

East Hartford Town Council

Town Council Chambers

January 21, 2014

PRESENT Chair Richard F. Kehoe, Vice Chair William P. Horan, Jr., Majority Leader Barbara-Ann Rossi (via telephone), Councillors Marc I. Weinberg, Linda A. Russo, Ram Aberasturia, Patricia Harmon (via telephone) and Anita D. Morrison

ABSENT Minority Leader Esther B. Clarke

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.

Due to the snowstorm, two Councillors joined by telephone and two agenda items will be deleted.

AMENDMENTS TO THE AGENDA

MOTION By Bill Horan  
seconded by Ram Aberasturia  
to **amend** the agenda as follows:

Under Recognitions and Awards, **delete** item 3. A. "J. Roger Pelletier";  
Under Communications, **delete** item 6. B. "East Hartford Housing Authority Update".

Motion carried 6/0. (Rossi and Harmon not conferenced in at this point)

OPPORTUNITY FOR RESIDENTS TO ADDRESS THE COUNCIL ON AGENDA ITEMS

None

APPROVAL OF MINUTES

January 6, 2014 Special Meeting/Leinad Appeal

MOTION By Barbara Rossi  
seconded by Marc Weinberg  
to **approve** the minutes of the January 6, 2014 Special Meeting/Leinad Appeal.  
Motion carried 8/0.

MOTION By Barbara Rossi  
seconded by Pat Harmon  
to **approve** the minutes of the January 7, 2014 Regular Meeting.  
Motion carried 8/0.

MOTION By Barbara Rossi  
seconded by Linda Russo  
to **approve** the minutes of the January 14, 2014 Special Meeting/Leinad  
Decision.  
Motion carried 8/0.

Chair Kehoe reviewed the January 9, 2014 memo from Al Costa, Facilities Manager, East Hartford Public Schools, which listed the items from the East Hartford Middle School which were disposed of or brought to a recycling center.

MOTION By Linda Russo  
seconded by Barbara Rossi  
that the Town Council **accept** from the State of Connecticut the parcel of property known as 355 Maple Street, together with referenced easements and rights of way, described on the attached quit-claim deed\* dated May 29, 2013 which was presented at the January 7, 2014 Real Estate Acquisition and Disposition Committee meeting, for the state mandated release fee of \$1,000 and **waive** the acquisition requirements set forth in §10-18(b) of the Town Ordinances.  
Motion carried 8/0.

MOTION By Linda Russo  
seconded by Barbara Rossi  
that the Town Council accept from the State of Connecticut the parcels of  
property located at Main Street (Route 5) and Park Avenue, together with

referenced easements and rights of way, described on the attached quit-claim deeds dated March 12, 2012 and November 14, 2012, which were presented at the January 7, 2014 Real Estate Acquisition and Disposition Committee, for the state mandated release fee of \$1,000 and **waive** the acquisition requirements set forth in §10-18(b) of the Town Ordinances.

MOTION By Anita Morrison  
seconded by Ram Aberasturia  
to **postpone** action pending further documentation from the State of Connecticut – either the Department of Energy and Environmental Protection or Department of Transportation – relative to the environmental condition of this property.  
Motion carried 8/0.

Property Abutting 244 Lombardo Drive (f.k.a. Meat Town Property)

MOTION By Linda Russo  
seconded by Marc Weinberg  
that the East Hartford Town Council **rejects** the State of Connecticut's tender of a deed for an approximately 11.4 acre parcel of land located on Lombardo and DePietro Drive, as identified in Connecticut Special Act 02-09, Section 8, and ask the Administration to work with the State to amend or repeal the provisions of such Special Act as necessary to reflect the Town Council's decision.  
Motion carried 7/1. **Nay:** Morrison

U.S. Department of Agriculture: Women, Infants and Children (WIC) Grant

MOTION By Ram Aberasturia  
seconded by Barbara Rossi  
to **adopt** the following resolution:

**WHEREAS**, the United States Department of Agriculture (USDA) Center for Collaborative Research on WIC Nutrition Education Innovations at the USDA/ARS Children's Nutrition Research Center at Baylor College of Medicine has announced the availability of funds for researcher-initiated projects to demonstrate innovative approaches to nutrition education for the Special Supplemental Nutrition Program for Women, Infants and Children (WIC); and

**WHEREAS**, the University of Connecticut (UConn) is submitting a Small-Grants Research Program proposal to the USDA for funding to support a project entitled "Coordinating Nutrition Messages between WIC, Head Start and Pediatrician Offices to Prevent Childhood Obesity"; and

**WHEREAS**, the Town of East Hartford Health and Social Services' WIC Program desires to participate in the aforementioned project as a sub-recipient and receive \$17,960.00 for the period June 26, 2014 through June 25, 2016 if awarded.

