

Robert J. Beck

EAST HARTFORD TOWN COUNCIL 2018 AUG 21 A 8:57

TOWN COUNCIL CHAMBERS

TOWN CLERK
EAST HARTFORD

AUGUST 21, 2018

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

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.

Chair Kehoe called for a moment of silence to honor the life of Beau Thurnauer, Deputy Chief, East Hartford Police Department, who recently passed away. He served the people of East Hartford for over 10 years, 8 of those years as Deputy Chief. He brought his calm demeanor to all situations. He was a scholar and a gentleman and always willing to help others. He will be missed.

OPPORTUNITY FOR RESIDENTS TO ADDRESS THE COUNCIL ON AGENDA ITEMS

None

APPROVAL OF MINUTES

August 7, 2018 Public Hearing/Bonds

MOTION By Ram Aberasturia
seconded by Pat Harmon
to **approve** the minutes of the August 7, 2018 Public Hearing.
Motion carried 9/0.

August 7, 2018 Regular Meeting

MOTION By Ram Aberasturia
seconded by Linda Russo
to **approve** the minutes of the August 7, 2018 Regular Meeting.
Motion carried 9/0.

COMMUNICATIONS AND PETITIONS

On-call Service Contracts Report re: §10-6(a)

Chair Kehoe reviewed this year's report which provides the amount of funds spent by the Town on each on-call service contract for fiscal year ending June 30, 2018. There are

twelve on-call contracts. Nine of the contracts will be in force for a maximum of five years from the date of the Request for Proposal (RFP) or when the amount paid cumulatively under the on-call contract exceeds \$100,000, or such lesser amounts as provided in the contract. Two of the contracts have exceeded the \$100,000 cap and one contract has reached its five-year limit; these three contracts will therefore go out to bid.

Vendor Name	Contract Start Date	\$ Paid FY 2018	\$ Paid Life to Date
Alfred Benesch & Co. (Engineers)	05/2017	\$29,304	\$29,304
A I Engineers (Engineers)	05/2017	0	0
Anchor Engineers (Engineers)	05/2017	0	0
Electrical Contractors (Electricians)	11/2015	9,245	30,097
Wellspeak, Dugas & Kane (Appraisers)	07/2013	29,300	128,056
Malone and Macbroom (Engineers)	05/2017	3,400	3,400
Capital Studio Architects (Architects)	03/2016	4,003	4,003
FAK Electrical (Electricians)	11/2015	0	7,290
Silver Petrucelli (Architects)	03/2016	15,065	19,615
J. Associates (Architects)	03/2016	5,864	16,985
Christopher Williams (Architects)	03/2016	9,818	116,680
CME Associates (Engineers)	07/2013	0	41,914

Presentation by Keith Chapman, Interim Public Works Director re: Bonds

Michael Walsh, Finance Director, introduced Keith Chapman, Interim Public Works Director, and Doug Wilson, Interim Town Engineer.

Mr. Chapman led the presentation to the Council on the repairs/updates for the proposed Town Hall Improvement Project. He reviewed with them the prioritized list of components that make up the \$4.5M bond issue.

Electrical	\$ 100,000
Elevator – State Mandated	80,000
Roof	400,000
Cupola	75,000
Masonry	200,000
HVAC	2,300,000
Front Exterior Restoration	500,000
Solar Panels	200,000
Architectural	575,000
Contingency	70,000

Regarding the Road Improvement Program:

Mr. Chapman updated the Council on the Brewer Street repair which is currently underway – anticipated completion is Saturday August 25th. He also stated that he and Mr. Wilson will be working on a more cost effective road program to smooth out the disparity between the miles of town roads versus the amount of money available to repair those roads.

NEW BUSINESS

Bond Referenda:

Town Hall Improvements:

MOTION By Ram Aberasturia
seconded by Caroline Torres
to **waive** the reading of Sections 2 through 7.
Motion carried 9/0.

