

Robert J. Rack

EAST HARTFORD TOWN COUNCIL 2019 APR -8 A 8:49

TOWN COUNCIL CHAMBERS TOWN CLERK
EAST HARTFORD

APRIL 2, 2019

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

ABSENT Councillors Joseph R. Carlson and Shelby J. Brown

CALL TO ORDER

Chair Kehoe called the meeting to order at 7:30 p.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.

AMENDMENTS TO THE AGENDA

MOTION By Ram Aberasturia
seconded by Linda Russo
to **amend** the agenda as follows:

Under New Business, add item I. entitled "Annual Tax Lien Sales – RFP".

Motion carried 7/0.

OPPORTUNITY FOR RESIDENTS TO ADDRESS THE COUNCIL ON AGENDA ITEMS

Mayor Leclerc spoke on the following: (1) the Distracted Driving program started today and will continue through April 30th; (2) on April 9th the Heroes for Hire Career Fair will take place at Rentschler Field from 11AM to 3PM; (3) the Donate Life flag will be raised at Town Hall on April 10th; (4) the deadline to submit the name of a recipient of the 34th Annual Service to Youth Awards is April 19th; (5) Saturday April 27th is a Prescription Take-back Day at the PSC from 10AM to 2PM; (6) the Mayor's Clean-up will be May 18th 9AM to Noon along Burnside Avenue into Mayberry Village; (7) recognized Sarah Morgan, Library Director, for the Spring Vacation programs in April that she and her staff have developed for the residents – in addition to the Easter programs that the Parks & Recreation department have scheduled.

APPROVAL OF MINUTES

March 19, 2019 Executive Session

MOTION By Ram Aberasturia
seconded by Caroline Torres
to **approve** the minutes of the March 19, 2019 Executive Session.
Motion carried 6/0. **Abstain:** Harmon

March 19, 2019 Regular Meeting

MOTION By Ram Aberasturia
 seconded by Marc Weinberg
 to **approve** the minutes of the March 19, 2019 Regular Meeting.
 Motion carried 6/0. **Abstain:** Harmon

COMMUNICATIONS AND PETITIONS

Resignation of Valentine Povinelli from the Personnel Appeals Board

Chair Kehoe announced the resignation of Mr. Povinelli from the Personnel Appeals Board and thanked him for his service and dedication to the town.

NEW BUSINESS

East Hartford Housing Authority: Veterans Terrace PILOT Agreement

Christopher Pliszka, EHHA Finance Director, and Helen Muniz, Carabetta Enterprise representative, updated the Council on the progress of the redevelopment of Veterans Terrace project and the need for the town to continue the 2016 PILOT Water and Sewer Assessment Agreement for the life of the financing agreement between the East Hartford Housing Authority and the investors in the renovation of Veterans Terrace.

MOTION By Linda Russo
 seconded by Marc Weinberg
 to **adopt** the following resolution:

**RESOLUTION OF THE EAST HARTFORD TOWN COUNCIL REGARDING PAYMENTS CONCERNING
VETERANS TERRACE**

WHEREAS, those properties currently known collectively as Veterans Terrace & Extension, including additional land lying beneath Columbus Street Extension (the "Property") are to be ground leased for not more than 99 years to entities known as Veterans Terrace Communities I LLC, Veterans Terrace Communities II LLC, and Veterans Terrace Communities III LLC (collectively, the "VT Communities"); and

WHEREAS, the Property consists (inter alia) of an affordable housing community including 150 affordable rental units; and

WHEREAS, pursuant to state law, the forerunner to Connecticut General Statutes section 8-71, on January 17, 1950 the East Hartford Town Council set a payment in lieu of taxes in an amount of 10% of the shelter rent for each unit; and

WHEREAS, the Town subsequently paid for water and sewer fees and assessments related to the Property; and

WHEREAS, the Town and the East Hartford Housing Authority entered into an agreement in 2016 in which the East Hartford Housing Authority would no longer pay the payment in lieu of taxes set under the 1950 agreement but would assume the costs associated with the Property for all water and sewer fees and assessments.