**NOW, THEREFORE, BE IT RESOLVED** that Marcia A. Leclerc, Mayor of the Town of East Hartford is hereby authorized to execute any and all documents as may be required by the USDA with respect to the aforementioned grant.

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

### Billy Casper Golf Transition Update:

Michael Walsh, Finance Director, summarized the history of the East Hartford Golf Course from the date that Billy Casper Golf (BCG) commenced management of the course – November 1, 2013. Before introducing members of BCG, Mr. Walsh reviewed the following minor repairs that the town is in the process of completing with funding from the town's General Fund: (1) new fencing around the dumpster; (2) mold remediation in the basement; (3) new drop ceiling in the basement; (4) dig out the stump behind the 9<sup>th</sup> green and curb/landscape the island; (5) install the flag pole on the newly renovated island; (6) cart away all brush (and red stockade fencing) behind the red stockade fencing behind the first green; (7) add a white split rail fence along Long Hill; and (8) remove rusted fencing on south side of the house.

The following individuals from BCG updated the Council with what is happening and what is being planned in the future: Ryan Phelps, Regional Director of Operations; Dan Evers, Regional Director of Agronomy; Robert Streckfus, General Manager; and Bill Abbe, Superintendent. Mr. Phelps stated that for calendar year 2014, revenues are estimated at about \$717,000, while expenses are estimated at \$804,000 – creating a shortfall.

### Lease Purchase Financing Agreement

MOTION        By Bill Horan  
                     seconded by Linda Russo  
                     to **adopt** the following resolution:

#### **RESOLUTION TO AUTHORIZE A MUNICIPAL TAX-EXEMPT LEASE PURCHASE FINANCING AGREEMENT**

**WHEREAS**, the Town of East Hartford has contracted with Billy Casper Golf, a nationally recognized expert golf course operator to take over the golf course, maintenance, and restaurant operations as of November 1, 2013; and

**WHEREAS**, Billy Casper Golf has identified various maintenance equipment, golf carts, and other capital equipment necessary to properly operate the East Hartford Golf Course and restaurant in 2014 and beyond; and

**WHEREAS**, Billy Casper Golf has budgeted \$117,483 in the 2014 golf year and \$118,658 in future years as part of the golf course budget compiled by Billy Casper Golf to pay principal and interest on the aforementioned capital lease purchases; and

**WHEREAS**, the Town of East Hartford will enter into the lease while Billy Casper Golf will pay the annual cost of the lease out of proceeds from the Golf Course.

**THEREFORE BE IT RESOLVED**, that the Mayor of the Town of East Hartford is authorized to enter into a master lease purchase agreement and related documents with TD Equipment Finance, Inc. in the principal amount not to exceed \$700,000. The interest rate, payment schedule and other details of the financing shall be mutually determined between the company and the Mayor, whose signatures will indicate approval of specific terms and conditions.

**BE IT FURTHER RESOLVED**, that the Town declares its intent to be reimbursed for any temporary advances from the General Fund to pay for any part of the equipment from proceeds of the lease financing in accordance with Treasury Regulation 26 CFR 1.103-18 and/or 26CFR1.150-2.

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

### East Hartford Library: Fine Forgiveness Program

MOTION By Ram Aberasturia  
seconded by Linda Russo  
to **establish** a "Fine Forgiveness" program for the East Hartford Public Library to run through June 30, 2014 as outlined in a memo dated January 15, 2014 to Marcia A. Leclerc, Mayor from Susan Hansen, Director of Libraries.  
Motion carried 8/0.

### Refund of Taxes

MOTION By Marc Weinberg  
seconded by Ram Aberasturia  
to **refund** taxes in the amount of \$2,834.38  
pursuant to Section 12-129 of the Connecticut General Statutes.  
Motion carried 8/0.

