

EAST HARTFORD TOWN COUNCIL

COMMUNITY CULTURAL CENTER AUDITORIUM

January 16, 2024

PRESENT Chair Richard F. Kehoe, Vice Chair Don Bell, Majority Leader Sebrina Wilson, Minority Leader John Morrison, Councilors Angie Parkinson, Travis Simpson, Thomas Rup, Awet Tsegai and Harry Amadasun, Jr.

ABSENT

ALSO PRESENT Mayor Connor S. Martin
Melissa McCaw, Chief Administrative Officer and Finance Director (via Teams)
Eileen Buckheit, Development Director
Stephen Alsup, Assistant Fire Chief
Ken Sayers, Chief Information Security Officer
Robert Fitzgerald, Assistant Corporation Counsel
Brian Zelman, Principal, Jasko Zelman 1 LLC

CALL TO ORDER

Chair Kehoe called the meeting to order at 7:32 pm. The Chair stated that this meeting was also available to the public through the “Teams” platform.

The Chair announced the exit locations in accordance with Connecticut General Statutes §29-381, after which the Council joined him in the Pledge of Allegiance.

AMENDMENTS TO THE AGENDA

MOTION By Sebrina Wilson
seconded by John Morrison

to **add** Item 8I “Appointment to the Metropolitan District Commission” to the Agenda.

Motion carried 9/0

RECOGNITIONS AND AWARDS

OPPORTUNITY FOR RESIDENTS TO ADDRESS THE COUNCIL ON AGENDA ITEMS

Don Currey, 14 Martin Circle, spoke in favor of Esther Clarke’s nomination to the Metropolitan District Commission board.

Mayor Martin wished all a good evening and advised residents to take caution while traveling in the inclement weather.

APPROVAL OF MINUTES

January 2, 2024 Regular Meeting

MOTION By Sebrina Wilson
 seconded by Travis Simpson

to **approve** the minutes of the January 2, 2024 Regular Meeting

Motion carried 9/0

COMMUNICATIONS AND PETITIONS

Update from Development Department re: Concourse Park Project

Eileen Buckheit, Development Director and Brian Zelman, Principal for Jasko Zelman 1 LLC, shared that the Concourse Park project is making progress with an anticipated closing date in March. Mr. Zelman believes that weather permitting, construction will begin in April and anticipates the project to take roughly 18 months before a portion of the units will be ready for occupancy.

OLD BUSINESS

NEW BUSINESS

Council Acting as Committee of the Whole re: Proposed Lease Agreement with AEF Realty LLC at 333 East River Dr. for the Purpose of Placement of Emergency Communications Devices

MOTION By Angie Parkinson
 seconded by Travis Simpson

WHEREAS, the Fire Department shall be responsible for the protection of life and property within the town from fire and for the enforcement of all laws, ordinances and regulations relating to fire prevention and fire safety;

WHEREAS, in furtherance of this objective the Fire Department utilizes emergency communications facilities positioned throughout the Town in order to facility communications in the event an unforeseen issue disabled traditional communications; and

WHEREAS, the Town desires to enter into a lease agreement with AEF Realty LLC, a limited liability company with a principal place of business located at 333 East River Dr. East Hartford CT, 06108. The purpose of said agreement is to lease a ten (10) feet by ten (10) feet of area on the roof the building located at 333 East River Dr., along with all reasonably necessary space for wiring and conduits, in addition to the air space above such ground space for the placement of the Town's emergency communication equipment; and

WHEREAS, such lease shall be for an initial term of five (5) years with five (5) consecutive one (1) year extensions at the discretion of the town and under such lease the town shall not be charged rent.

THEREFORE, BE IT RESOLVED, that the East Hartford Town Council:

- (1) waives the requirements of Town Ordinance 10-18 and authorizes the Town to enter into an agreement with AEF Realty LLC; provided such agreement shall be in a form reviewed and approved by the Corporation Counsel or designee and;
- (2) authorizes Mayor Connor S. Martin to make, execute and deliver all settlement agreements, additional and supplemental documents, and to do and perform such acts and to take such actions as may be necessary or required for the consummation of the transactions provided for and contemplated by this Resolution.

On call of the vote, the Motion carried 9/0

Amendment to Tax Lien Agreement with RTLF-CT, LLC re: Securitization

MOTION By Angie Parkinson
seconded by Tom Rup

to **authorize** Mayor Connor S. Martin of the Town of East Hartford to execute and approve an amendment to tax lien agreements with RTLCT, LLC regarding tax liens duly sold to RTLCT, LLC by the Town at various times from October 2021 through present date. Such Amendment shall be on a form approved by the Office of Corporation Counsel and shall permit RTLCT, LLC's parent company, Ram Tax Lien Fund LP, to sell its ownership interest in RTLCT, LLC to a new entity fully owned by Ram Tax Lien Fund LP, Ram2023-1, LLC. No further transfer, assignment, or securitization shall be permitted absent express approval by this Council.