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

RESOLUTION APPROPRIATING \$3,900,000 FOR THE
PLANNING, DESIGN, REPLACEMENT, CONSTRUCTION
AND RECONSTRUCTION OF IMPROVEMENTS TO THE
TOWN HALL AND AUTHORIZING THE ISSUANCE OF
\$3,900,000 BONDS OF THE TOWN TO MEET SAID
APPROPRIATION AND PENDING THE ISSUANCE
THEREOF THE MAKING OF TEMPORARY BORROWINGS
FOR SUCH PURPOSE

BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF EAST HARTFORD:

Section 1. The Town of East Hartford, Connecticut (the "Town") hereby appropriates \$3,900,000 for the planning, design, replacement, construction and reconstruction of improvements to the Town Hall, including, but not limited to, removal and replacement of heating and cooling system, roof replacement, repair of cupola, and any other related capital improvements, inclusive of administrative, legal and financing costs related thereto (the "Project").

Section 2. To meet said appropriation, \$3,900,000 bonds of the Town or so much thereof as shall be necessary for such purpose, shall be issued, maturing not later than the tenth year after their date. Said bonds may be issued in one or more series as determined by the Mayor, the Treasurer and Director of Finance in the amount necessary to meet the Town's share of the cost of the Project, provided that the total amount of bonds to be issued shall not be less than an amount which will provide funds sufficient with other funds available for such purpose to pay the principal of and the interest on all temporary borrowings in anticipation of the receipt of the proceeds of said bonds outstanding at the time of the issuance thereof, and to pay for the administrative, legal and financing costs of issuing said bonds. The bonds shall be in denominations of \$1,000, or any whole multiple thereof, be issued in fully registered form, be executed in the name and on behalf of the Town by the facsimile or manual signatures of the Mayor and the Treasurer, bear the Town seal or a facsimile thereof, be certified by a bank or trust company which bank or trust company may be designated the registrar and transfer agent, be payable at a bank or trust company and be approved as to their legality by Robinson & Cole LLP, Attorneys-at-Law, of Hartford, Connecticut. The bonds shall be general obligations of the Town and each of the bonds shall recite that every requirement of law relating to its issue has been duly complied with, that such bond is within every debt and other limit prescribed by law, and that the full faith and credit of the Town are pledged to the payment of the principal thereof and interest thereon. The aggregate principal amount of the bonds of each series to be issued, the annual installments of principal, redemption provisions, if any, the certifying, registrar and transfer agent and paying agent, the date, time of issue and sale and other terms, details and particulars of such bonds, including approval of the rate or rates of interest, shall be determined by the Mayor, the Treasurer and the Director of Finance in accordance with the General Statutes of Connecticut, Revision of 1958, as amended from time to time (the "Connecticut General Statutes").

RESOLVED: That the resolutions entitled "Resolution Appropriating \$3,900,000 For The Planning, Design, Replacement, Construction And Reconstruction Of Improvements To The Town Hall And Authorizing The Issuance Of \$3,900,000 Bonds Of The Town To Meet Said Appropriation And Pending The Issuance Thereof The Making Of Temporary Borrowings For Such Purpose", adopted by the Town Council on August 21, 2018, be submitted to the Town electors for approval or disapproval at a referendum in conjunction with the general election to be held on Tuesday, November 6, 2018, between the hours of 6:00 a.m. and 8:00 p.m. (E.T.), and that the warning of said referendum shall state the question to be voted upon as follows:

1. "Shall the resolution entitled 'Resolution Appropriating \$3,900,000 For The Planning, Design, Replacement, Construction And Reconstruction Of Improvements To The Town Hall And Authorizing The Issuance Of \$3,900,000 Bonds Of The Town To Meet Said Appropriation And Pending The Issuance Thereof The Making Of Temporary Borrowings For Such Purpose', adopted by the Town Council on August 21, 2018, be approved?"

The ballot label for said question shall read as follows:

"Shall the \$3,900,000 appropriation and bond authorization for the planning, design, replacement, construction and reconstruction of improvements to the Town Hall be approved?

