

**PUBLIC WORKS & FACILITIES COMMISSION  
REGULAR MEETING  
WEDNESDAY, MARCH 9, 2016  
TIME: 7:00 P.M.  
MUNICIPAL BUILDING  
ROOM 208  
MIDDLETOWN, CT**

**Members Present:** Councilman Carl R. Chisem  
Councilman Thomas Serra  
Councilman Gene Nocera  
Councilman Sebastian Giuliano  
Councilman Philip Pessina

**Staff Present:** William Russo, Director of Public Works  
Christopher Holden, Deputy Director of Public Works

**Others:** Mike Doherty, Millone & MacBroom  
Frank & Louise Augeri, 149 Newtown Street  
Frank Augeri, Jr., former resident of 149 Newtown Street  
Jon Romeo, 66 Spring Street  
Coach Tish Ehnot, Middletown High School  
Marco Almeida, 158 Newtown Street  
Victoria Lineberry, 158 Newtown Street  
Tom & Zina Branciforte 439 Hunting Hill Avenue

Chair Chisem opened the Public Works & Facilities Commission meeting at 7:00 P.M. Chair Chisem requested a motion to approve the minutes dated February 10, 2016. Motion to approve the minutes was seconded and approved unanimously.

**PUBLIC COMMENT ON AGENDA ITEMS:**

Jon Romeo, 66 Spring Street resident and principal at MacDonough School, spoke in favor of the proposed project involving the renovation of the basketball courts. He stated that it would be a great investment for residents and will be put to great use.

It was discussed that the Public Works & Facilities Commission is assigned for the renovation project. This is in accordance to the ordinance which states that if a project amount is under \$500,000.00, then the associated commission is assigned. The renovation plans were discussed amongst the commission.

**CORRESPONDENCE:**

Director Russo stated that he wanted the commission to take a look at the correspondence regarding the dog park. He wants to explore different options towards the completion of the dog park.

Director Russo believes that a previous council appropriated \$75,000.00 towards the dog park. Councilman Pessina specified that the council voted to appropriate LOCIP money and that he refused to sign the application due to the fact that it was just a funding mechanism and that the dog park was not created or designed yet for the commission to pay for it.

The commission agreed to hold over the creation of the dog park until the amount of committees assigned is determined.

**NEW BUSINESS:**

- a. Millone & MacBroom Presentation On Newtown Street Tennis Courts – Director Russo stated that Mike Doherty of Millone & MacBroom will explain the project to everyone.

Mike stated that Inland Wetlands gave their pre-approval on their plans for these renovations. The site of these renovations is at the corner of Newtown Street & Hunting Hill Avenue. The parks master plan was completed back in 2015 which included Pat Kidney Field and Woodrow Wilson Middle School. The baseball fields and softball fields will be renovated; and basketball courts will be installed at Pat Kidney. Woodrow Wilson will have a new facility including track and multi-use fields which includes a new concession stand and bleachers. Modifications will be made to the existing tennis courts which will be located on the flat open area on Newtown Street. The parcel is larger and extends behind residential properties near a stream on Newtown Street into a wooded area.

The site plan calls for a 6 court system, with a 25 car parking lot off of Newtown Street. 10 of the spaces were differed for potential install at a later time depending on the use of the site for budgetary concerns.

Storm water litigation management and wetlands restoration plans are the largest changes since the last appearance of Millone & MacBroom. There are now a series of rain guard areas to capture runoff before it reaches the courts and also as it runs off the court before it gets to the stream itself. Along the rear residential areas on Hunting Hill Avenue there are a number of trees just off of the city's property which will remain existing. Shrubs and tree plantings will take place in the area.

Overall, the site improvements will include the 6 court tennis facility. The site improvements do not include pedestrian lighting at this time. There will be a 25 car parking lot with ADA compliant walk system into the courts themselves. The goal is also to have the system connect once the improvements are made. Storm water management will be conducted on site which will be filter through the rain gardens and drainage.

There are 2 areas that the City will be taking care of themselves. These areas include 3 culverts which are about 12 feet in length that were placed in the stream itself to provide access to the rear of some residential lots. The culverts will eventually be removed. The 4 court tennis system will also be removed.

Councilman Serra asked if there will be any placement such as trees that will be used for noise buffering. Mike confirmed that there will not be such a thing. Councilman Serra also asked about the security lighting and if it will be enough for the videotaping. Director Russo confirmed that the topic will be addressed under the security money. Security is going to be taken care of at a later time and will be top priority. Currently, there are 2 external gates along with 2 internal gates. The external gates will need to be locked.

Councilman Serra asked what the total cost of the project was thus far. Mike stated that so far the plans are adding up to \$767,000.00 which includes the 10% contingency. The construction cost subtotal is \$698,000.00. The 10% contingency puts Millone & MacBroom over the allotted \$749,000.00.

The topic regarding the street lighting near the 25 car parking lot was brought up by Councilman Nocera. Director Russo stated that he would like to work in some enhanced LED lighting separately from these renovation plans. There will be a buffer between the road and the parking lot so that it is not wide open for surveillance reasons.