NOW, THEREFORE, BE IT RESOLVED that the Town Council hereby agrees to extend the 2016 agreement for the life of any HUD-insured mortgage financing or other government sponsored enterprise financing placed on the Property as the same may be modified, increased or refinanced, which term is expected to be not less than forty years;

AND FURTHER BE IT RESOLVED that the Town Council hereby agrees that the rights and obligations of the East Hartford Housing Authority under the terms of the 2016 agreement may be assigned to VT Communities as required by such financing;

AND FURTHER BE IT RESOLVED that the Mayor of the Town be and hereby is authorized to execute and deliver all such documentation on behalf of the Town in furtherance of the terms of this resolution.

On call of the vote, motion carried 7/0.

Wickham Library Renovation Phase II: LoCIP Funding

MOTION By Linda Russo
seconded by Ram Aberasturia
to **adopt** the following resolution:

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 as may be required by the State of Connecticut Office of Policy and Management to secure Local Capital Improvement Program funds (LoCIP) in the amount of \$700,708 for the following project:

- Wickham Library Renovation \$700,708

On call of the vote, motion carried 7/0.

Sustainable CT

MOTION By Ram Aberasturia
seconded by Marc Weinberg
to **adopt** the following resolution:

Resolution Supporting Participation in the Sustainable CT Municipal Certification Program

Whereas Sustainable CT is a comprehensive, statewide, action-oriented voluntary certification program built by and for municipalities with the vision that: Sustainable CT communities strive to be thriving, resilient, collaborative and forward looking. They equitably promote the health and well-being of current and future residents and they respect the finite capacity of the natural environment; and

Whereas Sustainable CT is designed to boost local economies, help municipal operations become more efficient, reduce operating costs, and provide grants and addition support to municipalities; and

Whereas the Town of East Hartford embraces an ongoing process of working toward greater sustainability, selecting which actions it chooses to pursue from the voluntary menu of actions provided by Sustainable CT.

NOW THEREFORE, BE IT RESOLVED by the East Hartford Town Council that we do hereby authorize the Program Manager Sustainability to serve as East Hartford's Sustainability CT contact person for the Sustainable CT Municipal Certification process and authorize that position to complete Municipal Registration on behalf of East Hartford; and

RESOLVED that to focus attention and effort within East Hartford on matters of sustainability, and in order to promote Town Council local initiatives and actions toward Municipal Certification, the Town Council establishes an advisory Sustainability Team to be appointed by the Mayor of East Hartford; and

RESOLVED that the first meeting of the sustainability Team must be held within 90 days of passing this resolution and that the Sustainability Team shall meet as frequently as needed but no less than quarterly; and

RESOLVED that the Sustainability Team shall report annually to the Town Council on the progress of its activities toward Sustainable CT certification, with reports and presentation made publicly available.

On call of the vote, motion carried 7/0.

AARP: 2019 Community Challenge Grant

MOTION By Ram Aberasturia
 seconded by Linda Russo
 to **adopt** the following resolution:

WHEREAS the AARP Community Challenge is offering "quick action" grants to make communities livable for people of all ages; and

WHEREAS these grants are available to create vibrant public places through solutions that improve open spaces, parks and access to other amenities.

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 AARP as they pertain to this Community Challenge grant.

On call of the vote, motion carried 7/0.

Setting a Public Hearing Date of Tuesday, April 16th @ 7:15 P.M for Public Comment on the Following Revisions to the town of East Hartford's Code of Ordinances

MOTION By Linda Russo
 seconded by Pat Harmon
 to **set** a public hearing date of Tuesday, April 16th @ 7:15 p.m. to hear public comment on revisions to the Town of East Hartford's Code of Ordinances in Chapter 2 as follows:

1. Section 2-3, entitled Mayor's Salary;
2. Section 2-5, entitled Vacation; and
3. Section 2-3b, entitled Registrars of Voters Salary.

Motion carried 7/0.

