EAST HARTFORD TOWN COUNCIL

COMMUNITY CULTURAL CENTER AUDITORIUM

January 17, 2023

PRESENT Chair Richard F. Kehoe, Vice Chair Donald Bell, Jr., Majority Leader Sebrina

Wilson, Minority Leader John Morrison, Councillors Angela Parkinson, Awet

Tsegai, Travis Simpson, Thomas Rup and Harry Amadasun, Jr.

ABSENT

ALSO Mayor Michael P. Walsh

PRESENT Connor Martin, Chief of Staff (via Teams)

Melissa McCaw, Finance Director

Kevin Munson, Fire Chief

Laurence Burnsed, Director of Health and Human Services (via Teams)

Eileen Buckheit, Director of Development (via Teams)

Marilynn Cruz-Aponte, Director of Public Works (via Teams)

Amy Peltier, Director, EH Works!

CALL TO ORDER

Chair Kehoe called the meeting to order at 7:31 pm. The Chair stated that this meeting was also available to the public through the "Teams" platform.

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

The Chair asked for a moment of silence to recognize the passing of Vincent Parys, long time resident who worked for the town as a carpenter and served on the Veterans Commission.

AMENDMENTS TO THE AGENDA

RECOGNITIONS AND AWARDS

OPPORTUNITY FOR RESIDENTS TO ADDRESS THE COUNCIL ON AGENDA ITEMS

Mayor Walsh

- wished all a good evening
- announced that all Town Hall Departments have relocated to their temporary locations at the Community Cultural Center as of January 9th. The Town Clerk's Office is located in a temporary building in front of Town Hall at 740 Main Street.
- As of January 11th, 2023 the Town of East Hartford has acquired the Church Corners Inn located at 860 Main Street. Approximately 30 tenants will be relocated and administration is developing a request for proposal to renovate the property.
- National Development has begun adding dirt at the Rentschler Field site to increase the elevation as one of the first steps of construction.

- Friday is the last day for appeal on the Silver Lane Plaza Eminent Domain claim.
 Pullman and Comley, LLC have assisted the town by filing a Certificate of Taking which the Mayor anticipates will take effect in the next few days.
- February 15, 2023 at 6:30 pm is tentatively scheduled for a "Town Hall" meeting detailing plans for projects in the coming year. The presentation will be held in the CCC Auditorium and residents are encouraged to attend.

APPROVAL OF MINUTES

January 3, 2023 Public Hearing

MOTION By Sebrina Wilson

seconded by John Morrison

to approve the minutes of the January 3, 2023 Public Hearing.

Motion carried 9/0

January 3, 2023 Regular Meeting

MOTION By Sebrina Wilson

seconded by Travis Simpson

to **approve** the minutes of the January 3, 2023 Regular Meeting.

Motion carried 9/0

COMMUNICATIONS AND PETITIONS

Bulky Waste, Transfer Station and Recycling Report from Department of Public Works

The Chair introduced <u>Marilynn Cruz-Aponte</u>, Director of Public Works who provided an update on new solid waste initiatives implemented by the department.

On July 1, 2022 All American Waste was contracted to handle bulky waste and curbside solid waste collection services to residents. The procedure for bulky waste pick up was changed to eliminate the several weeks in which bulky waste such as sofas, bedding and other items were left on the curb. Reports of such waste are reported to the town and American Waste picks them up. Property owners are notified that the waste was in violation of town ordinances and that one of the two free bulky waste pickups has been charged to the property owner. Bulky collection pick-ups nearly tripled July-December 2023 vs. the two previous annual periods and the number of unscheduled bulky waste pickups has been significantly reduced The Director stated that communications to encourage residents to schedule pickups have proven effective.

On October 1, 2022, the Transfer Station's new pay-at-the-gate system took effect with an updated fee structure and allowance of credit/debit card and checks as forms of payment to replace ticket permits. The pattern of use remains similar and the Director stated that the program has provided an opportunity to repurpose administrative staff to other projects.

DPW has also initiated curbside recycling cart inspections as of February 2022. Led by Solid Waste Official Cesar Zapata, a marketing campaign was created to educate the public on proper recycling practices. The Director shared examples of door-tags and other communications and feels the program has been very successful. An enforcement process for those who fail to comply will be developed in the near future.

