

## EAST HARTFORD TOWN COUNCIL

### COMMUNITY CULTURAL CENTER AUDITORIUM

March 19, 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  
Paul O'Sullivan, Grants Administrator (via Teams)  
Alex Capossela, Director of Golf and Management, East Hartford Golf Club

#### CALL TO ORDER

Chair Kehoe called the meeting to order at 7:47 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 **amend the agenda** to add a new item 8G: Referral to Public Building Commission: Church Corners Inn project.

Motion carried 9/0

#### RECOGNITIONS AND AWARDS

#### OPPORTUNITY FOR RESIDENTS TO ADDRESS THE COUNCIL ON AGENDA ITEMS

##### Mayor Martin

- wished all a good evening and provided an update on town development projects and infrastructure improvements. There is a lot of positive activity going on in the town.
- Regarding Port Eastside, the Demolition Agreement was approved by Council at the March 11 Regular Meeting, and the Town is now working with CRDA on creating the RFP for bids on the demolition work.
- On Monday at Silver Lane Plaza, demolition began on the main center building also known as the JM Fields building. It will take about a month to demolish the building and remove the foundation. . Four tenants remain on site, with the goal to

have all tenants out by June 2024. The Town is currently reviewing options for redevelopment with Grossman Realty, the sole respondent to the Town's RFP for development on the site. An RFP for hazardous abatement of the site's two side buildings will be put out next week.

- Jasko Zelman, the developers of Concourse Park are scheduled to provide a presentation to Council in April, where the Council will vote to approve transfer of the property and allow for the start of construction.
- The Town received one bid on the RFP for restoration of historic buildings. A Committee of Award meeting is scheduled for Friday to officially choose the bidder for construction. The majority of focus will be on the repair of Brewer House. The Town is also working with the contractor to obtain hazardous abatement specs for Hockanum Library to include in its final bid package.
- A needs assessment and economic and feasibility study are in process regarding the concept of a Youth Sports Facility. The Mayor anticipates the studies to be completed in the next 8 to 12 weeks.
- Work on the McAuliffe Park at-grade crossing is scheduled to begin on March 25th. Once completed the Town will create two paved walking paths on the site
- A 20-unit apartment development to be located on Silver Lane is currently set for review with the Planning and Zoning Commission. A second project located at 81-87 Main Street consisting of two buildings with 20 units each has been approved by the Planning and Zoning Commission
- Two retail cannabis establishments have been approved by the Planning and Zoning Commission (500 Main Street and 36 Main Street). Manufacturing and distribution establishments located on Park Avenue and Burnham Street have also been approved.
- An RFP has been issued for a rebranding and marketing campaign focused on attracting families and businesses to East Hartford.
- Demolition and paving projects at various basketball courts in Town are currently underway.
- An engineering study to evaluate the redevelopment of Bissell Street is in progress with the priority of assessing traffic flow in the area.
- Work has restarted at the Pewterpot Brook bridge crossing along Brewer Street. The road will reopen to through traffic by Memorial Day
- The Town Clerk's office has moved back into Town Hall. Additional departments will relocate back into the building in two phases, with all services open to the public by the end of May. Reprogramming at the Community Cultural Center is under consideration with discussions to relocate the Board of Education's central registration to the building. Administration is also discussing bringing the Connecticut Regional Children's Court to the facility.
- A welcome packet providing information on Town resources for new residents is in process.
- A new onboarding packet for Boards and Commissions members has been created with assistance from the Hartford YWCA.

## APPROVAL OF MINUTES

### March 2, 2024 Budget Workshop

MOTION        By Sebrina Wilson  
                         seconded by Travis Simpson

to **approve** the minutes of the March 2, 2024 Budget Workshop

Motion carried 9/0

March 4, 2024 Budget Workshop

MOTION        By Sebrina Wilson  
                         seconded by John Morrison

to **approve** the minutes of the March 4, 2024 Budget Workshop

Motion carried 9/0

March 5, 2024 Executive Session

MOTION        By Sebrina Wilson  
                         seconded by Tom Rup

to **approve** the minutes of the March 5, 2024 Executive Session

Motion carried 9/0

March 5, 2024 Regular Meeting

MOTION        By Sebrina Wilson  
                         seconded by Don Bell

to **approve** the minutes of the March 5, 2024 Regular Meeting

Motion carried 9/0

March 6, 2024 Public Hearing

MOTION        By Sebrina Wilson  
                         seconded by Angie Parkinson

to **approve** the minutes of the March 6, 2024 Public Hearing

Motion carried 9/0

March 11, 2024 Special Meeting re: Port Eastside

MOTION        By Sebrina Wilson  
                         seconded by Awet Tsegai

to **approve** the minutes of the March 11, 2024 Special Meeting re: Port Eastside