Recommendation from Fees Committee re: Lease of Parking Area – North American Martyrs Parish Corporation (formerly St. Isaac Jogues Church)

MOTION By Marc Weinberg
 seconded by Pat Harmon

to **recommend** that the Town Council approve the lease agreement between the town of East Hartford and North American Martyrs Parish Corporation for the use of a parcel of land on the corner of Community Street and Home Terrace used as a paved parking lot; the term of such lease to begin April 1, 2019 and expire April 30, 2022 in consideration of \$1.00 annually. A copy of a current insurance policy to be submitted to the Town at the signing of such lease.
Motion carried 7/0.

A copy of the lease follows these minutes.

World Vision Global 6K for Water

MOTION By Marc Weinberg
seconded by Ram Aberasturia
to **approve** the outdoor amusement permit application entitled "World Vision Global 6K for Water" submitted by Michael Bassett, Warehouse Manager for World Vision, Inc., to conduct a walk to raise funds for World Vision's clean water programs on Saturday, May 4th from 9AM to 12PM at McAuliffe Park, 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; and to **waive** the associated permit fee due the town of East Hartford as this is a not-for-profit event.
Motion carried 7/0.

Refund of Taxes

MOTION By Marc Weinberg
seconded by Linda Russo
to **refund** taxes in the amount of \$ 42,134.85
pursuant to Section 12-129 of the Connecticut General Statutes.
Motion carried 7/0.

Bill	Name	Prop Loc/Vehicle Info.	Interest	Over Paid
2017-03-0050484	ADORNO BETSABEL	2005/4A3AB36F25E073180		-9.09
2017-03-0051404	ANDERSON ESSON MARCIA AND WILLIAMS DENHAM SONIA	2012/WDDGF8BB8CR227355		-37.53
2017-03-0051425	ANDERSON MABEL O	2011/4T1BF3EK2BU691882		-119.23
2017-03-0051457	ANDRADE BENJAMIN D 3RD	2006/1D4HD48N86F190508		-208.80
2017-03-0051593	ANWO MACHINE TOOL CO INC ATTN: MYRON WOJNILO	2015/NM0LS7E73F1228760	-15.74	-524.7
2017-03-0051631	APONTE WILLIAM	2008/5TEUU42N08Z535587		-246.15
2017-04-0080572	BAQAR SAKINA F	2009/JTDBL40EX99025595		-50.27

2017-01-0002451	CASSADA JACK W JR & CHRISTINE A	30 SOUTHWOOD LN	-3,147.23
2017-01-0003189	CORELOGIC TAX SERVICE	467 FORBES ST	-2,991.86
2017-01-0002978	CONDO 64 LLC COUTURE KENNETH & COUTURE ANNE	509 BURNSIDE AVE B-16	-20.00
2017-01-0009813		87 GREENWOOD ST	-900.00
2017-01-0003925	DIMAURO LOUIS & LEILA	24 CALLAHAN LN	-43.33
2017-01-0004765	EMBLETON ALAN	111 LYDALL RD	-317.75
2017-03-0063910	GARCIA-COLLAZO JUAN J	2014/1N4AL3AP8EN245380	-216.02
2017-01-0006781	HIPPLER DAVID W	56 DELMONT RD	-9.45
2017-03-0067050	HONDA LEASE TRUST	2016/19XFC2F56GE205209	-163.18
2017-03-0067064	HONDA LEASE TRUST	2015/1HGCR2F50FA176228	-181.03
2017-03-0067097	HONDA LEASE TRUST	2017/1HGCR2F58HA142234	-296.28
2017-03-0090324	HONDA LEASE TRUST	2015/5J8TB4H58FL025669	-333.10
2017-01-0006885	HOOVER JAMES & CORY	1775 MAIN ST	-3,585.23
2016-04-0084441	JORGE DENNIS P	2004/2GCEK19T041151157	-244.53
2017-03-0068712	JORGE DENNIS P	2004/2GCEK19T041151157	-344.70
2017-03-0068797	JP MORGAN CHASE BANK NA	2016/JM3KE4DY2G0604006	-396.45
2017-03-0068817	JP MORGAN CHASE BANK NA	2015/JF1GPAA69FH244054	-204.35
2017-03-0068848	JP MORGAN CHASE BANK NA	2016/4S3BNAA65G3014326	-138.02
2017-01-0000071	MARENA TEODORO	353-357 PARK AVE	-15,531.44
2017-01-0009279	MASHKIN REALTY LLC	29 WILLYS ST	-394.1
2017-01-0010265	MULAZZI STEVEN P & ANN M	49 LORRAINE CT	-20.00
2017-02-0040892	NEW ENGLAND GYPSUM FLOORS LLC	22 THOMAS ST	-110.37
2017-03-0075911	NIEMIROSKI THEODORE A	2011/1J4BA3H11BL586160	-161.43
2017-04-0086004	NISSAN INFINITI LT	2017/1N4AA6AP8HC409430	-28.85
2017-03-0076746	OLSEN CONSTRUCTION SERVICES LLC	2017/1GT12UEY5HF151512	-508.36
2017-03-0077432	PALMER PATRICIA I	2017/2T3BFREV8HW567371	-11.28
2017-03-0077681	PARSONS HOWARD L JR	1998/3FAKP113XWR218920	-11.02
2017-03-0077973	PELLETT BARBARA T	2015/19XFB2F53FE700954	-73.64
2017-04-0086601	PITURA STEPHEN J	2016/1G4GB5G34GF267926	-10.00
2017-04-0086688	PRINGLE APRIL L	2008/1GKEV23708J171353	-218.02
2017-03-0079611	RAMIREZ NATASHA L	2003/JN1DA31A73T405611	-139.06
2017-03-0090396	RAMIREZ NATASHA L	2001/1HGCF86621A045461	-10.01
2017-03-0079754	RANCOURT MICHAEL P	2015/1C6RR7YT7FS785447	-555.98
2017-01-0004026	RIOS MARISOL & FELICIANO	35 MELROSE ST	-1,944.30

