, May 20, 2019.” Councilman Robert Blanchard seconds the motion.

There being no discussion, the Chair calls for the vote. The Chair states that the matter passes unanimously by a vote of 11 to 0. The motion is unanimously approved.

Councilman Giuliano adds that, prior to submitting this resolution, he called Councilman Thomas Serra and asked him to co-sponsor; therefore, Councilman Serra’s name is listed as a co-sponsor on this resolution.

B. Approving a refund of $15.26 in building permit fees for 127 Birdseye Avenue to Ronald Trapp due to cancellation of work.

APPROVED
RESOLUTION No. 08-19; PW 127 Birdseye RES 08-19 – 4 March 2019

BE IT RESOLVED BY THE COMMON COUNCIL, OF THE CITY OF MIDDLETOWN:

That a Building Permit Refund be issued to Ronald Trapp, for a property located at 127 Birdsey Avenue, Middletown, CT in the amount of $15.26 due to cancellation of work.

FISCAL IMPACT: The City of Middletown is refunding applicants previously paid permit fees, therefore there will be no fiscal impact.

Councilman Robert Blanchard moves to approve the resolution. Councilwoman Mary Bartolotta seconds the motion.

There being no discussion, the Chair calls for the vote. The Chair states that the matter passes unanimously by a vote of 11 to 0. The motion is unanimously approved.

C. Approving to accept the donation of the historical hand pumper to be proudly displayed in the lobby of City Hall.

APPROVED
RESOLUTION No. 09-19; K: review/resolution/ FD Fire Pumper – 09-19 – 4 March 2019

WHEREAS, the Middletown Fire Department has been in existence for well over a century and the Middletown Fire Department Headquarters is considered an historic building; and

WHEREAS, the Middletown Fire Department has worked to preserve many historic items since its existence; and

WHEREAS, the annual St. Sebastian Festival draws large crowds to Middletown and contributes in many positive ways to the spiritual, social, and cultural well-being of our City; and
WHEREAS, Middle Oak Corporate Centers has approached the City of Middletown and the Middletown Fire Department about donating the historical hand pumper that has been identified as one of the City of Middletown’s first piece of fire apparatus; and

WHEREAS, the fire pumper should proudly be brought back in the City of Middletown and the Middletown Fire Department as an asset of the City; and

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MIDDLETOWN: That the City of Middletown approves accepting the donation of the historical hand pumper to be proudly displayed in the lobby of City Hall.

Fiscal Impact: $500

Councilman Robert Santangelo moves to approve the resolution. Councilwoman Mary Bartolotta seconds the motion.

There being no discussion, the Chair calls for the vote. The Chair states that the matter passes unanimously by a vote of 11 to 0. The motion is unanimously approved.

E. Approving and authorizing the Mayor to sign all documents necessary to implement the lease with Fidelux Lighting LLC, space at the R. M Keating Historical Enterprise Park, 180 Johnson Street, a one year lease (March 1, 2019 to February 29, 2020) at a monthly rate of $937.50 for a total annual rent of $11,250, following review and approval as to content and form by the City’s General Counsel.

APPROVED
RESOLUTION No. 10-19; K:resolution/ review / PCD Fidelux Lease RES 10-19-- 4 March 2019

WHEREAS, Fidelux Lighting LLC (‘the Company”) business is looking to lease space for their growing LED lighting business at the City-owned building, the R. M Keating Historical Enterprise Park, 180 Johnson Street (‘Keating Park”); and,

WHEREAS, the Company is looking to lease 4,500 (Four Thousand Five Hundred) square feet of rentable space in the Building B section of Keating Park; and,

WHEREAS, the Company would pay $937.50 (Nine Hundred Thirty-Seven and 50/100 Dollars) and per month under the term of agreement for one year, with an option to for up to an additional 5 year term.

WHEREAS, the tenant will be responsible for sub metering the space and the cost for any utilities needed for the storage of the LED lighting fixtures.

WHEREAS, at the February 12, 2019 Meeting of the Economic Development Committee, the members present agreed to move forward to the Common Council a proposed lease at Keating Park to Fidelux Lighting, LLC; and,

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MIDDLETOWN: the Mayor is hereby authorized to sign all documents necessary to implement the lease with Fidelux Lighting LLC., for leasing space, subject to review and approval by the office of General Counsel as to form and content, as follows:

<table>
<thead>
<tr>
<th>Lease Year</th>
<th>Lease Period</th>
<th>Annual Gross Rent</th>
<th>Monthly Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year 1</td>
<td>March 1, 2019 - February 29, 2020</td>
<td>$11,250</td>
<td>$937.50</td>
</tr>
</tbody>
</table>

FINANCIAL IMPACT – The lease will generate a minimum of $11,250 over the term of the lease.

LEASE AGREEMENT BETWEEN THE CITY OF MIDDLETOWN AND FIDELUX LIGHTING, LLC

THIS LEASE AGREEMENT made as of the 1 day of March, 2019, by and between the City of Middletown, with its offices located at 245 DeKoven Drive, P. O. Box 1300, Middletown, Connecticut 06457, hereinafter referred to as the LANDLORD, and FIDELUX LIGHTING, LLC with its offices located at 180 Johnson Street, Middletown, Connecticut, 06457, hereinafter referred to as the TENANT.

WITNESS:

ARTICLE I
Basic Data; Definitions

Section 1.1 The following sets forth basic data, hereinafter referred to in this Lease, and, where appropriate, constitute definitions of the terms hereinafter listed.
(a) TENANT: FIDELUX LIGHTING, LLC.
(b) Present Mailing Address of TENANT: 101 N Plains Industrial Rd, Wallingford, CT 06492.
(c) The Demised Premises: The Demised Premises contains 4,500 rentable square feet on the Second floor in Building “B”.
(d) Lease Term: 1 year. Upon the written request of the TENANT, at least sixty (60) days prior to the expiration of the Term, the LANDLORD, in its sole and absolute discretion, may extend this Lease Agreement for up to an additional five (5) year term, provided that the TENANT is not in default of this Lease Agreement, or is not otherwise in default of any taxes or assessment charges due to the
City of Middletown. The Rental Rate set forth below in this Section shall be renegotiated and agreed upon in writing by the Parties before the commencement of the additional term.

(e) Commencement Date: March 1st, 2019
(f) Rental Rate: Rent shall be based on the amount of leased square feet of rentable space, as set forth more particularly in the attached Exhibit B, and shall be due on the first day of each month subject to a ten (10) day grace period. The TENANT shall be obligated to pay rent in accordance with the following schedule:

<table>
<thead>
<tr>
<th>Lease Year</th>
<th>Lease Period</th>
<th>Annual Gross Rent</th>
<th>Monthly Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year 1</td>
<td>March 1, 2019 - February 29, 2020</td>
<td>$11,250</td>
<td>$937.50</td>
</tr>
</tbody>
</table>

(g) Use: Production/Manufacturing and Storage of LED lighting. Tenant will build out the separation of utilities from adjoining space. In addition, tenant will be responsible for fencing off their space from the product lift.

(h) Operating Expenses: Building operating expenses are included in the rental rates with the exception of all utilities including, but not limited to natural gas, steam, water, electricity charges, heating, cooling, and the like (herein "Utilities"). For those spaces whereby the Utilities are not sub-metered, the LANDLORD has the right to sub-meter any and all Utilities, in the LANDLORD's sole and absolute discretion. If the LANDLORD sub-meters Utilities, it shall provide TENANT thirty (30) days-notice before requiring the TENANT to assume responsibility for said charges.

(i) Advanced Rent/Security Deposit: ___________________.