Director Russo stated that it will be ready to bid by spring. The construction should begin in the summer time around July or August of 2016. Start to finish, the project should take about 3 months to complete given that there is good weather.

Councilman Serra stated his concerns with individuals entering the facilities and parking there after hours. He believes that security would prevent parking on the back side of the buffer area.

Frank Augeri, 149 Newtown Street, stated that he lives across the street. He would like for the renovations to take place further set back and closer to the football and track area. Mike explained that if the 6-court system was placed any further back, they would be too close to the existing stream near the track area.

Louise Augeri, 149 Newtown Street, wanted to know where the busses would be parking during the tennis matches that schools will be participating in. Mark stated that the busses would have to loop through the parking lot and park off site near the central office. Louise also wanted to know who will be maintaining the park's greenery and grass. She feels the maintenance has undergone a steady decline in recent years. Director Russo stated that it will be maintained by Public Works, which was consolidated about two years ago with the Parks Department. There are second shift workers that will monitor the premises as well as the future cameras that will be on site. He also stated that Mike is correct with the area where the students will be dropped off for tennis matches.

Frank Augeri, Jr., former resident of 149 Newtown Street, suggested that gates shall be put up after dark. He also wanted to know if the parking lot will be used as parking for an "overflow" event where more parking is needed. Director Russo stated that he doesn't believe so. He also stated that the midget football team or track is the only one that would be parking there, so it would only be parents dropping off and picking up their children. Councilman Nocera stated that residents that are using the fields for softball and baseball will be using the parking lot on the other side of Hunting Hill Avenue.

- b. Middletown Historic Monuments & Plaques – One of the commissioners made a motion to move approval for the conservation maintenance proposal of \$25,000.00 for the Middletown historic monuments & plaques to take place. Director Russo stated that the commission had previously wanted him to take a look at LOCIP money for funds. Chief Management Analyst, Tina Gomes, stated that this proposal does not qualify. Another source of funding will have to be worked out. Motion was seconded and approved unanimously, with the understanding that an appropriation will be needed for funding.
- c. Middlesex County Historical Society Car Show – A motion was made to move approval for the Middlesex County Historical Society Car Show. Motion was seconded and approved unanimously. Director Russo stated that this show will be located at Palmer Field on Sunday, October 2, 2016 from 7:00 AM – 3:00 PM. A rain date was put into place for Sunday, October 9, 2016. A concession stand will be open which is also beneficial to the Legion.

- d. MacDonough School Basketball Courts – Director Russo stated that Deputy Director Holden will speak in regards of the basketball courts.

Deputy Holden stated that there will be new paving that will expand into the grassy area. The new proposal shows two gates so that the north side parking will allow cars to come in and go out using the same entrance. The south side will have a few parking spots available off of Spring Street only. This will allow the children to have a safe play area without the traffic flow. Emergency vehicles will be able to travel through as necessary. The pavement in the two courts will be removed for total reconstruction. Along the edge of the courts there will be a small five foot high fence. All of the present ADA compliant handicapped ramps will stay existing. A survey will have to be done based on in-house information to refine the design. The chain link fence along the first parking lot off of Pease Avenue will be removed. The fill area past parking stalls 1-15 will be extended instead.

The City will be able to do most of this construction, minus the final grading and paving. Director Russo stated that Tilcon is the preferred contractor since they are on the state bid. He also stated that each basketball hoop was \$2,500.00 a piece, which was the highest price. These hoops include a Plexiglas back board and will add a nice touch to the new courts. There are plans to have these courts completed by the time the kids go back to school in the fall time. Eventually, a security camera system will be added.

A motion was made for approval on the MacDonough School Basketball Courts. Motion was seconded and approved unanimously.

- e. Demolition Of Spear Park – Director Russo stated that Spear Park will be demoed and restored to grass with some added lighting. JVIII will be the contractor, which is also on City bid, doing the work for this demolition. The total cost for this will be \$43,264.00.

A motion was made to move approval. Motion was seconded and approved unanimously.

- f. Building Permit Refund - WFSC, Ltd., 580 Newfield Street, \$143.60 – approved.

A motion was made to move approval for the building permit refund. Motion was seconded and approved unanimously.

**OLD BUSINESS:**

- a. February 2016 Public Works Overtime Report – The commission reviewed their February 2016 Public Works Overtime Report. One of the commissioners asked how low we are on funding in this category. Director Russo stated that we will not need any appropriations for snow money according to the fifteen day forecast.
- b. February 2016 Building Permits – The commission reviewed their February 2016 building permits report. The projected number of permit fees was collected due to a large construction project along with Wesleyan University and Middlesex Hospital annual permits.

**OTHER:**

- a. February 2016 Monthly Report – Highway Division – The commission reviewed their February 2016 monthly reports.

- b. February 2016 Overtime Report – Parks Division – At this time, there is no overtime report for February 2016 for the Parks Department.

As there was no further discussion, the Public Works & Facilities Commission meeting adjourned at 8:01 P.M.