

EAST HARTFORD TOWN COUNCIL

COMMUNITY CULTURAL CENTER AUDITORIUM

February 21, 2023

PRESENT Chair Richard F. Kehoe, Vice Chair Donald Bell, Jr., Minority Leader John Morrison, Councillors Angela Parkinson (via Teams), Awet Tsegai, Travis Simpson, Thomas Rup and Harry Amadasun, Jr.

ABSENT Majority Leader Sebrina Wilson

ALSO Mayor Michael P. Walsh  
PRESENT Melissa McCaw, Finance Director

Henry Nearing, Vice President & Consulting Actuary for Segal Company  
John O'Connor, President, 3D/L Capital Management, Inc.  
Ben Lavine, Co-Chief Investment Officer, 3D/L Capital Management, Inc.  
Christopher Kachmar, Chief Investment Officer, Fiducient Investment

Advisors

CALL TO ORDER

Chair Kehoe called the meeting to order at 7:33 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 Don Bell  
seconded by John Morrison

to **add** items 6B: "Resignation from Greater Hartford Transit District" and 8G "Re-Appointments to Boards and Commissions" to the regular meeting agenda

Motion carried 8/0

RECOGNITIONS AND AWARDS

OPPORTUNITY FOR RESIDENTS TO ADDRESS THE COUNCIL ON AGENDA ITEMS

Mayor Walsh

- wished all a good evening
- East Hartford Parks and Recreation is offering an American Red Cross Babysitter Training Course. This course will be held on Saturday, March 11, 2023 from 9am – 4pm. This course is open to youth ages 11 to 15 and for current/future

babysitters. Babysitters will receive a Babysitting certificate that includes Standard First Aid.

- East Hartford Parks and Recreation Department's Annual Egg Hunt will be at McAuliffe Park, 30 Remington Road on Saturday, March 25th at 12:00pm.
- Parks and Recreation will also be offering a Splashing for Eggs Event at the Middle School Pool, 777 Burnside Avenue on Friday, March 31, 2023 from 5:30-8:00 p.m. Participants will be assigned a time slot to 'hop' into the pool to collect some floating eggs.
- The second annual East Hartford Memorial Day parade and series of events will take place Monday, May 29, 2023 at 10 AM. The event will consist of three parts, including a parade, program at the Fallen Star Memorial and celebration of East Hartford. The parade will proceed from 9 Riverside Drive to the Fallen Star Memorial located at Goodwin University. Information for group participation, sponsorship and vendors is available on the Town website.
- Parks and Recreation will host Group Swim Lessons on Wednesday evenings beginning March 15th, or on Saturday mornings beginning March 18th. Registration is required online at [www.ehparks.org](http://www.ehparks.org). Registration will begin Wednesday, February 22nd for residents and Monday, February 27th for non-residents. Information on private lessons is also available.
- East Hartford Works is partnering with Goodwin University to offer a 5-week Professional Skills Academy with a focus on manufacturing. The 5-week academy will be part-time, three days a week at Goodwin University, held Tuesday-Thursday evenings at 4-9 PM.
- Habitat for Humanity invites all to attend an Applicant Information Meeting on Saturday, March 4 at 10 AM at Raymond Library (840 Main Street). The purpose of the info session is to familiarize attendees with steps and benefits of becoming a Habitat for Humanity Homeowner.
- The Mayor's Office has reached out to the Office of Higher Education (OHE) to get a clarification on what can be done to support all affected students by the closing of Stone Academy.
- The 2022 East Hartford Grand List is now available online.
- As of this afternoon, the Mayor's office has received approval of the amended "certificate of taking" on Silver Lane Plaza.

## APPROVAL OF MINUTES

### February 7, 2023 Executive Session

MOTION        By Don Bell  
                     seconded by Awet Tsegai

to **approve** the minutes of the February 7, 2023 Executive Session

Motion carried 8/0

### February 7, 2023 Regular Meeting

MOTION        By Don Bell  
                     seconded by John Morrison

to **approve** the minutes of the February 7, 2023 Regular Meeting

Motion carried 8/0

## COMMUNICATIONS AND PETITIONS

### Overview of Town's Long Term Obligations

### Annual Pension and OPEB Fund Review

### Segal Company- Pension Contributions for FY 2023-24

Henry Nearing, Vice President & Consulting Actuary for Segal Company, reported that the Actuarially Determined Contribution (ADC) for FY2023-2024, after employee contributions, a 7.25% future assumed return interest rate and a 3.25% amortization increase, is \$22,718,000. Overall Plan Population will continue to gradually decrease as new and recent Town and Board of Education hires are not eligible for pension benefits. As of June 30, 2022 there are \$21.0M in investment losses to be reflected in future years with a \$35.2M loss caused by the 2021/2022 plan year.