Motion carried 9/0

Request for Bid Waiver from IT Department re: Web Hosting Services provided by CivicPlus

MOTION By Harry Amadasun
seconded by Tom Rup

pursuant to Section 10-7(c) of the Town of East Hartford Code of Ordinances, the Town Council waive the bidding requirements of Section 10-7(a) of the Town of East Hartford Code of Ordinances to authorize the Town to enter into a contract with Civic Plus for a period of two years in the amount not to exceed \$16,332.82, paid over two years with the first installment of \$7,549.91 due immediately and the second of \$8,782.91 due after July 1, 2024. Said Contract is in the best interest of the Town as it will allow the Town to continue use of its public facing website without incurring further costs for redesign or paying additional hosting fees.

Motion carried 9/0

February- 6th and 20th

March- 5th and 19th

April 2nd and 16th

May 7th and 21st

June 4th and 18th

July 9th

August 6th and 20th

September 3rd and 17th

October 1st and 15th

November 5th and 19th

December 10th

On call of the vote to **rescind**, motion carried 9/0

Approval of Revised Schedule

MOTION

By Harry Amadasun
seconded by John Morrison

to **approve** the 2024 Town Council meeting dates, which will be held on the following Tuesdays in the Community Cultural Center Auditorium, until such time when meetings will be held in the Town Council Chambers at Town Hall, and virtually with access information posted on the agenda; the start time for regular meetings is 7:30pm as follows:

January- 2nd and 16th

February- 6th and 20th

March- 5th and 19th

April 2nd and 16th

May 7th and 21st

June 4th and 18th

July 9th

August 6th and 20th

September 3rd and 17th

October 1st, 15th and 29th

November 19th

Motion carried 9/0

[Proposed Revision to Job Description and Change in Title for Position of Librarian 2 \(Head of Children's and Teen Services\)](#)
[Proposed Revision to Job Description and Change in Title for Position of Librarian 2 \(Reference & Cultural Assets Adult Services\)](#)

to refer to the Personnel and Pensions Subcommittee Proposed Revisions to the Job Description and Change in Title for Position of Librarian 2 (Head of Children's and Teen Services) and Proposed Revisions to the Job Description and Change in Title for Position of Librarian 2 (Reference & Cultural Assets Adult Services) as provided in a memo from Mayor Connor S. Martin to Rich Kehoe, Town Council Chair dated January 9, 2024 with instructions to review the positions and report back to the full Council with its recommendations, if any

Motion carried 9/0

to **approve** the following appointments to Boards and Commissions as follows:

- David Case – 59 Milwood Road, to be moved from an alternate position to a full term position, term to expire December 2028

- Gary Roy, 61 Matthew Road, term to expire Dec 2025

- Kathleen LaBranche – 87 Scott Street – term to expire 12/25

- Gary Roy, 61 Matthew Road, term to expire Dec 2028

Veterans Commission

- Robin Parys- 1408 Silver Lane, term to expire Dec 2025
- Howard Satalino- 72 Spruce Drive, term to expire Dec 2025

Motion carried 9/0

Appointment to the Metropolitan District Commission

MOTION By John Morrison
seconded by Don Bell

to appoint Esther Clarke, 197 Langford Lane to the Metropolitan District Commission, term to expire December 2026.

Motion carried 9/0

OPPORTUNITY FOR COUNCILLORS TO DIRECT QUESTIONS TO THE ADMINISTRATION

Councillor Tsegai acknowledged the efforts of the Town's Public Works in clearing roads in the inclement conditions.

Councillor Wilson asked for clarity the timeline of Silver Lane Plaza development project. *The Mayor stated that demolition of the central building located at 818-830 Silver Lane is planned for February, the costs of which will be paid from state bond funds allocated for Silver Lane development. 6 tenants remain in the other buildings and are still in negotiations for relocation benefits. The Town has taken eviction actions on those remaining businesses. The Town is currently vetting three options for development as submitted by the Grossman Realty Group.*

Chair Kehoe encouraged the Administration to advance demolition preparations for the two side buildings on Silver Lane Plaza so demolition can occur quickly after the final tenants are relocated. This will help expedite the timeline for future development on the site.

Councillor Simpson voiced caution regarding the failing heating and infrastructure at the Silver Lane Plaza site given the coming winter temperatures.

COUNCIL ACTION ON EXECUTIVE SESSION MATTERS

None

OPPORTUNITY FOR RESIDENTS TO SPEAK

Bridgitte Prince, 41 Bodwell Road

- expressed appreciation of the efforts of the East Hartford representatives on the Metropolitan District Commission and praised the appointment of Esther Clarke to the Commission.
- suggested a partnership with the University of Connecticut at the Port Eastside project.

Gary Roy, 61 Matthew Road thanked the Council for approving his appointments to the Commission on Services for Persons with Disabilities and the Public Building Commission.

Mayor Martin encouraged the public to attend a Town Hall meeting at the Community Cultural Center on February 1st at 6:30 pm where he will update residents on the various projects in progress throughout Town.

Councillor Morrison congratulated Mack Hawkins on his swearing in as Police Chief.

ADJOURNMENT

MOTION By John Morrison
seconded by Don Bell

to **adjourn** (8:49 pm)

Motion carried 9/0

The Chair wished all a good evening and announced that the next meeting of the Town Council will be held on Tuesday February 6th.

Attest _____
Jason Marshall
TOWN COUNCIL CLERK