

EAST HARTFORD TOWN COUNCIL

TOWN COUNCIL CHAMBERS

FEBRUARY 19, 2019

Robert J. Pask

2019 FEB 25 A 8:39

TOWN CLERK
EAST HARTFORD

PRESENT Chair Richard F. Kehoe, Vice Chair Linda A. Russo, Majority Leader Ram Aberasturia, Minority Leader Esther B. Clarke, Councillors Marc Weinberg, Shelby J. Brown, Patricia Harmon and Caroline Torres

ABSENT Councillor Joseph R. Carlson

CALL TO ORDER

Chair Kehoe called the meeting to order at 7:40p.m. 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.

OPPORTUNITY FOR RESIDENTS TO ADDRESS THE COUNCIL ON AGENDA ITEMS

Susan Kniep, 44-46 and 50 Olde Roberts Street, had concerns: (1) the on call service contract ordinance should not allow a vendor to represent both the town and a private party; (2) believes that the revisions to the conflict of interest ordinance should be approved by the town's unions; (3) the word "donations" in #5 of Section 2-1 should be eliminated; (4) the ordinance should clearly define what Boards or Commissions fall under this ordinance; (5) state law mandates that municipal employees cannot serve on a board or commission that deals with zoning, land use or planning powers; (6) questioned the appointment of a town police officer serving on the Zoning Board of Appeals; and (7) asked that the Council not approve these revisions to the Code of Ordinances but, if approved, asked that the Mayor not sign-off on these revisions.

Donald Sugalski, 1736 Main Street, had concerns on (1) #12 of Section 2-1 which states that a member of a board or commission shall serve until a successor has been sworn in. Mr. Sugalski thinks that is too open-ended and that a three or six month time limit should be considered; (2) the word "donations" in #5 of Section 2-1 should be eliminated; and (3) #3 in Section 2-1 should be clarified by defining what expenses need reimbursement.

Mayor Leclerc (1) the Mayor said that she will update the Council monthly on the Senior Center. The construction specs for the new Senior Center are being finalized and will probably go out to bid in the Fall; (2) the State Historic Preservation office required some changes to the plans for the Wickham Library renovation; (3) demolition of 1718 Main Street, Firehouse 5 and 274 Main Street will be underway this Spring; (4) the deconstruction process of the Showcase Cinema property has begun; once completed, CRDA will take over and oversee the demolition of the building, subject to town supervision; (5) there were six bidders on the Founders Plaza Garage project, which have been reduced to three finalists. Interviews will take place February 27th at the CRDA office; (6) a town-wide signage project will begin February 25th; (7) the Golf Course has a new proprietor for the restaurant and lounge; (8) Governor Lamont will announce his budget tomorrow; CCM will summarize it the next day; and (9) Library Director Sarah Morgan has been awarded the \$3000 seed money for the EXCITE program.

APPROVAL OF MINUTES

February 5, 2019 Executive Session

MOTION By Ram Aberasturia
 seconded by Linda Russo
 to **approve** the minutes of the February 5, 2019 Executive Session.
 Motion carried 8/0.

February 5, 2019 Public Hearing

MOTION By Ram Aberasturia
 seconded by Pat Harmon
 to **approve** the minutes of the February 5, 2019 Public Hearing.
 Motion carried 8/0.

February 5, 2019 Regular Meeting

MOTION By Ram Aberasturia
 seconded by Caroline Torres
 to **approve** the minutes of the February 5, 2019 Regular Meeting.
 Motion carried 8/0.

To accommodate those present, the following motion was made.

MOTION By Ram Aberasturia
 seconded by Linda Russo
 to take **out of order**, under New Business, item 8.C. entitled "Approval of the Use of Biometric Identification Service" resolution.
 Motion carried 8/0.

NEW BUSINESS

Approval of the Use of Biometric Identification Service

MOTION By Shelby Brown
 seconded by Ram Aberasturia
 to **adopt** the following resolution:

WHEREAS the East Hartford Police Department wishes to contract with an outside firm to provide applicant fingerprinting services, and

WHEREAS Biometric Identification Services (BIS), LLC can provide a trained Fingerprint Technician along with FBI Certified Electronic Live Scan Equipment, demographic data entry, electronic fingerprint capture and printing of Connecticut, FBI and/or other fingerprint cards.

NOW THEREFORE LET IT BE RESOLVED that Marcia A. Leclerc, 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 BIS as they pertain to this fingerprinting services program.

On call of the vote, motion carried 8/0.

At this point, the Council returned to the order of the agenda.

COMMUNICATIONS AND PETITIONS

Pension Valuation and Investment Results Presentations

Donald Currey, Town Treasurer and Chair of the Pension and Retiree Benefit Board (Retirement Board), emphasized the importance of a realistic discount rate for assuring whether the pension plan will have sufficient assets to meet future pension obligations. As such, the Retirement Board voted unanimously to recommend that the Council reduce the discount rate from 7.65% to 7.5% for the FY2019-2020. Mr. Currey thanked both the Mayor and the Town Council for reducing the discount rate from 8% to 7.65% over the last two fiscal years, which equates to an overall decrease of 4.4%. However, he is concerned about the proposed elimination of the \$1.7M to OPEB.

Fiduciary Investment Advisors: Discussion of the Town's Portfolio – Fixed Income Side

Christopher Kachmar, Chief Investment Officer of Fiduciary Investment Advisors (FIA) addressed the Council on the returns of the fixed income side of the Town's portfolio. For the 2018 calendar year, the fund yield a return of .3% for the pension fund and a decline of .6% for the OPEB trust. As of the end of December 2018, the pension fixed income allocation is approximately \$84M. The OPEB fixed income allocation, for the same time period, is approximately \$4.4M.