### 3D/L Capital Management: Discussion of the Town's Portfolio- Equity Side

John O'Connor, President of 3D/L Capital Management, Inc., and Ben Lavine, Co-Chief Investment Officer of 3D/L Capital Management, Inc., presented the investment returns on the equity portion of the Town's pension and OPEB portfolio for the period from July 1, 2021 through June 30, 2022. 3D/L manages three accounts for the town: Pension Equity Account – which is a stock account, Other Post-Employment Benefits (OPEB) and a cash management account. Asset allocations are balanced amongst sensitive, cyclical and defensive sectors.

### Fiducient Advisors: Discussion of the Town's Portfolio- Fixed Income Side

Christopher Kachmar, Chief Investment Officer of Fiducient Advisors addressed the Council on the annual investment returns of the fixed income portion of the Town's pension and OPEB trust funds. Recent financial trends provide for a more favorable outlook for long-term return on Fixed Income.

### Finance Director

Melissa McCaw, Finance Director provided expense and projection analysis on the Town's Long Term Obligations.

### Expense and Projection Analysis - OPEB trust fund

Per ordinance 10-52(d), the Town's budget contribution is required to be equal to 5 yr. avg. of actual claims paid plus 0.1% of the unfunded accrued liability (increasing annually). Effective in January 2017, any portion of the unassigned fund balance in excess of 10% is a mandatory contribution to OPEB fund. The Town's net OPEB liability as of 7/1/21 was \$139 million. The director recommends an increase of approximately \$700,000 to the town's contribution as part of the FY2024 budget.

### Expense and Projection Analysis - Medical Claims / Health Insurance Trust Fund

The director recommends a reduction of approximately \$400,000 for the town to the health fund for FY2024 due to a significant increase in net assets over the last five years beyond the two times the average monthly claims as required by town ordinance.

#### Expense and Projection Analysis - Long Term Debt

The director stated that as of 7/1/23, the Town of East Hartford will have \$52.6 million in debt outstanding, all of which will be fully retired in 2032. The increase in debt service from FY2023 to FY2024 is \$1.6 million. Based on expenditures to date and estimated cash flow, the director stated that a bond issuance of \$25 million in 2023 will be necessary and there may be some transfer of funding to reduce the spike in debt payments for the FY2024 budget.

#### Expense and Projection Analysis - Lease Purchase

The director reviewed a schedule of leases payable for the fiscal year ending in June 2024. Because there is a significant amount of lease payments completed this current fiscal year, there is enough money available to pay for projected capital needs next year and result in a slight decrease in annual payments

#### Resignation from Greater Hartford Transit District

The Chair shared that upon moving out of state, Peter Bonzani's position on the board has been vacated. The Chair expressed appreciation for Mr. Bonzani's dedication during his tenure on the District's Board.

#### OLD BUSINESS

#### NEW BUSINESS

#### Bid Waiver: Community Cultural Center Fire Alarm Audio Panel

MOTION        By Awet Tsegai  
                     seconded by Tom Rup

that pursuant to Section 10-7(c) of the Town of East Hartford Code of Ordinances, the Town Council **waive** the requirement to obtain three quotes under Section 10-7(a) of the Town of East Hartford Code of Ordinances to enable the immediate replacement of a failed fire alarm audio panel at the Community Cultural Center (CCC), at 50 Chapman Place with Cintas Corporation in the amount of \$21,288.38.

Motion carried 8/0

#### Grant Applications

#### 2023 DEEP Recreational Trails Grant Program

MOTION        By Harry Amadasun  
                     seconded by Awet Tsegai

to **adopt** the following resolution:

**WHEREAS**, the CT Dept. of Energy and Environmental Protection (DEEP), has made funding available under the Recreational Trails Grants Program; and

**WHEREAS**, these funds could be used to address serious erosion issues at the lower Great River Park walkway and to construct trail connections with educational and commercial partners;

**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 under the Recreational Trails Grants Program.

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

Federal Emergency Management Agency (FEMA) Assistance to Firefighters Grant (AFG)

MOTION      By Don Bell  
                     seconded by Travis Simpson

to **adopt** the following resolution:

**WHEREAS;** the Federal Fire Protection and Control Act of 1974 established a competitive financial assistance program through the Federal Emergency Management Agency (FEMA) entitled “Assistance to Firefighters Grant” program and

**WHEREAS;** the East Hartford Fire Department wishes to apply to this program for firefighting equipment and training,

**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 FEMA as they pertain to this Assistance to Firefighters Grant program grant.