(j) In-Kind Rent: ONLY IF APPLICABLE

(k) Landlord Improvements: ONLY IF APPLICABLE

(l) Subletting: TENANT will not sublet the Lease in whole or in part without the written consent of the LANDLORD. If the TENANT sublets without the consent of the LANDLORD, the LANDLORD shall have the unilateral discretion to terminate the lease upon thirty (30) days’ notice. No subletting shall in any way impair the continuing primary liability of TENANT hereunder, and no consent, if any is given, to any sublet in a particular instance, shall be deemed to be a waiver of LANDLORD’S rights to prevent any assignment as provided herein. TENANT shall be required to sublet at fair market rental value and LANDLORD shall be entitled to receive any excess rentals or other charges payable by the subtenant over the amounts being paid by the TENANT to LANDLORD, and such sum shall be payable by TENANT as additional rent to LANDLORD on the first of each month, together with TENANT’S monthly rent.

(m) Parking: The LANDLORD shall designate in writing the number of spaces and location of where TENANT and its employees may park. Long-term parking of vehicles, registered or unregistered, shall require written permission of the LANDLORD. Long-term parking is defined as a period of 30 days or more.

(n) Capped Remediation Area: Capped Remediation Area: The Tenant is specifically prohibited from placing heavy, static loads on the area highlighted in the attached Exhibit E as N/A or from using the area for anything other than a parking lot for passenger vehicles for itself, visitors, and guests. The TENANT further guarantees that no activity shall result in the damage to the geo-membrane or related cap infrastructure. To the extent that Tenant violates this agreement and uses the aforementioned area for anything other than parking for passenger vehicles, Tenant agrees that it shall be fully responsible for repairing the cap and the lot as required by the City. In addition, Tenant shall defend, indemnify, and save harmless, the City, its officers, agents, servants, and employees from and against any and all claims, liabilities, losses, damages, attorneys’ fees, and settlement expenses arising from property damage to the cap or parking lot as a result of the Tenant’s misuse of the parking lot as described herein.

ARTICLE II
Premises

Section 2.1 – Description of Premises
LANDLORD hereby Leases to TENANT and TENANT hereby Leases from LANDLORD, upon and subject to the terms and provisions of this Lease, the premises, hereinafter referred to as the Demised Premises and storage area, if applicable, as defined in Section 1.1 (c) herein and shown on Exhibit A and Exhibit B, which has been attached hereto and incorporated herein.

Section 2.2 – LANDLORD’S Reservations
Excepting and reserving to the LANDLORD the roof and exterior walls of the building of which the Demised Premises are a part; and further reserving to the LANDLORD the right to place in the Demised Premises, in such manner as to reduce to a minimum the interference with the TENANT’s use of the Demised Premises, utility lines, pipes and the like, to serve premises other than the Demised Premises, and to replace and maintain and repair such utility lines, pipes and the like in, over and upon the Demised Premises as may have been installed in said building. The LANDLORD shall have free and immediate access to the infrastructure cited in Section 2.1 at all times.

ARTICLE III
Operating Expenses/ Utilities and TENANT’S Contribution

Section 3.1 – Operating Costs
Included in Gross Rent

Section 3.2 – Responsibility for Utilities
The LANDLORD, in its sole and absolute discretion, may sub-meter any Utilities at the Demised Premises, and charge the TENANT for said use at the LANDLORD’S cost. The TENANT shall pay for all the Utility charges associated with the use of the Demised Premises. Please note that open-flame heaters are prohibited.

ARTICLE IV
Use of Premises

Section 4.1 – Permitted Use
It is understood, and the TENANT so agrees, that the Demised Premises and storage area, if applicable, during the Term of this Lease Agreement and any authorized extensions of the Lease shall be used and occupied by the TENANT only for the purposes specified as the use thereof in Section 1.1(g) of this Lease Agreement and for no other purpose or purposes.

Section 4.2 - TENANT’S Alterations and Improvements

The TENANT shall not make any alterations, improvements, and/or additions to the Demised Premises without first obtaining, in each instance, the prior written consent of the LANDLORD. LANDLORD agrees in advance to all alterations requested by TENANT to renovate and improve the facility as set forth in the attached document, Exhibit C. Also set forth in Exhibit C is whether such improvements will need to be removed when this Lease Agreement is terminated. TENANT shall also obtain a building permit(s) and any other applicable construction permits necessary to legally accomplish said alterations, improvements, and/or additions.

By executing this LEASE, TENANT covenants that it has sufficient funds on hand, and has provided proof of said funds to the LANDLORD, to undertake TENANT alterations as displayed in Exhibit C. Failure to complete TENANT alterations as displayed in Exhibit C, within one year of execution of this lease agreement shall be a default of said LEASE and LANDLORD shall have all remedies as detailed in Section 8.4 of this LEASE.

Section 4.3 - Operational Covenants

The TENANT further agrees to conform to all of the following provisions during the entire Term of this Lease Agreement:

(a) The TENANT shall always conduct its operations in the Demised Premises under its present trade name unless the LANDLORD shall otherwise consent in writing.
(b) No auction, fire or bankruptcy sales may be conducted within the Demised Premises without the prior written consent of the LANDLORD. The TENANT’S request for permission must be made at least 30 days in advance of any such sale occurs;
(c) The TENANT shall not use the areas adjacent to the Demised Premises for business purposes including but not limited to the distribution of handbills or advertising of any type without the prior written consent of the LANDLORD.
(d) The TENANT shall not utilize, for any purpose, spaces other than what are allotted as part of this LEASE without written permission from the LANDLORD.
(e) TENANT hereby agrees to maintain the Demised Premises and operations within in accordance with all State and City of Middletown Health Codes, Building Codes and City Ordinances.
(f) The TENANT shall receive goods, in such areas, as may be designated by the LANDLORD. All trash, refuse and the like shall be kept in such areas as designated by the LANDLORD and must comply with all appropriate health and building code regulations and rules.
(g) The TENANT shall not perform any act or carry on any practice which may injure the Demised Premises or any other part of the LANDLORD’S Premises of which the Demised Premises are a part or cause anything beyond reasonable odor or loud noise associated with the uses listed in 1.1(g) or constitute a nuisance or menace to any other occupants or other persons in the Premises, and in no event shall any noises or offensive odors be emitted from the Demised Premises.
(h) TENANT shall disclose all toxic or hazardous substances used and/or stored within the Demised Premises. TENANT shall provide landlord with the Material Safety Data Sheet (MSDS) as well as a written description of why the material is used and/or stored within the Demised Premises and how the material shall be housed. All hazardous and toxic chemicals MUST be kept in an appropriate storage locker/cabinet and current MSDS shall be maintained on-site by the TENANT at all times. Any spills or releases of hazardous or toxic substances must be reported to the LANDLORD immediately. The LANDLORD reserves the right to terminate the LEASE if it is determined by the LANDLORD that the TENANT is engaged in the misuse, improper storage, or unsafe handling of hazardous or toxic substances within the Demised Premises. The TENANT will indemnify, defend, and save harmless the LANDLORD from any environmental claims, damages, or injury cases arising from the TENANT’S use, storage, or maintenance of hazardous materials in the Demised Premises.
(i) TENANT agrees to maintain the Demised Premises in a condition suitable and safe for employees in accordance with OSHA standards. The Demised Premises shall remain free of mold or other environmental hazards. The LANDLORD shall be notified immediately about the intrusion of water, mold, or airborne pollutants.
(j) The TENANT agrees that its employees and others connected with the TENANT’S operations at the Demised Premises will abide by all of the reasonable rules and regulations from time to time established by the LANDLORD.
(k) The TENANT is responsible for contracting for janitorial services unless otherwise set forth herein.

ARTICLE V
Maintenance

Section 5.1 - TENANT Repair Obligations

Except as specifically provided herein, the TENANT agrees that from and after the date that the possession of the Demised Premises is delivered to the TENANT and continuously throughout the Lease Term, the TENANT will keep neat and clean and maintain in good order, condition and repair, the Demised Premises and every part thereof. The TENANT further agrees that the Demised Premises shall be kept in a clean, sanitary and safe condition and shall in all respects comply with the laws of the State and the ordinances of the City of Middletown and in accordance with all directions, rules and regulations of the Health Officer, Fire Marshal, Building Inspector and all other proper officers of the governmental agencies having jurisdiction over the Demised Premises.