Motion carried 9/0

March 11, 2024 Special Meeting re: 2024-25 Budget

MOTION        By Sebrina Wilson  
                     seconded by Harry Amadasun

to **approve** the minutes of the March 11, 2024 Special Meeting re: 2024-25 Budget

Motion carried 9/0

COMMUNICATIONS AND PETITIONS

OLD BUSINESS

NEW BUSINESS

East Hartford Golf Cars: Purchase of New Cars and Sale of Existing Fleet

MOTION        By Angie Parkinson  
                     seconded by Tom Rup

to **adopt** the following resolution:

**WHEREAS**, the Town of East Hartford has contracted with Indigo Sports (also dba Troon), a nationally recognized expert golf course operator to manage the golf course, maintenance, and restaurant operations as of November 1, 2013; and

**WHEREAS**, Indigo Sports has assessed the golf car assets and has determined the existing golf cars required to properly operate the East Hartford Golf Course have met or exceeded their useful life; and

**WHEREAS**, the Town and Indigo Sports have evaluated quotes from competitively selected vendors through the Omnia Sourcewell Consortium and it has been determined that EZ-GO Golf provides the lowest responsible price for the replacement of golf cars at \$383,844; and

**WHEREAS**, Indigo Sports has obtained more competitive pricing to sell the existing fleet to MGC, in lieu of the vendors on Omnia Sourcewell Consortium, for an amount of \$160,950; and

**WHEREAS**, Indigo Sports has budgeted \$44,579 in the 2024 golf year and in four subsequent years as part of the golf course budget compiled by Indigo Sports to reimburse the Town for the net golf cars purchase with EZ-GO Golf purchases;

**THEREFORE BE IT RESOLVED**, that the Town of East Hartford is authorized to expend \$383,844 for the replacement golf cars purchase in the Town's Capital Lease Fund and that the Mayor of the Town of East Hartford is authorized to enter into any agreements and related documents for such purchase with EZ-GO Golf in amount not to exceed \$383,844.

**BE IT FURTHER RESOLVED**, that the Mayor is authorized to enter into any agreements and related documents with MGC for the sale of the existing fifty-eight



Motion carried 9/0

Referral to Fees Committee re: Inspections

MOTION By Harry Amadasun  
seconded by Travis Simpson

to **refer** to the Fees Committee the current pricing structure for inspection fees for residential and commercial properties and report back to the Town Council with its recommendations, if any.

Motion carried 9/0

Modification of Existing Bid Waivers re: Town Hall Enhancement Project

MOTION By Don Bell  
seconded by John Morrison

to **rescind** the Motions made by the Town Council on February 20, 2024 regarding: (1) A bid waiver to enter into contract with L. E. WHITFORD CO., INC. for Town Hall rekeying lock systems in an amount not to exceed \$12,225; and (2); a bid waiver to enter into contract with DUPONT STORAGE SYSTEMS, INC. for Town Hall Shelving in an amount not to exceed \$16,000.

Motion carried 9/0

MOTION By Don Bell  
seconded by Travis Simpson

to **adopt** the following resolution:

**WHEREAS**, during October of 2022, this Council authorized the Town Hall Mechanical Engineering, Plumbing, and Renovations project (the "Project") to modernize the East Hartford Town Hall;

**WHEREAS**, the Project is nearing substantial completion;

**WHEREAS**, on February 6, 2024, this Council authorized the transfers of ARPA funds for certain additional listed Town Hall Improvements ("Improvements");

**WHEREAS**, in order to complete the Improvements in a manner that saves on costs as well as in order to avoid any disruption to Town Hall employees and Town citizens the Town desires to seek the following bid waivers for the Town Hall Improvements; and

**THEREFORE, BE IT RESOLVED**, that the East Hartford Town Council hereby finds the following bid waivers to be in the best interest of the Town and approves the following items:

1. pursuant to 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(a) and further authorize the Town to enter into the following agreements:
  - a. A contract with L. E. WHITFORD CO., INC. for Town Hall rekeying lock systems in an amount not to exceed \$15,225;
  - b. A contract with DUPONT STORAGE SYSTEMS, INC. for Town Hall Shelving in an amount not to exceed \$17,778.32.
2. That Mayor, Connor S. Martin, is hereby authorized to make, execute and deliver all agreements, amendments, 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*

Amusement Permit Application re: Sounds of Summer Concert Series

MOTION        By Harry Amadasun  
                         seconded by Tom Rup

to **approve** the outdoor amusement permit application entitled "Sounds of Summer Concert Series" as submitted by Mack Hawkins, Chief of Police, to be held at the Amphitheater located in Great River Park scheduled for the following Thursdays: June 13, 20, 27, July 11, 18, 25, and August 1 and 8, from 6:00 to 8:00 pm, with set up at 4:30 and cleanup at 8:30 PM, 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 9/0

Referral to Public Building Commission: Church Corners Inn Project

MOTION        By John Morrison  
                         seconded by Tom Rup

to **refer** to the Church Corners Inn Project to the Public Building Commission for review and possible action pursuant to Town Ordinance section 2-67.

Motion carried 9/0

OPPORTUNITY FOR COUNCILLORS TO DIRECT QUESTIONS TO THE  
ADMINISTRATION

Councillor Bell:

- expressed his appreciation for the onboarding pamphlet for boards and commissions. The Councillor recommended including the process for how unaffiliated voters with interest can participate.
- asked what type of attention will be given to the restoration of the Town's lesser used historic buildings. *Mayor Martin stated that \$1.5 million of ARPA funds has been appropriated for the restoration of historic buildings under Mayor Walsh. The*

- majority of funds and attention will go towards the Brewer House as it is the building being most used. Goodwin Schoolhouse roof repairs are also a priority.
- stated that focus of the youth sports needs assessment should be representative of the community at large.
  - feels that the letting the Town's current work speak for itself provides its own value add for the Town's rebranding.

Councillor Morrison asked if the Administration anticipates any issues with the abatement process at Silver Lane Plaza. *Mayor Martin stated that nothing unique was discovered during the February assessment of the primary building, but there are concerns with the building on the right (832-848 Silver Lane) and potential contamination. An environmental review will be required.*

Councillor Wilson, asked when the primary Silver Lane building will be fully demolished. *The Mayor anticipates the building will be down and all rubble removed with the area graded and seeded by May.*

#### Councillor Simpson

- voiced concerns that the Town may oversaturate the cannabis market with approvals from the Planning and Zoning Commission while waiting on state approval for projects. *The Mayor shared that per state law, the Town is allowed a maximum of three cannabis retailers based on its population.*
- asked that the Town look into recent waivers of the requirements of installation of sidewalks on new development projects.

### COUNCIL ACTION ON EXECUTIVE SESSION MATTERS

The pending Auto Liability Claim known as SIMONE BELL, DONNA REE HALL, AND AZZOURIAH STERLING PPA NATHANIEL STERLING v. EAST HARTFORD, No. HD4-HHD-CV22-6160972-S

MOTION      By Don Bell  
seconded by Travis Simpson

to **accept** the recommendation of Corporation Counsel to fully and finally settle the pending Auto Liability Claim known as SIMONE BELL, DONNA REE HALL, AND AZZOURIAH STERLING PPA NATHANIEL STERLING v. EAST HARTFORD, No. HD4-HHD-CV22-6160972-S, for the total sums of \$11,000.00 to Simone Johnson; \$9,999.00 to Donna Ree Hall; and \$1,575.00 to Azzouriah Sterling, PPA Nathaniel Sterling.

Motion carried 9/0

The pending Workers' Compensation claims of former Town employee, Matthew Braunshweiger

MOTION      By Don Bell  
seconded by Angie Parkinson

to **accept** the recommendation of Corporation Counsel to fully and finally settle the pending workers' compensation claims of former Town employee, Matthew Braunshweiger, for a total sum of \$85,000.00.



Motion carried 9/0

## OPPORTUNITY FOR RESIDENTS TO SPEAK

Gary Roy, 61 Matthew Road, supports the sidewalk installation requirement for development projects. The resident proposed that the Town consider a visitor center as part of the Main Street revitalization.

ADJOURNMENT

MOTION By John Morrison  
seconded by Don Bell

to **adjourn** (9:17 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 April 2nd.

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