YES _____

NO _____

The warning shall also state that the full text of the aforesaid resolutions is on file, open to public inspection, in the office of the Town Clerk, that the vote on the aforesaid bond resolutions is taken under the authority of Chapter VI Section 6.9 of the Charter of the Town of East Hartford, and Chapter 152 of the Connecticut General Statutes, as amended, and that absentee ballots will be available in accordance with law in the office of the Town Clerk.

Motion carried 9/0.

Explanatory Text Publication and Payment Thereof for Bond Referenda

MOTION By Ram Aberasturia
 seconded by Marc Weinberg
 that the Town Clerk prepare for publication the explanatory text regarding
 the bond referenda and that those costs be paid for by the Town Clerk.
 Motion carried 9/0.

Road Improvement Program

MOTION By Ram Aberasturia
 seconded by Esther Clarke
 to **waive** the reading of Sections 2 through 7.
 Motion carried 9/0.

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

RESOLUTION APPROPRIATING \$15,000,000 FOR THE PLANNING,
DESIGN, CONSTRUCTION AND RECONSTRUCTION OF TOWN ROADS
AND PARKING LOTS AND AUTHORIZING THE ISSUANCE OF
\$15,000,000 BONDS OF THE TOWN TO MEET SAID APPROPRIATION
AND PENDING THE ISSUANCE THEREOF THE MAKING OF
TEMPORARY BORROWINGS FOR SUCH PURPOSE

BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF EAST HARTFORD:

Section 1. The sum of \$15,000,000 is appropriated by the Town of East Hartford, Connecticut (the "Town") for the planning, design, construction and reconstruction of Town roads and parking lots, including rebuilding, resurfacing, drainage, conduits, and related subsurface and infrastructure improvements, and for administrative, legal and financing costs related thereto (the "Project").

Section 2. To meet said appropriation, \$15,000,000 bonds of the Town or so much thereof as shall be necessary for such purpose, shall be issued, maturing not later than the tenth year after their date. Said bonds may be issued in one or more series as determined by the Mayor, the Treasurer and the Director of Finance in the amount necessary to meet the Town's share of the cost of the Project, provided that the total amount of bonds to be issued shall not be less than an amount which will provide funds sufficient with other funds available for such purpose to pay the principal of and the interest on all temporary borrowings in anticipation of the receipt of the proceeds of said bonds outstanding at the time of the issuance thereof, and to pay for the administrative, legal and financing costs of issuing said bonds. The bonds shall be in the denominations of \$1,000, or any whole multiple in excess thereof, be issued in fully registered form, be executed in the name and on behalf of the Town by the facsimile or manual signatures of the Mayor and the Treasurer, bear the Town seal or a facsimile thereof, be certified by a bank or trust company which bank or trust company may be designated the registrar and transfer agent, be payable at a bank or trust company and be approved as to their legality by Robinson & Cole LLP, Attorneys-at-Law, of Hartford, Connecticut. The bonds shall be general obligations of the Town and each of the bonds shall recite that every requirement of law relating to its issue has been duly complied with, that such bond is within every debt and other limit prescribed by law, and that the full faith and credit of the Town are pledged to the payment of the principal thereof and interest thereon. The aggregate principal amount of the bonds of each series to be issued, the annual installments of principal, redemption provisions, if any, the certifying, registrar and transfer agent and paying agent, the date, time of issue and sale and other terms, details and particulars of such bonds, including approval of the rate or rates of interest, shall be determined by the Mayor, the Treasurer and the Director of Finance in accordance with the General Statutes of Connecticut, Revision of 1958, as amended from time to time (the "Connecticut General Statutes").