Section 5.2 - LANDLORD Repair Obligations

The LANDLORD agrees to keep in good order, condition and repair foundations and structural portions of the Demised Premises including roof, walls, elevators, exterior glass and glass windows and exterior doors irrespective of which party installed the same. The LANDLORD shall not be responsible to make any other improvements or repairs upon the Demised Premises except as specifically detailed in this Lease Agreement.
ARTICLE VI
Indemnification

Section 6.1 – Indemnification
The TENANT shall at all times during the Term of this Lease Agreement, from and after the date possession of the Demised Premises is delivered to the TENANT, hold the LANDLORD, its officers, agents, servants and employees harmless and indemnified against any and all loss, damage, cost, expense or liability arising from bodily injury or death of any persons and damage or loss of any property resulting or arising out of or in connection with the TENANT’s LEASE or use of the Demised Premises or by reason of any act or thing done or omitted to be done in, upon or about the Leased Premises or any part thereof, unless such loss, damage, cost, expense or liability shall be caused by the negligence of the LANDLORD. The TENANT shall hold the LANDLORD, its officers, agents, servants and employees harmless, indemnified, and free and clear of any and all claims, demands, penalties, liabilities, judgments, costs and expenses, including but not limited to reasonable attorney’s fees, arising in connection with the use of the site, Demised Premises, by the TENANT or its employees, agents, guests, visitors, or invitees. For the purposes of this Section, the Demised Premises shall include the service areas adjoining the same and any sidewalk adjacent to the Demised Premises. This indemnification shall survive the termination of this Lease Agreement and shall include indemnity against all costs, expenses and liabilities incurred in connection with any claim or proceeding and the defense thereof, including but not limited to reasonable attorney’s fees and court costs.

Section 6.2 – TENANT’S Improvements
The TENANT agrees to use and occupy the Demised Premises and to use such other portions of the Premises as it is herein given the right to use at its own risk. Any work performed by the TENANT shall require building permits from the City of Middletown Building Department. The LANDLORD shall have no responsibility or liability for any loss or damage to the TENANT’S Leasehold improvements or to fixtures or any other personal property of the TENANT or those claiming by, through or under the TENANT. The provisions of this Section shall apply during the entire Lease Term and during any earlier period that the LANDLORD has given prior written permission to the TENANT to enter the Demised Premises.

Section 6.3 – Loss or Damage
Except for claims arising from the LANDLORD’s willful misconduct or negligence not covered by the insurances required of the TENANT hereunder, the TENANT waives all claims against the LANDLORD for injury or death to person, damage to property or to any other interest of the TENANT sustained by the TENANT or any party claiming through the TENANT, resulting from: (i) any occurrence in or upon the Demised Premises; (ii) leaking of roofs, bursting, stoppage or malfunctioning of water, gas, sewer or steam pipes or equipment, including but not limited to sprinklers; (iii) wind, rain, snow, ice, flooding, freezing, fire, explosion, earthquake, excessive heat or cold or other casualty; (iv) the operating and mechanical systems or equipment of the Premises or of the Demised Premises being defective, out of repair or failing; and (v) vandalism, malicious mischief, theft or other acts or omissions of any other parties including but not limited to other tenants, contractors and invitees at the Premises. The TENANT agrees that his property loss risks shall be borne by his insurance and the TENANT agrees to look solely to and seek recovery only from his insurance carriers in the event of such losses. The TENANT agrees to waive any and all of its rights to subrogate against the LANDLORD and/or its insurer for any loss, damages or liability resulting in, on, under or around the Demised Premises.

ARTICLE VII
LANDLORD’S Access to Premises

Section 7.1 – Right of Entry
The LANDLORD and its designees shall have the right to enter upon the Demised Premises (a) at any time in the case of an emergency; (b) at all reasonable hours for the purpose of care to not harm the operations or assets of the TENANT. If repairs are required to be made by the TENANT pursuant to the terms of this Lease Agreement or if the TENANT is required to perform any other obligation under this Lease Agreement, the LANDLORD may demand that the TENANT make such repairs or perform such obligation forthwith. If the TENANT refuses or neglects to commence such repairs or perform and complete the same with reasonable dispatch, after such demand, the LANDLORD may, but is not required so to do, make or cause such repairs or performance to be done and shall not be responsible to the TENANT for any loss and/or damage that may accrue as a result thereof. If the LANDLORD makes or causes such repairs or performance to be done, or endeavors so to do, the TENANT agrees that it will forthwith, on demand, pay to the LANDLORD the cost thus incurred, and if the TENANT shall be in default of such payment, then the LANDLORD shall have its remedies provided herein.

ARTICLE VIII
Miscellaneous Provisions

Section 8.1 – Insurance
TENANT shall, at its expense during the term hereof, maintain insurance for the Leased Premises in accordance with the requirements set forth in Exhibit D and deliver to LANDLORD without demand a Certificate of Insurance form showing said coverage.

TENANT further agrees, in the event of any loss, to waive all rights of subrogation against the LANDLORD.

In addition to the foregoing, LANDLORD requires TENANT, at its expense during the term hereof, to maintain adequate property insurance, including business income, to cover tenants own interests. In the event that the TENANT elects to not maintain such insurance, the TENANT understands and agrees that pursuant to Section 6.3 of this Agreement, the TENANT waives all claims against the LANDLORD.
that would otherwise have been covered by such insurance. TENANT further agrees, in the event of any loss, to waive all rights of subrogation against the LANDLORD.

Section 8.2 – Notices
Notices to be given by one party to the other under this Lease shall be in writing, mailed or delivered as follows:

If to the LANDLORD:  
City of Middletown  
Attn: Director  
Planning, Conservation and Development Office  
245 DeKoven Drive  
Middletown, CT 06457

If to the TENANT:  
____________________________________  
____________________________________  
____________________________________

Mailed notice shall be sent by United States Certified or Registered Mail, postage prepaid. Such notices shall be deemed to have been given when mailed.

Section 8.3 – Condemnation
If all or any part of the Leased Premises is taken by eminent domain, this Lease shall expire on the date of such taking, and the rent shall be apportioned as of that date. No part of any such award shall belong to TENANT.

Section 8.4 – LANDLORD’S Rights upon Default
In the event of any material breach of this Lease by the TENANT, which shall not have been cured within THIRTY (30) DAYS, then the LANDLORD, besides other rights or remedies it may have under applicable law, shall have the immediate right of reentry and may remove all persons and property from the Leased Premises pursuant to the summary process laws of the State of Connecticut; such property may be removed and stored in a public warehouse or elsewhere at the cost of, and for the account of, the TENANT. If the LANDLORD elects to reenter as herein provided, or should it take possession pursuant to any notice provided for by law, it may either terminate this Lease or may, from time to time, without terminating this Lease, relet the Leased Premises or any part thereof, for such term or terms and at such rental or rentals and upon such other terms and conditions as the LANDLORD in LANDLORD’s own discretion may deem advisable. Should rentals received from such reletting during any month be less than that agreed to be paid during the month by the TENANT hereunder, the TENANT shall pay such deficiency to the LANDLORD monthly. The TENANT shall also pay to the LANDLORD, as soon as ascertained, the cost and expenses incurred by the LANDLORD, including reasonable attorney’s fees, relating to such reletting.