Annual Energy Use Summary from Bay State Consultants

<u>Mayor Walsh</u> stated that in 2016 the Town entered into a 7-year fixed-rate contract through private contractor TC Energy that remains effective through December 2023. Comparing the contracted rate to Eversource's current standard rate has yielded an estimated savings of roughly \$775,000 to the town for the 2022 calendar year. The Mayor stated that it is unlikely to expect a similar savings once the contract ends as rates have increased over time.

Resignation from Boards and Commissions

The Chair shared that Brennden Colbert has resigned from the Economic Development Commission due to health reasons, with the goal of returning to serve on the commission once his situation improves. The Chair expressed appreciation on behalf of the Council for Mr. Colbert's service and wished him a speedy recovery.

OLD BUSINESS

NEW BUSINESS

Approval of Collective Bargaining Agreement Between the Town of East Hartford and Local 1548 International Association of Fire Fighters, AFL-CIO

MOTION By Awet Tsegai

seconded by Tom Rup

to **approve** the tentative collective bargaining agreement between the Town of East Hartford and Local 1548 International Association of Fire Fighters, AFL-CIO effective July 1, 2022 through June 30, 2026 as outlined and attached to a memo dated January 10, 2023 from Michael P. Walsh, Mayor to Rich Kehoe, Town Council Chair and as ratified by the bargaining unit members on January 4, 2023.

Motion carried 9/0

Contingency Transfer

MOTION By Awet Tsegai

seconded by Tom Rup

to **transfer** \$298,508 from Account #G9600-60201, "Contingency Reserve Contract Negotiations," and \$9,825 from Account G9600-63492, "Contingency Reserve- General"

to Account #G5137-60110, "Permanent Services- Fire Suppression;" such transfer to provide a source of funds for the recently settled Fire Fighters Contract.

Motion carried 9/0

<u>Tax Policy Committee- Council Acting as Committee of the Whole Re: Tax Incentive for</u>
National Development Project at Rentschler Field

MOTION By Angie Parkinson

seconded by Tom Rup

to adopt the following resolution:

WHEREAS, Rentschler WD West LLC, a Delaware limited liability company, has proposed building an approximately 1.3 million square foot warehouse building to be located at Map/Lot 33-7, 695 East Harford Boulevard North, in the Town of East Hartford, Connecticut and Map/Lot 33-8, 501 East Hartford Boulevard North, East Hartford, Connecticut (hereinafter the "Project"); and

WHEREAS, the Project is located within the Rentschler Field Enterprise Zone; and

WHEREAS, the construction of the Project will generate an interim assessment to the October 1, 2023 Grand List, prior to the commencement of the Enterprise Zone tax abatement; and

WHEREAS, the proposed cost of the Project is in excess of Forty Million Dollars (\$40,000,000.00) in the aggregate; and

WHEREAS, the Town will benefit from the development of the Project, the prospect of new jobs for the area and increased personal property taxes; and

WHEREAS, the Town's goals are to preserve and create jobs, create a stable long-term tax base and encourage the growth of new and existing businesses; and

WHEREAS, Connecticut General Statutes Section 12-65b, as amended, provides the legal authority for a municipality to enter into this tax assessment agreement for the October 1, 2023 Grand List interim assessment; and

WHEREAS, the Town and Rentschler WD West LLC, intend to enter into two Tax Modification Agreements, drafts of which have been provided to the Town Council (the "Tax Agreements"), to modify the assessment attributable to the project on the October 1, 2023 Grand list year by:

1. reducing the assessed value of land at Map/Lot 33-8 by an amount equal to 2.84% of the 2023 Grand List Year assessed value. For purposes of this agreement the "Baseline Assessment" shall be the assessed value of land at Map/Lot 33-8 as assessed for the real property tax purposes on the October 1, 2022 Grand List, which assessed value is \$8,879,190 per the East Hartford Assessor: (i) The first payment of taxes due on the October 1, 2023 Grand List with respect to the "Baseline Assessment" shall be due and payable on July 1, 2024; and (ii) The remainder of the

tax bill due on the October 1, 2023 Grand List shall be due and payable in full no later than January 31, 2025; and