	JUAN &		
2017-03-0080865	RIVERA VIVIAN	2012/WAUBFAFL9CN011663	-214.60
2017-03-0081284	RODRIGUEZ ELVIS A	2016/5N1AZ2MH0GN130083	-24.29
2017-03-0081339	RODRIGUEZ ISRAEL	2003/JTHBF30G630142863	-21.69
	SADDLER-WHARTON AVERNILL C		
2017-04-0087515		2000/WBAAM534XYJR58957	-7.47
2017-03-0082989	SANTOS SAMUEL D	2006/1N4BA41E46C826743	-190.98
	SAUNDERS KENNETH J		
2017-01-0008194	TRUSTEE	35 OAK ST	-2,365.84
2017-03-0083883	SHP MANAGEMENT	2006/1GCFG15X161108888	-71.64
2017-01-0007272	SIMASIKU ERIC	7 SIMMONS RD	-3,385.53
2017-03-0084545	SOBOLEWSKI AMY E	2017/YV440MRU5H2000670	-572.85
2017-03-0085443	SYLVESTER KENNETH R	2011/1GCRKSE39BZ337863	-50.0
	TAPLIN JOHNNIE JR		
2017-03-0085577		2003/1G2NF52F73C113602	-153.72
2017-03-0085793	TERRONES GLORIA L	2005/2HKYF185X5H544541	-118.12
2017-04-0088303	THIBAUT REGINALD H	2003/1GCFG15X431189039	-124.52
2017-03-0086132	TILLEY LLOYD E	2014/4T1BF1FK5EU430057	-7.97
	UCCELLO LOUIS A		
2017-03-0087142		2011/1N6AD0EV0BC414147	-40.14
	WELCH JUDY & LARRY D		
2017-01-0015296		1 HILLSIDE ST	-313.61
		SUBTOTAL	\$(15.74) \$ (42,119.11)
		TOTAL	<u>\$ (42,134.85)</u>