In addition to any material breaching any agreement or covenant set forth in this LEASE, the following shall constitute a default and subject the TENANT to termination of the LEASE:

(a) Failure on the part of the TENANT to make payment of rent or any other monetary amount due under this LEASE within the prescribed time period.
(b) With respect to a nonmonetary default under this LEASE, failure of the TENANT to cure the same within thirty (30) days after receiving written notice from the LANDLORD of said default.
(c) The commencement of any of the following proceedings, with such proceeding not being dismissed within thirty (30) days after it has begun (i) the TENANT hereby created being taken on execution or by other process of law; (ii) the TENANT being judicially declared bankrupt or insolvent according to law; (iii) an assignment being made of the property of the TENANT for the benefit of creditors; (iv) a receiver, guardian, conservator, trustee in involuntary bankruptcy or other similar officer being appointed to take charge of all or any substantial part of the TENANT’s property by a court of competent jurisdiction; or (v) a petition being filed for the reorganization of the TENANT under any provisions of the Bankruptcy Code or any federal or state law now or hereafter enacted.
(d) The TENANT filing a petition for reorganization or for rearrangement under, or otherwise availing itself of any provisions of, the Bankruptcy Code or any federal or state law or hereafter enacted providing a plan or other means for a debtor to settle, satisfy, or extend the time for the payment of debts.
(e) If the TENANT abandons or vacates the Demised Premises.

Section 8.5 – Quiet Enjoyment
The Landlord agrees that if the TENANT shall pay the rent as aforesaid and remain in compliance with the covenants and agreements herein contained on its part to be performed, the TENANT shall peaceably hold and enjoy the said rented premises without hindrance or interruption by the Landlord or by any other person or persons acting under or through the Landlord.

Section 8.6 – Termination and Surrender upon Termination

(a) LANDLORD’S Rights to Terminate: If the LANDLORD deems that the TENANT’S conduct could have a negative effect on the reputation of the LANDLORD, has the right, in its sole discretion, to terminate this Lease Agreement immediately. The LANDLORD also shall have the right, in its sole discretion, to terminate this Lease Agreement without cause by giving thirty (30) days written notice to TENANT of such termination specifying the date of such termination.
At the end of the Lease term, the TENANT shall surrender the Lease property in as good condition as it was in at the beginning of the term, reasonable use and wear excepted, and it shall be vacated of all property owned or leased by the TENANT. If the TENANT fails to surrender the Lease property in appropriate condition as set forth herein, the LANDLORD shall have all rights and remedies available to it under applicable law, including charging said TENANT for any clean-up or rehab charges or keeping any upfront rent or security deposit to cover said costs.

Section 8.7 – Subordination
This Lease and the TENANT’s Leasehold interest is and shall be subordinate, subject and inferior to any and all liens and encumbrances now and thereafter placed on the Leased Premises and all advances paid under such liens and encumbrances.

Section 8.8 – Holdover
No receipt of money by the LANDLORD from the TENANT after the termination of this Lease, the service of any notice, the commencement of any suit or final judgment for possession shall reinstate, continue or extend the term of this Lease or affect any such notice, demand, suit or judgment.

Section 8.9 – Waiver
No waiver of default of the TENANT shall be implied and no express waiver shall affect any default other than the default specified in such waiver and that only for the time and to the extent therein stated. The invalidity or unenforceability of any provision of this Lease shall not affect or impair any other provision.

Section 8.10 – Exclusivity of Remedies
All rights and remedies of the LANDLORD and the TENANT under this Lease shall be cumulative and none shall exclude any other rights and remedies allowed by law or statute.

Section 8.11 – Assignment, Provisions Binding
The TENANT shall not assign this Lease without the LANDLORD’S prior written consent, provided that the TENANT and the proposed assignee, including any owner, member, associate, or individual that is a member or officer of the TENANT and the proposed assignee are not delinquent in the payment of any and all taxes, assessments or any other charges levied lawfully against such person or entity by the City of Middletown or any other governmental entity. Any attempt to assign this Agreement in violation of this Section shall render such assignment null and void.

Each of the provisions of this Lease shall extend to and shall, as the case may require, bind or inure to the benefit, not only of the LANDLORD and of the TENANT, but also of their respective heirs, legal representatives, successors and permitted assigns, provided this clause shall not permit any assignment/subletting contrary to the provisions of Article 1 or this Section hereof.

Section 8.12 – Entire Agreement
All of the representations and obligations of the LANDLORD and the TENANT are contained herein and no modification, waiver or amendment of this Lease, or any of its conditions or provisions, shall be binding upon the LANDLORD and the TENANT unless in writing, signed by both the LANDLORD and the TENANT.

Section 8.13 – Installments of Rent
The receipt by the LANDLORD of any installment of the Gross Rent shall not be a waiver of any other rental payments then due or of any default of the TENANT hereunder.

Section 8.14 – No Brokerage
The TENANT warrants and represents that he has dealt with no broker in connection with the consummation of this Lease, and in the event of any brokerage claims against the LANDLORD predicated upon prior dealings with the TENANT named herein, the TENANT agrees to defend the same and indemnify the LANDLORD against any such claim.

Section 8.15 – Recording of Lease
At the request of either party, LANDLORD and TENANT shall execute a Notice of Lease in a form prescribed by Section 47-19 of the Connecticut General Statutes for the purpose of giving record notice of the appropriate provisions of this Lease.

Section 8.16 – Requirements of Law
The TENANT shall, at its own expense, promptly observe and comply with all present and future laws, ordinances, requirements, orders, directions, rules and regulations of the federal, state and city governments and of all other governmental authorities having or claiming jurisdiction, directly or indirectly over the Demised Premises or appurtenances or any part thereof, including but not limited to, environmental rules, regulations and laws, and hazardous materials rules, regulations and laws.

Section 8.17 – Compliance with Law
The TENANT covenants and agrees, at its sole cost and expense, to comply with all present and future laws, orders, and regulations of all state, federal, municipal and local governments.

Section 8.18 – Payment of Taxes
The TENANT shall pay all taxes, if any, herein defined as all general and special taxes, whether ordinary or extraordinary, including existing and future assessments for roads, sewer, utilities, other local improvements, and other governmental charges which may be lawfully charged, assessed, or imposed upon all or any portion of the Demised Premises on both land and all improvements contained therein. Taxes may also be lawfully charged, assessed, or imposed on the Tenant for all fixtures and equipment of every type and also upon all personal property in the Demised Premises. The Tenant shall pay all license fees and other charges which may be imposed lawfully upon the business of the Tenant, which is conducted upon the Demised Premises.
Section 8.19 – Governing Law; Interpretation
This LEASE will be governed and interpreted by the laws of the State of Connecticut, without regard to its conflict of law provisions. To the extent that any court action is permitted consistent with or to enforce any part of this LEASE, the Parties hereby consent to the exclusive jurisdiction of the state and federal courts of the State of Connecticut. Accordingly, with respect to any such court action, TENANT (a) submits to the personal jurisdiction of such courts; (b) consents to service of process; and (c) waives any other requirement (whether imposed by statute, rule of court, or otherwise) with respect to personal jurisdiction, venue or service of process. Should any provision of this LEASE be declared illegal or unenforceable by any court of competent jurisdiction and such provision cannot be modified to become legal and enforceable, excluding the general release language, such provision will immediately become null and void, leaving the remainder of this Agreement in full force and effect.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

IN WITNESS WHEREOF, the parties have hereunto caused to be set their respective hands and seals on this ________ day of _______________________, 20___.

Signed, Sealed and Delivered in the Presence of:

______________________________
LANDLORD, CITY OF MIDDLETOWN

______________________________

By: ___________________________, Duly Authorized
Its: ___________________________, Duly Authorized
Date: _________________________

______________________________
TENANT.

______________________________

By: ___________________________, Duly Authorized
Its: ___________________________, Duly Authorized
Date: _________________________
EXHIBIT B – Description of Rentable Space
The Demised Premises contains 4,500 rentable square feet on the Second floor in Building “B”.

EXHIBIT C – Tenant Alterations

EXHIBIT D – Insurance Requirements

EXHIBIT E – Map of Parking Site

Councilman Gerald Daley moves to approve the resolution. Councilman Grady Faulkner, Jr. seconds the motion.

There being no discussion, the Chair calls for the vote. The Chair states that the matter passes unanimously by a vote of 11 to 0. The motion is unanimously approved.
F. Approving that the 2018 Community Development Block Grant (CDBG) Entitlements be reallocated, moving $120,000 allocated to Northern Middlesex YMCA for boiler replacement to Harbor Park Boardwalk Improvements; and authorizing the Mayor to submit the amendments to the 2018 Annual Action Plan to access the $120,000.00 in CDBG entitlement funding to replace and repair the Harbor Park Boardwalk to serve the low-Moderate Areas of the district.