2. reducing the assessed value of land at Map/Lot 33-7 by an amount equal to 2.84% of the 2023 Grand List Year assessed value. For purposes of this agreement the "Baseline Assessment" shall be the assessed value of land at Map/Lot 33-7 as assessed for the real property tax purposes on the October 1, 2022 Grand List, which assessed value is \$6,295,500 per the East Hartford Assessor: (i) The first payment of taxes due on the October 1, 2023 Grand List with respect to the "Baseline Assessment" shall be due and payable on July 1, 2024; and (ii) The remainder of the tax bill due on the October 1, 2023 Grand List shall be due and payable in full no later than January 31, 2025.

NOW, THEREFORE, BE IT HEREBY

RESOLVED: That the two Tax Agreements, substantially in the form as presented to this meeting and made a part hereof as fully as if set forth herein, with such changes, omissions, insertions and revisions as any Corporation Counsel of the Town shall deem advisable, are hereby approved; and Michael P. Walsh, Mayor, in the name of the Town, is hereby authorized to execute said Tax Agreement.

RESOLVED: That the Mayor, or any designee of the Mayor, is hereby authorized to make, execute and deliver all such 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 the Tax Agreement and any supplements or amendments thereto.

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

Bid Waivers: Fire Department

Narcotic Electronic Storage Vault

MOTION By Don Bell

seconded by John Morrison

that in accordance with Section 10-7(c) of the Town of East Hartford Code of Ordinances, the Town Council **waive** the bidding procedures required by Section 10-7(b) and allow the Fire Department to purchase 10 Knox Med Vaults as part of the Department's Electronic Storage System for \$18,260 from CDBG-CV funds as detailed in a memo from Kevin Munson, Fire Chief to Mayor Michael P. Walsh on December 30, 2022.

Motion carried 9/0

Replenishment Station

MOTION By Don Bell

seconded by Travis Simpson

that in accordance with Section 10-7(c) of the Town of East Hartford Code of Ordinances, the Town Council **waive** the bidding procedures required by

Section 10-7(b) and allow the Fire Department to purchase a BD Pyxis MedBank Tower for \$39,965.00 from CDBG-CV funds as detailed in a memo from Kevin Munson, Fire Chief to Mayor Michael P. Walsh on December 30, 2022.

Motion carried 9/0

Bid Waiver: Plowing Services

MOTION By Harry Amadasun seconded by Don Bell

that in accordance with Section 10-7(c) of the Town of East Hartford Code of Ordinances, the Town Council **waive** the bidding procedures required by Section 10-7(b) and allow the Department of Public Works to engage plowing services for Fiscal Year 23 with contractors JVIII Construction, A&A Industries and Connecticut Seal Coating at rates detailed in a memo from Marilynn Cruz-Aponte, Director of Public Works to Mayor Michael P. Walsh dated January 10, 2023.

Motion carried 9/0

Resolution Re: Authorization for Receipt of Grant Funds from Capital Workforce Partners for Summer Youth Employment and Learning Program

MOTION By Sebrina Wilson

seconded by John Morrison

to **adopt** the following resolution:

WHEREAS; Capital Workforce Partners has made available funding to support the Summer Youth Employment and Learning Program, and;

WHEREAS; these funds can be used to provide East Hartford youth age 14-21 with employment and learning experience, while offering local employers subsidized wages for the interns' labor,

NOW THEREFORE LET IT BE RESOLVED; that Michael P. Walsh, Mayor of the Town of East Hartford, is authorized to make application to, and execute and approve on behalf of this corporation, any and all documents, contracts, and amendments as may be required by Capital Workforce Partners as they pertain to this Summer Youth Employment and Learning Program grant.