Annual Tax Lien Sales – RFP

- MOTION By Marc Weinberg
seconded by Linda Russo
to **authorize** the administration to conduct a tax lien sale by way of a request for proposal (RFP) and to seek and receive sealed bids pursuant to an invitation to bid on a number of tax liens held by the town on specific real property as stated on lists produced by Finance Director Mike Walsh and attached to a memorandum dated February 20, 2019 from Mayor Marcia Leclerc to Town Council Chair Richard Kehoe, subject to the following four conditions:
1. The Collector of Revenue shall notify the record owner of each property subject to a lien that is to be included in the tax lien sale, by certified mail, that the lien is being included in the request for proposal and invitation to bid, and that the owner should contact the Town immediately to pay the taxes or seek a payment plan if they wish to keep the Town's tax liens on their property from being sold;
 2. In order to qualify for a payment plan, the property owner must meet the following three criteria:
 - They must remit 25% of the outstanding amount due

- And further to **authorize** the Administration to assign the subsequent tax liens totaling \$400,648.79, as stated on lists produced by Finance Director Mike Walsh and attached to a memorandum dated February 20, 2019 from Mayor Marcia Leclerc to Town Council Chair Richard Kehoe, to the vendors who currently hold the prior year tax liens on these properties.

Motion carried 7/0.

OPPORTUNITY FOR COUNCILLORS TO DIRECT QUESTIONS TO THE ADMINISTRATION

Pat Harmon asked why there is digging on the former JM Fields Plaza (Silver Lane) and also reported that the sign at Bicentennial Square is damaged. *Mayor Leclerc stated (1) at the Silver Lane plaza, the owners are performing soil remediation of the old dry cleaners site in order to use that parcel as collateral for financing redevelopment of that site; and (2) she was not aware that the sign at Bicentennial Square was damaged, and thanked Councillor Harmon for bringing it to her attention.*

Linda Russo asked if the large pile of dirt on Darlin Street across from the Boy Scouts of America building is related to the DOT activity on the area bridges. *Mayor Leclerc said it was.*

COUNCIL ACTION ON EXECUTIVE SESSION MATTERS

Shafa Building, LLC v Town of East Hartford, Docket No. CV-18-6044365-S, tax appeal
re: 478 Burnside Avenue

MOTION By Ram Aberasturia
seconded by Linda Russo
to **accept** the recommendation of Corporation Counsel to settle the pending assessment (tax) appeal known as Shafa Building, LLC v Town of East Hartford, Docket No. CV-18-6044365-S, involving real property located at 478 Burnside Avenue, from the fair market value of \$2,005,930 to the fair market value of \$1,650,000, which shall generate a reduction of \$11,874.49 in property taxes, for the Grand List Year of 2017.
Motion carried 7/0.

Pending Workers' Compensation Claim of James Miller v. Town of East Hartford

MOTION By Ram Aberasturia
 seconded by Marc Weinberg
 to **accept** the recommendation of Corporation Counsel to fully and finally
 settle all outstanding workers compensation claims of former Town
 employee, James Miller, for a total sum of \$80,000.00.
 Motion carried 7/0.

OPPORTUNITY FOR RESIDENTS TO SPEAK

Susan Kniep, 50 Olde Roberts Street, asked (1) if her FOIA request of March 29, 2019 will be addressed by Friday, April 5, 2019; and (2) for more detail on the LLCs mentioned in the Veterans Terrace resolution, such as the names of the individuals in the LLC.

Mark Tigno, 20 Scott Circle, asked that the street lights on the cul-de-sac where he lives be changed to a lower wattage.

Ram Aberasturia wished his mother, Nuri Ida Aberasturia, a Happy Birthday on April 13th.

ADJOURNMENT

MOTION By Esther Clarke
 seconded by Linda Russo
 to **adjourn** (8:47 p.m.).
 Motion carried 7/0.

The Chair announced that the next meeting of the Town Council would be April 16th.