Section 3. Said bonds shall be sold by the Mayor, the Treasurer and the Director of Finance in a competitive offering or by negotiation, in their discretion. If sold in a competitive offering, the bonds shall be sold at not less than par and accrued interest on the basis of the lowest net or true interest cost to the Town. A notice of sale or a summary thereof describing the bonds and setting forth the terms and conditions of the sale shall be published at least five days in advance of the sale in a recognized publication carrying municipal bond notices and devoted primarily to financial news and the subject of state and municipal bonds. If the bonds are sold by negotiation, provisions of the purchase agreement shall be approved by the Mayor, the Treasurer and the Director of Finance.

Section 4. The Mayor, the Treasurer and the Director of Finance are authorized to make temporary borrowings in anticipation of the receipt of the proceeds of said bonds. Notes evidencing such borrowings shall be signed by the Mayor and the Treasurer, have the seal of the Town affixed, be payable at a bank or trust company designated by the Mayor, the Treasurer and the Director of Finance, be approved as to their legality by Robinson & Cole LLP, Attorneys-at-Law, of Hartford, Connecticut, and be certified by a bank or trust company designated by the Mayor, the Treasurer and the Director of Finance pursuant to Section 7-373 of the Connecticut General Statutes. They shall be issued with maturity dates which comply with the provisions of the Connecticut General Statutes governing the issuance of such notes. The notes shall be general obligations of the Town and each of the notes shall recite that every requirement of law relating to its issue has been duly complied with, that such note is within every debt and other limit prescribed by law, and that the full faith and credit of the Town are pledged to the payment of the principal thereof and the interest thereon. The net interest cost on such notes, including renewals thereof, and the expense of preparing, issuing and marketing them, to the extent paid from the proceeds of such renewals or said bonds, shall be included as a cost of the Project. Upon the sale of the bonds, the proceeds thereof, to the extent required, shall be

Section 5. The Town hereby expresses its official intent pursuant to Section 1.150-2 of the Federal Income Tax Regulations, Title 26 (the "Regulations"), to reimburse expenditures paid sixty days prior to and anytime after the date of passage of this resolution in the maximum amount of the Project with the proceeds of bonds, notes or other obligations ("Tax Exempt Obligations") authorized to be issued by the Town. The Tax Exempt Obligations shall be issued to reimburse such expenditures not later than 18 months after the later of the date of the expenditure or the substantial completion of the Project, or such later date the Regulations may authorize. The Town hereby certifies that the intention to reimburse as expressed herein is based upon its reasonable expectations as of this date. The Director of Finance or his designee is authorized to pay Project expenses in accordance herewith pending the issuance of the Tax Exempt Obligations.

Section. 7. The Mayor, the Treasurer and the Director of Finance are hereby authorized, on behalf of the Town, to enter into any other agreements, instruments, documents and certificates, including tax and investment agreements, for the consummation of the transactions contemplated by this resolution. The Mayor, the Treasurer and the Director of Finance are hereby authorized, on behalf of the Town, to apply for and accept any and all Federal and State loans and or grants-in-aid of any Project, to expend said funds in accordance with the terms hereof, and in connection therewith to contract in the name of the Town with engineers, contractors and others.

Placement on the Ballot

RESOLVED: That the resolution entitled "Resolution Appropriating \$15,000,000 For The Planning, Design, Construction And Reconstruction Of Town Roads And Parking Lots And Authorizing The Issuance Of \$15,000,000 Bonds Of The Town To Meet Said Appropriation And Pending The Issuance Thereof The Making Of Temporary Borrowings For Such Purpose", adopted by the Town Council on August 21, 2018, be submitted to the Town electors for approval or disapproval at a referendum in conjunction with the general election to be held on Tuesday, November 6, 2018, between the hours of 6:00 a.m. and 8:00 p.m. (E.T.), and that the warning of said referendum shall state the question to be voted upon as follows:

- Volume 87

The ballot label for said question shall read as follows:

"Shall the \$15,000,000 appropriation and bond authorization for the planning, design, construction and reconstruction of Town roads and parking lots be approved?