APPROVED RESOLUTION NO: 11-19; K: review/resolution/ PCD CDBG $120K reallocation RES 11-19 – 4 March 2019

WHEREAS, the City of Middletown receives Community Development Block Grant (CDBG) funds from the US Department of Housing & Urban Development as an entitlement community, and

WHEREAS, the final rule was published on January 5, 1995 in the Federal Register for the Consolidated Submission for Community Planning & Development Programs; and,

WHEREAS, the ongoing receipt of CDBG funds is conditioned upon the drafting and adoption of a Five Year Consolidated Plan of Housing and Community Development under federal regulations [24 CFR 91.1(a)(2)], and the drafting and adoption of an Annual Action Plan; and,

WHEREAS, such a Consolidated Plan amendment and 2018 Annual Action Plan have been properly drafted and subject to due review by the public and by the Citizens’ Advisory Committee pursuant to the HUD final rule; and,

WHEREAS, the Citizens’ Advisory Committee is recommending the reallocation of 2018 CDBG Funds in the amount of $120,000.00 because the YMCA no longer wishes to utilize their 2018 CDBG Allocation for a Boiler Replacement Project; and,

WHEREAS, the Boardwalk at Harbor Park is in serious need of repair and is in a low to moderate income area, and,

WHEREAS, the proposed activity is consistent with the City’s Five Year Consolidated Plan Strategy, 1.3 - Support the creation and improvement of neighborhood parks, community gardens, sidewalks, bike paths, public spaces and other public amenities in low and moderate income neighborhoods, and,

WHEREAS, the proposed activity was approved by the Economic Development Committee at its’ meeting held on February 12, 2019.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MIDDLETOWN: That the following 2018 Entitlement appropriations be approved and reallocated and the FY2018 be approved and reprogrammed by the following:

DECREASE
2018 Entitlement
Northern Middlesex YMCA Boiler Replacement:
3211-14000-57030-0000-03697-2018-0000
$120,000.00

INCREASE
New 2018 Entitlement
Harbor Park Boardwalk Improvements:
3211-14000-57030-0000-95807-2018-0000
$120,000.00

BE IT FURTHER RESOLVED: That the Mayor, as Chief Executive Officer of the City of Middletown, is hereby authorized to submit the amendments to the 2018 Annual Action Plan to access the $120,000.00 in CDBG entitlement funding to replace and repair the Harbor Park Boardwalk to serve the low-Moderate Areas of the district.

FINANCIAL IMPACT: None—Reallocation of funding that cannot be used by agencies for the programs they had applied and been awarded for.

Councilman Grady Faulkner, Jr. moves to approve the resolution. Councilman Gerald Daley seconds the motion.

There being no discussion, the Chair calls for the vote. The Chair states that the matter passes unanimously by a vote of 11 to 0. The motion is unanimously approved.

G. Approving the position of Residency/Truancy Officer, Maximus Salary Grade 8 ($21.08 - $31.22), 40 Hours, AFSCME Local 466 with the corresponding job description revisions and no change in salary; and that it shall become effective upon adoption.

APPROVED, AS AMENDED RESOLUTION NO: 12-19; K: review/resolution/ GCC Truancy Officer RES 12-19 – 4 March 2019
BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MIDDLETOWN, that the position of Residency/Truancy Officer, Maximus Salary Grade 8 ($21.08 - $31.22), 40 Hours, AFSCME Local 466 with corresponding job description revisions and no change in salary, is hereby approved and shall become effective upon adoption.

Fiscal Impact: None

City of Middletown, Connecticut

Position Description

Title: Residency/Truancy Officer
Department: Board of Education
Date: November, 2010

Grade 8 Local 466

Purpose of Position
The purpose of this position is to serve as district attendance and residency officer for eleven Middletown schools and one magnet school (TEMS). Provides assistance to school personnel in interpreting and enforcing compulsory attendance laws and resolving truancy, excessive absences and tardiness problems. Serve as district liaison to parents, law enforcement agencies and court personnel. Position reports to the Superintendent of Schools.

Essential Duties and Responsibilities
The following duties are normal for this position. These are not to be construed as exclusive or all-inclusive. Other duties may be required and assigned.

- Conducts absence/truancy investigations of students; enforce attendance laws.
- Makes referrals to appropriate agencies; files complaints; coordinate school and agency activity on court cases; provide attendance information to juvenile courts; represents school district in court proceedings.
- Meet with students referred from guidance office; counsels students with attendance issues.
- Communicates and coordinates with Department of Children and Family workers assigned to Middletown students.
- Prepare reports and maintain case records.
- Investigates residency district wide.
- Visit homes of attendance referrals
- Transports students and parents as required by district administrators
- Serves as district liaison to parents, law enforcement agencies and court personnel.
- Commands respect through demonstrating proper work attire, use of appropriate language and behavior.
- Communicates with school administrators and staff
- Performs other related functions as assigned or required.

Minimum Training and Experience Required to Perform Essential Job Functions
Bachelor's degree in Education, Social Science or Social Service or a related field with six years combined previous public school teaching/guidance counselor experience, experience with attendance in school setting, working with law enforcement and with children and adults in a leadership role; experience working with at risk children; and knowledge of residency verifications or any combination of education and experience that provides equivalent knowledge, skills and abilities. Position requires either a valid Connecticut Driver's license with the ability to obtain either a CDL or Public Service Endorsement or "V" endorsement within 3 months of hire, which may be extended by the City for an additional three (3) months not to exceed a total of six (6) months from the date of appointment. A "V" endorsement is a Student Transportation Vehicle endorsement.

Physical and Mental Abilities Required to Perform Essential Job Functions

Language Ability and Interpersonal Communication
- Requires the ability to perform mid-level data analysis including the ability to audit, deduce, assess, conclude and appraise. Requires discretion in determining and referencing such to established criteria to define consequences and develop alternatives.
- Requires the ability to provide first-level professional counseling to focus group.
- Requires the ability to utilize a wide variety of reference, descriptive, advisory and/or design data and information such as diagnostic manuals, policy manuals, case reports, compulsory attendance laws, special education law, statutes, procedures, counselling principles and practices, social service resources and non-routine correspondence.
- Requires the ability to communicate orally and in writing with district Administrators and all department personnel, other City departments, Police Department, Court system, students, parents, schools, private clinicians, local, state and federal agencies and the public.

Mathematical Ability
- Requires the ability to perform addition, subtraction, multiplication and division; calculate percentages and decimals; may require the ability to perform mathematical operations with fractions.

Physical Requirements
• Requires the ability to operate, calibrate, tune and synchronize, and perform complex rapid adjustment on equipment, machinery and tools such as a computer and other office machines, a vehicle and/or related materials used in performing essential functions.

• Ability to coordinate eyes, hands, feet and limbs in performing skilled movements such as rapid keyboard use.

• Tasks involve the ability to exert light physical effort in sedentary to light work, but which may involve some lifting, climbing, running, walking, carrying, pushing and pulling of objects weighing five to ten pounds.

• Requires the ability to recognize and identify similarities or differences between characteristics of colors, shapes and sounds associated with job-related objects, materials and tasks.

Environmental Adaptability

• Ability to work under generally safe and comfortable conditions where exposure to environmental factors is moderate and poses limited risk of injury. Ability to maintain emotional control under stress.

Councilwoman Mary Bartolotta moves to approve the resolution. Councilman Eugene Nocera seconds the motion.

The Chair calls on Councilwoman Deborah Kleckowski.

Councilwoman Kleckowski moves to amend the text of the proposed job description following the phrase “the ability to obtain a “V” endorsement within 3 months of hire,” adding the following language: “which may be extended by the City for an additional three (3) months not to exceed a total of six (6) months from the date of appointment.” Councilman Philip Pessina seconds the motion.