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

Resolution: Office of Policy and Management Neglected Cemeteries Grant Program

MOTION By Sebrina Wilson

seconded by Travis Simpson

to adopt the following resolution

WHEREAS; the state Office of Policy and Management (OPM) makes funds available to municipalities under the Neglected Cemeteries Program; and

WHEREAS, the purpose of this program is to provide grants to clear weeds, briars and bushes; to mow cemetery lawn areas; to repair fences and walls; to straighten memorial stones and perform other activities to keep neglected cemeteries in an orderly and decent condition,

NOW THEREFORE LET IT BE RESOLVED; that Michael P. Walsh, Mayor of the Town of East Hartford, is authorized to make application to, accept, execute and approve on behalf of this corporation, any and all agreements, documents, contracts, and amendments as may be required by the state Office of Policy and Management as they pertain to this Neglected Cemeteries Grant Program.

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

Resolution: CT Department of Public Health Epidemiology and Laboratory Capacity Supplement (ELC2) Program

MOTION

By Harry Amadasun seconded by Tom Rup

to adopt the following resolution

WHEREAS; the State Department of Public Health (DPH) is making funds from the Centers of Disease Control and Prevention (CDC) for the enhanced detection, response, surveillance and prevention of COVID-19, and;

WHEREAS; these funds provide resources to improve and enhance the Town's response to COVID-19 and other infectious diseases,

NOW THEREFORE LET IT BE RESOLVED; that Michael P. Walsh, Mayor of the Town of East Hartford, is authorized to make application to, and execute and approve on behalf of this corporation, any and all documents, contracts, and amendments as may be required by the DPH or CDC as they pertain to this the Epidemiology and Laboratory Capacity Supplement (ELC2) grant.

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

Referral to Personnel and Pensions Subcommittee Re: Police Records Clerk Job Descriptions (levels I and II)

MOTION By Awet Tsegai

seconded by Tom Rup

to **refer** to the Personnel & Pensions Subcommittee proposed revisions to job descriptions for the positions for Police Records Clerk, Level I and Police Records Clerk, Level II as provided in a memo from Tyron Harris, Human Resources Director to Mayor Michael P. Walsh dated January 10,

2023 with instructions to review the positions and report back to the full Council with its recommendations, if any.

Motion carried 9/0

Recommendations from Personnel and Pensions Subcommittee Re: Job Descriptions for Deputy Finance Director and Real and Personal Property Assistant

MOTION By Awet Tsegai

seconded by Tom Rup

to **approve** the revised Job Description for the position of Deputy Finance Director and the revised Compensation Plan for the position of Real and Personal Property Assistant dated December 1, 2022 as amended by the Department of Human Resources per the subcommittee's discussion at the December 20, 2022 meeting.

Motion carried 9/0

Referral to Real Estate Acquisition and Disposition Committee Re: Classification of Rosenthal Street as a Town Road

MOTION By Angie Parkinson

seconded by John Morrison

to **refer** to the Real Estate Acquisition and Disposition Committee consideration of the acquisition of Rosenthal Street to be classified as a Town Road as detailed in a memo from Michael P. Walsh to Town Council Chair Richard Kehoe on January 11, 2023 and report back to the full Council with its recommendations, if any.

Motion carried 9/0

Referral to Fees Committee Re: Permit Fee Reduction at 1-36 Jaidee Drive (Easton Place)

MOTION By Harry Amadasun

seconded by Travis Simpson

to **refer** to the Fees Committee consideration of a permit fee reduction for a project at 1-36 Jaidee Drive, also known as Easton Place as proposed in a memo from Michael P. Walsh to Town Council Chair Richard Kehoe on January 11, 2023 and report back to the full Council with its recommendations, if any.

Motion carried 9/0

Revised FY2023-24 Budget Workshop Schedule

MOTION By Angie Parkinson

seconded by Don Bell

to **revise** the FY2023-2024 Town Council Budget Workshop schedule, which will be held in person at the Community Cultural Center and virtually

with access information posted on the agenda, and the start time for each workshop shall be as follows:

FY 2023-24 Revised Budget Workshop Calendar

COMMUNITY CULTURAL CENTER

Monday, February 27, 2023

6:30 p.m.

Mayor's Summary of Budget

Town Treasurer Town Council **Town Clerk** Registrars of Voters Selectmen **Probate Court Corporation Counsel**

Public Works

Administration Engineering Highway Services Flood Protection **Waste Services** Fleet Services **Building Maintenance** Metropolitan District Commission Park Maintenance **Public Works Capital Improvements** Library

Wednesday, March 1, 2023

6:30 p.m.