YES _____

NO _____

The warning shall also state that the full text of the aforesaid resolutions is on file, open to public inspection, in the office of the Town Clerk, that the vote on the aforesaid bond resolutions is taken under the authority of Chapter VI Section 6.10 of the Charter of the Town of East Hartford, and Chapter 152 of the Connecticut General Statutes, as amended, and that absentee ballots will be available in accordance with law in the office of the Town Clerk.

Motion carried 9/0.

Explanatory Text Publication and Payment Thereof for Bond Referenda

MOTION By Ram Aberasturia
seconded by Linda Russo
that the Town Clerk prepare for publication the explanatory text regarding the bond referenda and that those costs be paid for by the Town Clerk.
Motion carried 9/0.

Referral to the Personnel & Pensions Subcommittee: Project Manager – Public Works

MOTION By Marc Weinberg
seconded by Caroline Torres
to **refer** to the Personnel and Pensions Subcommittee the job description entitled "Project Manager", a new position within the Public Works Department, with instructions to discuss the referral and report back to the Town Council with its recommendation, if any.
Motion carried 9/0.

Appointments to Various Boards and Commissions

MOTION By Joe Carlson
seconded by Marc Weinberg
to **approve** the following appointments and reappointments:

Beautification Commission

Dolores Kehoe	term expires:	December 2020
Patricia Sirois	term expires:	December 2020

Building Board of Appeals

Dan Lyman Russell term expires: December 2021

Commission on Aging

Marie Fredrickson term expires: December 2020
Cheryl Kennedy term expires: December 2019
Eugenia Perry term expires: December 2020
Gary James Kelly term expires: December 2020

Commission on Culture and Fine Arts

Susan Tukey term expires: December 2021

Insurance Committee

Ellen McCreery term expires: December 2021

Commission on Services for Persons with Disabilities

Vanessa Jenkins term expires: December 2019

Pension and Retiree Benefit Board

Ellen McCreery term expires: December 2021

Personnel Appeals Board

Shaun Jones term expires: December 2020
Godfred Ansah term expires: December 2020

Planning and Zoning Commission

Carol Noel term expires: December 2021

Property Maintenance Code Board of Appeals

Patricia Sirois term expires: December 2021

Motion carried 9/0.

OPPORTUNITY FOR COUNCILLORS TO DIRECT QUESTIONS TO THE ADMINISTRATION

None

COUNCIL ACTION ON EXECUTIVE SESSION MATTERS

Georgia Hickey v Town of East Hartford, Docket No. CV-HHD-15-6063501-S

MOTION By Ram Aberasturia
 seconded by Linda Russo
 to **accept** the recommendation of Corporation Counsel to fully and finally
 settle the pending Superior Court action known as Georgia Hickey v.
 Town of East Hartford, Docket No. CV-15-6063501-S, for a total sum of
 \$30,000.00.
 Motion carried 9/0.

MOTION By Ram Aberasturia
seconded by Linda Russo
to **accept** the recommendation of Corporation Counsel to fully and finally
settle all the pending Workers' Compensation claims of a former Board of
Education employee, Barbara Belske, for a total sum of \$77,500.00.
Motion carried 7/0. **Abstain:** Weinberg, Harmon

MOTION By Ram Aberasturia
seconded by Linda Russo
to **accept** the recommendation of Corporation Counsel to settle the
pending assessment (tax) appeal known as Teodoro Marena v Town of
East Hartford, Docket No. CV-18-6044674-S, involving 353-357 Park
Avenue, from a fair market value of \$1,215,560 to a fair market value of
\$750,000, which shall generate a reduction of \$15,531.44 in property taxes
for the Grand List Year of 2017.
Motion carried 9/0.

Susan Kniep, 50 Olde Roberts Street, inquired on (1) the status of the Showcase Cinema property; (2) the reappointment of James McElroy to the Zoning Board of Appeals; (3) the on-call contracts that have exceeded the \$100,000 cap.

MOTION By Esther Clarke
seconded by Linda Russo
to **adjourn** (9:00 p.m.).
Motion carried 9/0.

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