There being no discussion, the Chair calls for the vote. The Chair states that the motion passes unanimously by a vote of 11 to 0. The motion to amend is unanimously approved.

The Chair calls on Councilman Grady Faulkner, Jr.

Councilman Faulkner thanks Human Resources for this revised job description, noting that there were a lot of restrictions the way it was previously written, which caused a lot of good candidates to be unable to get through the application process.

There being no further discussion, the Chair calls for the vote on the underlying resolution, with the job description as amended. The Chair states that the motion passes unanimously by a vote of 11 to 0. The motion is unanimously approved.

H. Approving the recommended salary change to the Manager of Fleet Services position to reflect an increase to UPSEU Local #6457 Salary Grade 13, 40 hours ($30.80 - $45.58), no change to job duties; that the salary grade for the employee who holds this position is hereby approved to UPSEU Local #6457 Salary Grade 13, Step 6 ($45.58/hr.) 40 hours per week; and that such employee shall be paid at this rate retroactively to January 1, 2019.

APPROVED

RESOLUTION 13-19; K: review/ resolution/ Mgr Fleet Services RES 13-19 – 4 March 2019

WHEREAS, the City of Middletown and UPSEU Local #6457 have an agreement to implement a Labor Management Committee to consider changes in salary grade placement for bargaining unit members; and

WHEREAS, the following represents the recommendations of the Labor Management Committee and the Committee respectfully requests the approval from Common Council;

NOW, THEREFORE, Be it resolved by the Common Council of the City of Middletown: that effective upon passage by the Common Council, the following recommended salary change to the Manager of Fleet Services position is approved to reflect an increase to UPSEU Local #6457 Salary Grade 13, 40 hours ($30.80 - $45.58), no change to job duties.

BE IT FURTHER RESOLVED, that the salary grade for the employee who holds this position is hereby approved to UPSEU Local #6457 Salary Grade 13, Step 6 ($45.58/hr) 40 hours per week; and that such employee shall be paid at this rate retroactively to January 1, 2019.

Fiscal Impact: Fiscal impact for this position for the remainder of FY 2018-2019 is $5,439.20
Fiscal impact for this position for the remainder of FY 2019-2020 is $2,121.06

City of Middletown, Connecticut
Position Description

Title: Manager of Fleet Services
Department: Public Works Garage
Date: March 2012
Revised: August 2016

Grade 13 UPSEU

February 2019
Purpose of Position
The purpose of this position is to manage and supervise the vehicle and equipment maintenance and repair program for police vehicles, fire vehicles, Water and Sewer and Parks department, Public Works and other City owned vehicles and equipment. The work is performed under the direction of the Director of Public Works and/or designee.

Essential Duties and Responsibilities
The following duties are normal for this position. These are not to be construed as exclusive or all-inclusive. Other duties may be required and assigned.

- Manages a skilled mechanical workforce in the overhaul, repair and maintenance of City vehicles, trucks, heavy and light equipment and other mechanical equipment. Manages the work performed by the garage and by private vendors. Oversees mechanics use of power equipment.
- Direct supervision of garage personnel; provides training and instruction; plans, coordinates, prioritizes, schedules, assigns and reviews work; allocates personnel; maintains standards and evaluates performance. Administers collective bargaining agreements, makes recommendations for hiring of new personnel and discipline.
- Oversees the security of the garage.
- Oversees the response to emergency situations involving garage personnel. Coordinates efforts with the Superintendent of Streets and Sanitation and other City departments.
- Develops budget recommendations and CNR; Manages parts inventory and authorizes the purchase of parts; processes invoices for payment. Develops and reviews bid specifications for equipment. Signs off on vehicles to accept purchase after inspection. Monitors vehicle registration.
- Coordinates and administers comprehensive preventive maintenance program for vehicles, trucks and equipment. Maintains and analyzes data regarding vehicles and equipment maintenance.
- Prepares a variety of reports, documents and correspondence; prepares work orders, summary data and invoices; forecasts long and short term work loads. Maintains time records for employees. Maintains material safety data book.
- Identifies training programs for employee development; coordinates demonstration of equipment by vendors. Attends training for supervisors. Attends weekly staff meetings.
- Performs the work of garage staff as needed; operates heavy equipment to troubleshoot problems.
- Reviews insurance claims; follows up on accident reports as a member of the Mayor’s accident review committee.
- Performs other related functions as assigned or required.

Minimum Training and Experience Required to Perform Essential Job Functions
Associate’s degree or equivalent in Mechanics/Repair training with seven years of progressively responsible vehicle and equipment repair/garage management/supervisory experience or any combination of education and experience that provides equivalent knowledge, skills and abilities. Position requires a Class B Commercial Driver’s License (CDL) with the ability to obtain a Class A CDL, if required; Air Brake certification based on federal guidelines; and Air Conditioning certification and the ability to obtain Confined Space certification within one year of appointment.

Physical and Mental Abilities Required to Perform Essential Job Functions
Language Ability and Interpersonal Communication
- Requires the ability to perform mid to upper-level data analysis including the ability to coordinate, strategize, systematize and correlate, using discretion in determining time, place and/or sequence of operations within an organizational framework. Requires the ability to implement decisions based on such data, and oversee the execution of these decisions.
- Ability to manage and direct a group of workers, including the ability to provide counseling and mediation. Ability to persuade, convince and train others. Ability to advise and interpret regarding the application of policies, procedures and standards to specific situations.
- Requires the ability to utilize a wide variety of reference and descriptive data and information such as regulations, blueprints, repair orders, invoices, specifications, purchase orders, warranties, titles, daily diary, logs, memos, service records, catalogs, MSDS book, correspondence and general operating manuals.
- Requires the ability to communicate orally and in writing with the Director and all Garage personnel, other City departments, vendors, insurance adjusters, body shops and the public.

Mathematical Ability
- Requires the ability to perform addition, subtraction, multiplication and division; and to calculate percentages and decimals.

Physical Requirements
- Requires the ability to operate, calibrate, tune and synchronize, and perform complex rapid adjustment on equipment, machinery and tools such as a computer and other office machines, radios, torches, air conditioning units and equipment, grinders, lifts, diagnostic equipment, hand and power tools, and/or related materials used in performing essential functions.
- Requires the ability to coordinate eyes, hands, feet and limbs in performing coordinated movements such as repairing vehicles and equipment.
Tasks involve the regular and, at times, sustained performance of moderately physically demanding work, typically involving some combination of climbing and balancing, stooping, kneeling, crouching, crawling, and lifting, carrying, pushing, and pulling moderately heavy objects and materials, twenty to fifty pounds.

Requires the ability to recognize and identify similarities or differences between characteristics of colors, shapes and sounds associated with job-related objects, materials and tasks.

Environmental Adaptability

Ability to work under potentially dangerous and uncomfortable conditions where exposure to environmental factors such as temperature, lighting and noise extremes, vibrations, machinery or traffic hazards can cause discomfort and where there is a risk of injury.

Councilman Carl Chisem moves to approve the resolution. Councilman Grady Faulkner, Jr. seconds the motion.

There being no discussion, the Chair calls for the vote. The Chair states that the motion passes unanimously by a vote of 11 to 0. The motion is unanimously approved.

I. Approving that, effective upon passage, changes to the Manager of Financial Operations job description are approved to reflect the revised duties with a recommended salary decrease to UPSEU Local #6457 Salary Grade 12, 40 hours ($29.02 - $42.97); and that the job title is reclassified to Finance and Resource Management Specialist, effective retroactively to January 1, 2019.