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

## CT Coronavirus State and Local Fiscal Recovery Funds (SLFRF)

**MOTION** By Harry Amadasun  
seconded by John Morrison

to **adopt** the following resolution:

**WHEREAS;** The State of CT has made available funding through its Coronavirus State and Local Fiscal Recovery Funds (SLFRF), a part of the American Rescue Plan Act (ARPA), and;

**WHEREAS**; these funds can be used to provide East Hartford residents utilizing the programs and services of East Hartford Works with employment and training supports as well as wrap around services to address any barriers to success,

**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 State of CT as they pertain to this Coronavirus State and Local Fiscal Recovery Funds (SLFRF) grant.

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

Referral to Ordinance Committee re: Fair Rent Commission

MOTION        By Don Bell  
                     seconded by John Morrison

in accordance with Connecticut Legislature's Public Act 22-30, the town **refer** to the Ordinance Committee the adoption of a fair rent commission ordinance.

Motion carried 8/0

Referral to Personnel and Pensions Committee re: Job Descriptions

Chief Administrative Officer & Finance Director  
Deputy Development Director  
Director, East Hartford Works  
Career Coach

MOTION        By Awet Tsegai  
                     seconded by Tom Rup

to **refer** to the Personnel & Pensions Subcommittee the proposed job descriptions for the positions of Chief Administrative Officer & Finance Director, Deputy Development Director, Director: East Hartford Works and Career Coach as provided in a memo from Tyron Harris, Human Resources Director to Mayor Michael P. Walsh dated February 6th, 2023 with instructions to review the position and report back to the full Council with its recommendations, if any.

Motion carried 8/0

Setting of Public Hearing re: Sale of Town Properties to Jasko Zelman, LLC

MOTION        By Angie Parkinson  
                     seconded by Don Bell

to set a Public Hearing for March 7, 2023 at 7 pm in the auditorium if the East Hartford Community Cultural Center located at 50 Chapman Place,

East Hartford, as well as via the Teams platform, to hear public comment on the sale of the properties known as 936 Silver Lane, 942 Silver Lane, 944 Silver Lane, 960 Silver Lane, 285 Forbes Street (a/k/a 285 Forbes Street Rear) and 291 Forbes Street, to Jasko Zelman 1, LLC.

Motion carried 8/0

Amusement Permit Application re: Eversource Hartford Marathon

MOTION      By Harry Amadasun  
seconded by Awet Tsegai

that pursuant to Section 5-3(e) of the East Hartford Code of Ordinances, **approve** the outdoor amusement permit entitled “Eversource Hartford Marathon – 2023” submitted by Josh Miller, Race Director for the Hartford Marathon Foundation to conduct a marathon road race and outdoor musical entertainment with volunteers and several thousand spectators and runners on Saturday, October 14, 2023 from 7:30AM to 1:30PM, with music between the hours of 9AM and 1:30PM, subject to compliance with adopted codes and regulations of the State of Connecticut, the Town of East Hartford, and any other stipulations required by the Town of East Hartford or its agencies.

Motion carried 8/0

Re-Appointments to Boards and Commissions

MOTION      By Awet Tsegai  
seconded by Don Bell

to approve the following Re-appointments to Boards and Commissions:

Beautification Commission

- (D) Cynthia Woodman — 61 Dartmouth Dr—term to expire 12/25
- (D) Kim Knapp -48 Wickham Drive — term to expire 12/25

Commission on Aging

- (D) Maryann Larson — 236 Main St — term to expire 12/25

Commission on Culture and Fine Arts

- (D) Amanda Ackley — 63 Garvan St — term to expire 12/27

Economic Development Commission

- (D) Erwin Hurst — 118 Oxford Dr - term to expire 12/25
- (D) Joelle Murchison — 230 Timber Trail - term to expire 12/25
- (D) Veronica Rosario — 31 High Street - term to expire 12/25

- Historic District Commission

- Inland Wetlands Commission

- Motion carried 8/0

## COUNCIL ACTION ON EXECUTIVE SESSION MATTERS

Motion carried 8/0

## ADJOURNMENT

Motion carried 8/0

Attest \_\_\_\_\_  
Jason Marshall  
TOWN COUNCIL CLERK