Attest Angela M. Attenello
 Angela M. Attenello
 TOWN COUNCIL CLERK

AGREEMENT

THIS AGREEMENT, made and concluded this ____ day of April, 2019, by and between the TOWN OF EAST HARTFORD, a Municipal Corporation organized and existing under the laws of the State of Connecticut, and having its territorial limits within the County of Hartford in said State, and NORTH AMERICAN MARTYRS PARISH CORPORATION of East Hartford, a Corporation organized and existing under the laws of the State of Connecticut, and being located in said Town of East Hartford, County of Hartford and State of Connecticut;

WHEREAS, the said Town of East Hartford is the owner of a certain parcel of land located in said Town of East Hartford, being shown as Parcel Number 183 on Page 1 of a certain map, plan, or drawing consisting of 8 pages entitled "Subdivision Map, East Hartford, Hartford County, Connecticut, Payne, Keefe & Neilan, Architects-Engineers, New London, Connecticut, August 12, 1957, Project Conn.-6024", which map or plan is on file in the Land Records of the said Town of East Hartford;

NOW, THEREFORE, in consideration of One (\$1.00) Dollar and other valuable considerations received by the said Town of East Hartford, the said Town of East Hartford, for itself, its successors and assigns, hereby grants to the said North American Martyrs Parish Corporation of East Hartford the right to use the above described premises for the parking of automobiles and such other uses incidental to the operation of its Church services provided, however, that said premises shall be available to the public for the purpose of parking of automobiles at all other times. This grant of use may be transferred or assigned by the North American Martyrs Parish Corporation of East Hartford to St. Isaac Jogues Ghanaian Catholic Parish Corporation (Assignee).. Any other assignments will require the approval of the Town. Should Assignee cease to operate St. Isaac's Jogues church under its Agreement with North American Martyrs Parish Corporation, the right to assign this lease to Assignee shall immediately terminate.

The granting of this license is in furtherance of the public use of said parcel of land and the parties hereto agree the granting of this license does not and is not intended to violate the restrictive covenants contained in a Deed, dated September 3, 1957, wherein the United States of America, acting through the Public Housing Administration, a constituent unit of the Housing and Home Finance Agency, is the Releasor and the said Town of East Hartford is the Releasee, which Deed is recorded in Volume 268, Page 515 of the Land Records of the said Town of East Hartford, to which reference may be had, and in the event it should ever be claimed the land is being used by virtue of the license herein granted in a manner which conflicts with the restrictive covenants contained in the Deed by which the licensor herein acquired title, then this Agreement shall be null and void and the license herein granted shall end and expire without further acts on the part of either party.

The undersigned agrees to maintain a \$500,000 per occurrence general liability insurance policy and to defend, indemnify and save harmless the Town of East Hartford from any claims of loss or liability to persons or property, injuries, damages, including reasonable attorney and litigation fees arising out of negligent actions or omissions by North American Martyrs Parish of East Hartford or its officers, agents or church invitees relative to their use/utilization of the described property; or its assignee, St. Isaac Jogues Ghanaian Catholic Parish, its officers, agents or church invitees relative to their use/utilization of the described property. North American Martyrs Parish Corporation of

East Hartford further undertakes to indemnify the Town of East Hartford for any damage to its property occurring in connection with the use of this parcel caused by the negligent acts or omissions of its officers, agents or church invitees. Said general liability policy shall name and endorse onto the policy the Town of East Hartford, its agents, officials, volunteers and employees as additional insureds in regards to liabilities arising from use of the parcel.

The undersigned also agrees that Assignee will obtain insurance coverages with additional insureds as set forth above.

Normal maintenance such as sweeping or plowing of snow shall be the responsibility of the North American Martyrs Parish of East Hartford. Such responsibility may be assigned to Assignee but to no other party.

Unless this license shall terminate by the provisions herein contained, or by operation of law, it shall continue to the _____ day of April, 2022.

IN WITNESS WHEREOF, the parties hereto, acting herein by their agents, duly authorized, have set their hands and seals on the day and year first above mentioned.

In the presence of:

TOWN OF EAST HARTFORD

Witness #1 - Signature

By _____
Marcia A. Leclerc, its Mayor
and Duly Authorized Agent

Witness #1 – Printed Name

Witness #2 – Signature

Witness #2 – Printed Name

Witness #1 - Signature

NORTH AMERICAN MARTYRS
PARISH CORPORATION

Witness #1 – Printed Name

By _____
Rev. Timothy E. Ryan, Its
Agent Duly Authorized

Witness #2 – Signature

Witness #2 – Printed Name