APPROVED RESOLUTION 14-19; K: review/ resolution/GCC BOE Fin & Res Mgr RES 14-19 – 4 March 2019

WHEREAS, the City of Middletown and UPSEU Local #6457 have an agreement to implement a Labor Management Committee to consider changes in salary grade placement for bargaining unit members; and

WHEREAS, the following represents the recommendations of the Labor Management Committee and the Committee respectfully requests the approval from Common Council;

NOW, THEREFORE, Be it resolved by the Common Council of the City of Middletown: that effective upon passage by the Common Council, the following changes to the Manager of Financial Operations job description are approved to reflect the revised duties with a recommended salary decrease to UPSEU Local #6457 Salary Grade 12, 40 hours ($29.02 - $42.97) and a reclassified title to Finance and Resource Management Specialist. These changes shall take effect January 1, 2019 upon adoption.

Fiscal Impact: Fiscal impact for this position for the remainder of FY 2018-2019 is a decrease ranging of $7,342.40 – $10,868.

Fiscal impact for this position for FY 2019-2020 is a decrease ranging of $14,996.80 - $22,235.20

City of Middletown, Connecticut

Position Description

Title: Manager of Financial Operations, Finance and Resource Management Specialist

Department: Board of Education

Date: March, 2003 Revised: January 2014 Draft November, 2018

Recommended Salary Grade: UPSEU

Salary Grade: Teamsters

Purpose of Position

The purpose of this position is to support the Middletown Board of Education’s office of finance and to oversee the Board of Education’s expenditures district-wide financial functions.

Assist, guide, and support the development of the Board of Education’s annual budget. This work is performed under the direction of the Superintendent of Schools or designee.

Essential Duties and Responsibilities

The following duties are normal for this position. These are not to be construed as exclusive or inclusive. Other duties may be required and assigned.

- Assists and prepares all financial reporting, and assists in the preparation of the Board of Education Budget.
- Maintains accounting records; maintains files databases, spreadsheets, ledgers, journals, expenditure reports and other documents.
- Implements approved budget, directs and controls all expenditures—Reviews and supports the implementation of the approved Board of Education budget.
• Reviews all purchase orders, ensures fiscal compliance with Special Revenue funds and all state, federal and local ordinances and laws.
• Collaborates with all departments to maintain accurate accounting for school and site-based/department budgets;
• Reviews and audits all new funds and accounts, as needed.
• Prepares a variety of reports, documents and correspondence to district practices, and implements and reviews budgetary policies.
• Prepares administrative financial reports, signs contracts.
• Prepares year-end reports for the State of Connecticut, outside auditors; prepares revenue and expenditure projection reports.
• Supervises and coordinates the Office of Finance and their development with decentralized support for leaders and teachers budgetary functions.
• Provide direct support to Principals and School Governance Councils to implement equity-based budgeting and weighted formulas to implement and support site-based autonomy; provide site-based leaders with autonomy over resources.
• Manage, monitor and implement a forecasting system to develop multi-year budgets to support short-term/long-term goals.
• Examines district data with the Finance Office and key stakeholders to make strategic decisions to advance student achievement, and understands basic principles and processes around student-weighted funding.

• Bachelor’s Degree in Business Administration, Finance or Accounting preferred. Experience with student-weighted funding and leading professional development trainings.

Physical and Mental Abilities Required to Perform Essential Job Functions

Language Ability and Interpersonal Communications

• Requires the ability to perform high-level data analysis including the ability to audit, deduce, assess, conclude and appraise. Requires discretion in determining and referencing such to established criteria to define consequences and develop alternatives.
• Requires the ability to provide first line coordination. Ability to persuade, convince and train others. Ability to advise and provide interpretation regarding the application of policies, procedures and standards to specific situations.
• Requires the ability to utilize a wide variety of reference, descriptive, advisory and/or design data and information such as budgets, purchase orders, grants, fiscal summaries, audit reports, lists, projects, manuals, statements, journals, ledgers, procedures and non-routine correspondence.
• Requires the ability to communicate orally and writing with the Superintendent, Associate and Assistant Superintendents and all Business Office staff, Board of Education members, teachers, administrators, City Directors, vendors, parents and the public.

Mathematical Ability

• Requires the ability to perform high level addition, subtraction, multiplication and division; calculate percentages and decimals along with the ability to perform mathematical operations with fractions and to utilize statistics.

Physical Requirements

• Requires the ability to operate, calibrate, tune and synchronize, and perform complex rapid adjustment on equipment, machinery and tools such as computer and other office machines and/or related materials used in performing essential functions.
• Ability to coordinate eyes, hands, feet and limbs in performing skilled movements such as rapid keyboard use.
• Tasks involve the ability to exert light physical effort in sedentary to light work, which may involve some lifting, carrying, pushing and pulling of objects weighing five to ten pounds.
• Requires the ability to recognize and identify similarities or differences between characteristics of colors, shapes and sounds associated with job-related objects, materials and tasks.

Environmental Adaptability

Ability to work under safe and comfortable conditions where exposure to environmental factors is minimal and poses a very limited risk of injury.
Members of the General Council Commission,

Thank you for taking time to analyze an essential operational thread in Middletown Public Schools. I apologize for not attending the General Council Commission meeting. As you are aware, Middletown Public Schools was selected to be a part of the AASA/SPN Innovation and Transformational National Network. The network meeting is being held at the School Superintendents Association National Conference this week, which Middletown Public Schools is required to attend.

The redesign of the "Manager of Finance" position has large-scale implications within a broader three-year restructuring plan of the Business Office. The National Executive Service Corp (NESC) conducted a four-month (120 day) assessment of three major operating systems in Middletown Public Schools (i.e. Human Resources, Facilities, and Business Office). Several members on the General Council Commission participated in interviews with representatives from NESC during Explore Middletown Superintendent Entry Plan — thank you for your insight. The final report released by NESC (October 2018) recommended restructuring the current business office model to improve fiscal efficiencies and accuracy with budget reporting. Moreover, in alignment with national best practices, the report suggested shifting the current business model to a design that is decentralized and cross-functional. Key recommendations from the report also suggested that the comprehensive redesign underscore the following elements:

- A shift to equity-weighted budgeting (Strategy 27 of Middletown 2021: Keys to Innovation and Equity)
- Create conditions where responsibility and accountability are guided under a decentralized model (Strategy 26 of Middletown 2021: Keys to Innovation Equity)
- Improve communication between stakeholders and central office (Strategy 2.3 of Middletown 2021: Keys to Innovation and Equity)
- Objective measures of service to schools (Accountability prescribed by performance measures/priority targets based on Middletown 2021: Keys to Innovation and Equity)

Based on the recommendations outlined in the NESC Report coupled with Middletown 2021: Keys to Innovation and Equity Strategic Operating Plan mandates, the work responsibilities/expectations within the redesigned "Finance and Resource Management Specialist" position is supported by the Board of Education and myself.

Recommendation: Redesign Manager of Finance Position to Finance and Resource Management Specialist

Goal: Improve efficiency, alignment, and coherence of fiscal operating systems outlined in Goat Two of Middletown 2021: Keys to Innovation and Equity Strategic Operating Plan

The Manager of Finance position in its current iteration adhere to a model that is tightly centralized, which restricts autonomy, innovation, and equity-based decision making at the site-based level. The Finance and Resource Management Specialist would support a "hybrid-model" that predicates on decentralized/centralized fiscal modeling. This individual will work with site-based leadership teams and school governance councils to implement the equity-based budgeting model in all schools (i.e. school as customer model), Building fiscal and instructional capacity will be an organizational imperative for the new Finance and Resource Management Specialist. He or she will support site-based leadership teams/school governance councils with being accountable for 40%-80% of their weighted budgets. Key work functions and responsibilities of the Finance and Resource Management Specialist include:

- Implement an equity-based budgeting model using weighted formulas to support site-based autonomy, innovation, and continuous improvement efforts
- Build systems capacity with aligning site-based budgets to a multi-year plan (e.g. Middletown 2021: Keys to Innovation and Equity Strategic Operating Plan)
- Conduct site-based meetings with instructional leaders/governance councils on strategic budgeting, equity, and education innovation
- Work with state and national consultants to build knowledge/expertise in critical areas around equity, student-weighted funding, and analytics (return of investment) to drive resource allocation/appropriation
- Lead and design district professional learning exercises around strategic budgeting and resource alignment to strategic priorities (e.g. closing the achievement gap, innovation models, and aligning resources to support school improvement endeavors)

The broader redesign of the current Business Office will be presented to the Middletown Board of Education in March. Again, restructuring this position is an operational thread that will improve fiscal structures/systems in Middletown Public Schools.