Board of Education

Superintendent of Schools

Police Department

Police Administration **Operations** Criminal Investigation Police Capital Improvements

Public Safety Complex

Public Safety Communications

Fire Department

Administration Suppression Fire Training Fire Marshal Apparatus Maintenance Alarm Maintenance **Emergency Medical Service** Emergency Management Fire Capital Improvements

Saturday, March 4, 2023

8:30 am

Boards and Commissions

Beautification Commission
Inland/ Wetlands/Environment Commission
Personnel Board of Appeals
Emergency Medical Services
Zoning Board of Appeals
Board of Ethics
Commission on Aging
Services for Persons w/Disabilities

Veterans Commission
Board of Assessment Appeals
Historic District Commission
Commission on Culture & Fine Arts
Public Building Commission
Pension & Retiree Benefit Board
The Hockanum River Commission Commission on

Development

Administration
Redevelopment Agency
<u>Economic Developmen</u>t Commission
Planning & Zoning Commission
Grants Administration
Inspections and Permits
East Hartford Works!

Lunch Break 12:30 p.m.

Executive

Office of the Mayor Human Resources Public Library

Information Technology

Monday, March 6, 2023

6:30 p.m.
Health and Social Services
Administration
Community Health & Nursing Services
Environmental Control
Social Services

Parks and Recreation

Administration
Other Facilities
Senior Services
Park Special Program
Parks & Recreation Capital Improvements
Services for Seniors
Youth Services

Finance

Administration

Accounts and Control
Purchasing
Assessor
Revenue and Collections
Employee Benefits
Risk Management
Debt Services
Contingency
Capital Improvements
Revenues

Motion carried 9/0

Appointments/Reappointments: Boards and Commissions

MOTION By Harry Amadasun seconded by Tom Rup

to approve the following:

Appointments

Zoning Board of Appeals

- D Erwin Hurst 118 Oxford Drive term to expire 12/23
- D Daron Ross 2 Outlook Street term to expire 12/23

Beautification Commission

D — Time Larson — 33 Gorman Place — term to expire 12/24

Re-Appointments

Commission on Aging

R — Anita Morrison — 34 Jonathan Lane — term to expire 12/24

Economic Development Commission

R — Anita Morrison — 34 Jonathan Lane — term to expire 12/24

Motion carried 9/0

OPPORTUNITY FOR COUNCILLORS TO DIRECT QUESTIONS TO THE ADMINISTRATION

Councillor Tsegai requested an update on the Jasko, LLC development project at the former Showcase Cinema site on Silver Lane. The Mayor stated that changes in financial economy since the project was approved by the Council have caused delay and affected the project. Jasko are proposing plans that downsize the number of apartments from 476 to a number under 400 units. A meeting is planned between the Town and the developers to discuss the request. The Mayor expects to refer to the Council a modified tax agreement based on the changes and potentially reengaging with the Planning and Zoning Commission to approve changes.

Councillor Tsegai also made note of a lack of lighting on Roberts Street heading towards Forbes Street. *The Mayor stated he will look into the issue.*

<u>Councillor Simpson</u> made note that the basketball court located directly behind the auditorium at the CCC was in use during a recent Planning and Zoning meeting, causing a noise issue. *Eileen Buckheit, Development Director stated that there was a practice involving the Special Olympics*

group that ended just before the meeting began. The issue will be addressed to assure the court is not in use during meetings going forward.

Councillor Simpson also requested clarification regarding live viewing options for meetings held at the Community Cultural Center. Chair Kehoe stated that due to the relocation to the Cultural Center, the only current option for watching meetings live is via Teams or in person. The goal is to provide live broadcasts from the auditorium as soon as possible and discussions with Channel 5 are ongoing.

COUNCIL ACTION ON EXECUTIVE SESSION MATTERS

OPPORTUNITY FOR RESIDENTS TO SPEAK

ADJOURNMENT

MOTION By John Morrison

seconded by Don Bell to **adjourn** (9:52 pm)

Motion carried 9/0

The Chair wished all a good evening and announced that the next regular meeting of the Town Council would be on February 7, 2023.

Attest	
	Jason Marshall
	TOWN COUNCIL CLERK