3D Asset Management: Discussion of the Town's Portfolio – Equity Side

John O'Connor, President of 3D Asset Management, Inc., and Ben Lavine, Chief Investment Officer of 3D Asset Management, Inc., presented the returns on the equity side of the Town's portfolio for the period from July 1, 2017 through June 30, 2018. 3D manages three accounts for the town: Pension Equity Account – which is a stock account, Other Post-Employment Benefits (OPEB) and a cash management account. The pension equity account returned 10.89% during the FY18 and 10.19% for the OPEB trust. It is his professional opinion that the next 10 years of investments will not perform as well as the last ten years due to market conditions.

Segal Company: Pension Contributions for FY2018-2019

Henry Nearing, Plan Actuary, reported that the Actuarially Determined Contribution (ADC) for FY2019-2020, after employee contributions, a 7.65% discount rate and a 3¼% amortization increase, is \$16,266,919. He also reported that if the discount rate is further

Section 10-6a and substituting in lieu thereof a new Section 10-6a entitled "On Call Service Contracts" consistent with the draft dated January 27, 2019, as unanimously approved by the Ordinance Committee.
Motion carried 8/0.

Contingency Transfer: Special Election

MOTION By Marc Weinberg
seconded by Ram Aberasturia
to **approve** a contingency fund transfer in the amount of \$27,055 to cover the costs incurred by holding a Special Election for the vacant 3rd Senatorial District Senate Seat on February 26, 2019 as follows:

From G9600-63492	Contingency Reserve	\$27,055
To G1300-60135	Registrar of Voters – Election Officials	\$19,700
To G1300-62360	Registrar of Voters – Election Day Exps.	\$ 7,355

Motion carried 8/0.

OPPORTUNITY FOR COUNCILLORS TO DIRECT QUESTIONS TO THE ADMINISTRATION

None

COUNCIL ACTION ON EXECUTIVE SESSION MATTERS

Assessment (tax) appeal known as Direct Invest-Riverbend v. Town of East Hartford, Docket No. CV-18-6093655-S, involving real property located at 55 Hartland Street

MOTION Ram Aberasturia
seconded by Linda Russo
to **accept** the recommendation of Corporation Counsel to settle the pending assessment (tax) appeal known as Direct Invest-Riverbend Executive Park, LLC v. Town of East Hartford, Docket No. HHD-CV-18-6093655-S, involving 55 Hartland Street, from the fair market value of \$7,521,560 to the fair market value of \$6,837,780, which shall generate a reduction of \$22,811.99 in property taxes, for the Grand List Year of 2017.
Motion carried 8/0.

Assessment (tax) appeal known as Stone Creek Apartments LLC v. Town of East Hartford, Docket No. CV-17-6037705-S, involving real property located at 126 Silver Lane

MOTION Ram Aberasturia
seconded by Linda Russo
to **accept** the recommendation of Corporation Counsel to settle the

pending assessment (tax) appeal known as Stone Creek Apartments, LLC v. Town of East Hartford, Docket No. CV-17-6037705-S as follows:

1. 14-20 Sisson Street from a fair market value of \$798,686 to the fair market value of \$775,000;
2. 126 Silver Lane from a fair market value of \$3,345,829 to the fair market value of \$3,000,000; and
3. 140 Silver Lane from a fair market value of \$2,892,557 to the fair market value of \$2,800,000;

which shall generate a total reduction of \$5,336.43 in property taxes, for the Grand List Year of 2016.

Motion carried 8/0.

Assessment (tax) appeal known as Homeowners Finance Co. v. Town of East Hartford, Docket No. CV-17-6040025-S, involving real property located at 235 East River Drive

MOTION Ram Aberasturia
seconded by Marc Weinberg
to **accept** the recommendation of Corporation Counsel to settle the pending assessment (tax) appeal known as Homeowners Finance Co. v. Town of East Hartford, Docket No. HHD-CV-17-6040025-S, involving 235 East River Drive #1701, from the fair market value of \$702,010 to the fair market value of \$625,000, which shall generate a reduction of \$2,536.46 in property taxes, for the Grand List Year of 2016.
Motion carried 7/0. **Abstain: Russo**

Auto Liability Claim of Felix Brazalovich

MOTION By Ram Aberasturia
seconded by Linda Russo
to **accept** the recommendation of Corporation Counsel to fully and finally settle the pending automobile property damage claim of Town employee, Felix Brazalovich for a total sum of \$2,221.37.
Motion carried 8/0.

Superior Court action known as Sainval Roosens v. Board of Education, et al, Docket No. CV-17-6084215-S

MOTION By Ram Aberasturia
seconded by Caroline Torres
to **accept** the recommendation of Corporation Counsel to fully and finally settle the pending Superior Court action known as Roosens Sainval v. Board of Education, et al, Docket No. HHD-CV-17-6084215-S, for a total sum of \$10,000.00.
Motion carried 8/0.

OPPORTUNITY FOR RESIDENTS TO SPEAK

Ram Aberasturia wished his father, Roberto L. Aberasturia, a Happy 77th Birthday, which is tomorrow February 20th.

ADJOURNMENT

MOTION

By Esther Clarke
seconded by Linda Russo
to **adjourn** (10:17 p.m.).
Motion carried 8/0.

The Chair announced that the next regular meeting of the Town Council is March 5th. He also announced that this year's Budget Workshops will be held on February 25th, 27th, March 2nd, and March 4th.

Attest Angela M. Attenello
TOWN COUNCIL CLERK