Thank you again for your support of Middletown Public Schools as we strive to unlocking the potential in ALL students.
J. Approving the rates for use of the athletic fields at Bielefield School, Donovan Park, Hubbard Romagielli, Hubbard Barone, Lawrence School, Ron McCutchen, Snow School, Smith Park, Country Club Road, Pat Kidney, Palmer Field, Moody School, Spencer School, Vinal Technical High School, and Long Hill Road Field, as approved by the Public Works & Facilities Commission and as outlined in this Resolution.

WHEREAS, the Public Works & Facilities Commission has approved rates for use of athletic fields at Bielefield School, Donovan Park, Hubbard Romagielli, Hubbard Barone, Lawrence School, Ron McCutchen, Snow School, Smith Park, Country Club Road, Pat Kidney, Palmer Field, Moody School, Spencer School, Vinal Technical High School, and Long Hill Road fields; and

WHEREAS, the Commission has referred to the descriptions for First, Second, and Third Priority Users of City athletic facilities as outlined in the City of Middletown Code of Ordinances, Section 214-37, Field Usage and Fees; and

WHEREAS, First Priority users are defined as Middletown Recreation and Community Services Department, Middletown Little League, Middletown Youth Soccer, Middletown Youth Football and Cheerleading, Middletown Ahern-Whalen, Middletown Post 75 American Legion, Middletown Public Schools, Mercy High School, Xavier High School, Vinal Technical High School, Adult Softball (men and women), and Middletown Youth Lacrosse; and

WHEREAS, Second Priority Users are defined as locally organized non-profit groups or teams whose membership is comprised of 60% or more of Middletown residents (submission of roster with proof of residence is required); and

WHEREAS, Third Priority Users are described as other non-profit organizations; for-profit clubs, groups, businesses and associations; non-residents and non-resident teams comprised of less than 60% of Middletown residents; and

WHEREAS, the Public Works & Facilities Commission has agreed that First Priority Users and non-profit organizations, are exempt from paying any fees for the use of the City athletic fields, excluding Palmer Field, which rates have been set forth below; and

WHEREAS, Adult Softball (men and women) will be charged a flat registration rate of $150 per team per season for use of athletic fields excluding Palmer Field; and

WHEREAS, the Commission has established the following rates for Palmer Field for Middletown Post 75 American Legion as well as Second, and Third Priority users:

<table>
<thead>
<tr>
<th>Rate</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>$100</td>
<td>Day rate for use of the facility for a game held Monday through Friday;</td>
</tr>
<tr>
<td>$125</td>
<td>Evening rate for use of the facility for a game held Monday through Friday when Field Lighting is required;</td>
</tr>
<tr>
<td>$125</td>
<td>Day rate for use of the facility for a game held on Saturday or Sunday; and</td>
</tr>
<tr>
<td>$150</td>
<td>Evening rate for use of the facility for a game held on Saturday or Sunday when Field Lighting is required.</td>
</tr>
</tbody>
</table>

WHEREAS, Second and Third Priority Users will be subject to the following rates at all other City athletic fields:

<table>
<thead>
<tr>
<th>Rate</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>$75</td>
<td>Day rate for use of the facility for a game held Monday through Friday;</td>
</tr>
<tr>
<td>$100</td>
<td>Evening rate for use of the facility for a game held Monday through Friday when Field Lighting is required;</td>
</tr>
<tr>
<td>$100</td>
<td>Day rate for use of the facility for a game held on Saturday or Sunday; and</td>
</tr>
<tr>
<td>$125</td>
<td>Evening rate for use of the facility for a game held on Saturday or Sunday when Field Lighting is required.</td>
</tr>
</tbody>
</table>

WHEREAS, Tournament rates for Adult Softball (men and women), shall be as follows:

<table>
<thead>
<tr>
<th>Rate</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>$250</td>
<td>Day rate for use of the facility for a game held Monday through Friday;</td>
</tr>
<tr>
<td>$275</td>
<td>Evening rate for use of the facility for a game held Monday through Friday when field lighting is required;</td>
</tr>
<tr>
<td>$350</td>
<td>Day rate for use of the facility for a game held on Saturday or Sunday; and</td>
</tr>
<tr>
<td>$375</td>
<td>Evening rate of the facility for a game held on Saturday or Sunday when Field Lighting is required.</td>
</tr>
</tbody>
</table>

WHEREAS, the Director, at his discretion, may accept donations from first and second priority users and non-profit organizations for tournaments or special athletic events held on City fields. Any fees

March 4, 2019
REGULAR COMMON COUNCIL MEETING
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Regards,
Michael T. Conner, Ed.D., Superintendent of Schools

Councilwoman Mary Bartolotta moves to approve the resolution. Councilman Grady Faulkner, Jr. seconds the motion.

Councilwoman Bartolotta states that Superintendent of School Dr. Michael Conner worked very hard to be sure he has an effective Finance Department at the Board of Education and that this item works within the progressive framework of that office. Dr. Conner supports this item 100 percent.

There being no further discussion, the Chair calls for the vote. The Chair states that the motion passes unanimously by a vote of 11 to 0. The motion is unanimously approved.
collected by such donations shall go to support the summer camp fund for the Recreation and Community Services Department.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MIDDLETOWN:** That the rates for use of the athletic fields as approved by the Public Works & Facilities Commission, and as amended by Finance & Government Operations Commission, are approved as outlined in this Resolution.

**Financial Impact:** Revenue received as a result of this Resolution will be deposited in the City’s General Fund for Parks User Fees and donations accepted will be deposited in the Recreation Community Fund.

Councilwoman Mary Bartolotta moves to approve the resolution. She cautions that, since the Ordinance is being sent back to Council next month, consideration of this companion resolution, which works hand-in-hand with the Ordinance, should also be postponed to April 1, 2019.

Councilman Robert Blanchard moves to postpone consideration of the resolution to April 1, 2019. Councilwoman Deborah Kleckowski seconds the motion.

There being no discussion, the Chair calls for the vote. The Chair states that the motion to postpone passes unanimously by a vote of 11 to 0. The motion to postpone is unanimously approved.

### 11. Mayor’s Appointments

The Chair offers the following appointments:

**Complete Streets Committee:**
- **Catherine Young (D):** appoint as regular member to fill balance of four (4) year term to July 31, 2020, seat formerly held by Ronald Krom (D), who resigned January 2019

**Russell Library Board of Trustees:**
- **Shanay Fulton (D):** appoint as regular member to fill balance of three (3) year term to May 31, 2020, seat formerly held by Sowgol Zakarian (D), who resigned December 2018
- **Edward Ford, Jr. (R):** appoint as regular member to fill balance of three (3) year term to May 31, 2020, seat formerly held by Geen Thazhampallath (D), who resigned December 2018

Councilman Gerald Daley moves to approve. Councilman Sebastian Giuliano seconds the motion.

There being no discussion, the Chair calls for the vote. The vote is 11 to 0. The Chair states that the vote is unanimous. The motion is approved with 11 affirmative votes.

### 13. Meeting Adjourned

The Chair states that he will entertain a motion to adjourn. Councilman Sebastian Giuliano move to adjourn. Councilwoman Deborah Kleckowski seconds the motion.

There being no discussion, the Chair calls for the vote. It is approved unanimously with 11 aye votes. The Chair states the matter passes with 11 affirmative votes.

The meeting is adjourned at 11:38 PM.

**ATTEST:**

LINDA S.K. REED,
COMMON COUNCIL CLERK

K: review/minutes/19 March 04 -- regular meeting March 4, 2019