Bill	Name	Prop Loc/Vehicle Info.	Over Paid
2012-03-0051673	ARROYO LUZ E	2005//1YVHP80C755M15778	\$ (47.50)
2012-03-0053603	BOLES NEIL T	2000//1G4CW54K3Y4234010	\$ (12.51)
2012-03-0054245	BROADIE GREGORY STJOHN	2003//1FVABTAKX3HM11867	\$ (100.58)
2012-03-0056318	CHASE AUTO FINANCE CORP	2010//JF1GH6B61AH826084	\$ (273.50)
2012-03-0058744	DATTILIO MARK R	2008//3FAHP07Z58R174263	\$ (190.00)
2012-03-0059421	DESANTIS ALFRED A OR DESANTIS CHRISTINE A	2007//1J8FF28W37D369573	\$ (14.36)
2012-03-0087338	GUERTIN DANIEL	2012//3VWJP7AT9CM602332	\$ (65.84)
2012-03-0066461	HONDA LEASE TRUST	2010//5FNRL3H75AB090573	\$ (684.19)
2012-01-0008445	LEND A SOPHIE G OR HARVEY ALLEN J, CONSERVATOR	27 KENYON PL	\$ (491.24)
2012-03-0073829	MITSUBISHI MOTORS CREDIT OF AMERICA <b>JEANIE HUA/TAX DEPT.</b>	2009//JA4MT41XX9Z000196	\$ (192.12)
2012-03-0075273	NISSAN INFINITI LT	2011//3N1AB6AP6BL726077	\$ (115.81)
2012-03-0076218	ORTIZ NEREIDA	1992//JT3VN39W0N8044206	\$ (73.49)
2012-03-0076953	PATTISON DOUGLAS M	2011//JF1GV7E65BG518000	\$ (104.92)

2011-04-0086379	RAMIREZ NOEMI	2003//JN8DR09Y23W837905	\$ (35.24)
2012-03-0083378	SMALL DAVID J	1999//1B7KC2364XJ613089	\$ (283.59)
2012-03-0084272	STONE LINDA	2001//2HKRL18691H547026	\$ (86.05)
2012-03-0089058	ZITANI JOSEPH N	2002//1B7GG16X82S696845	\$ (63.44)
<b>TOTAL</b>			<b>\$(2,834.38)</b>

## OPPORTUNITY FOR COUNCILLORS TO DIRECT QUESTIONS TO THE ADMINISTRATION

None

## COUNCIL ACTION ON EXECUTIVE SESSION MATTERS

### Brenda Rose v. Town of East Hartford

MOTION By Bill Horan  
seconded by Barbara Rossi  
to **accept** Corporation Counsel's recommendation to settle the pending superior court action known as Brenda Rose v. Town of East Hartford, Docket No. CV-11-6023968S, for the total sum of \$75,000.00.  
Motion carried 7/0. **Abstain**: Harmon

### Costa Associates, LLC v. Town of East Hartford

MOTION By Bill Horan  
seconded by Anita Morrison  
to **accept** Corporation Counsel's recommendation to settle the pending real property tax appeal known as Costa Associates, LLC v Town of East Hartford, Docket No. CV-13-6019933S, involving 13 Bissell Street from the fair market value of \$73,330 to the fair market value of \$47,500, commencing as of the 2012 Grand List, which shall generate a reduction of \$793.73 in property taxes.  
Motion carried 7/0. **Abstain**: Harmon

### Stone Creek Apartments, LLC v Town of East Hartford – 126 Silver Lane

MOTION By Bill Horan  
seconded by Anita Morrison  
to **accept** Corporation Counsel's recommendation to settle the pending real property tax appeal known as Stone Creek Apartments, LLC v. Town of East Hartford, Docket No. CV-13-6020931S, involving 126 Silver Lane, from the fair market value of \$3,186,150 to the fair market value of \$3,000,000, commencing as of the 2012 Grand List which shall

generate a reduction of \$5,720.40 in property taxes.  
Motion carried 7/0. **Abstain:** Harmon

Stone Creek Apartments, LLC v Town of East Hartford – 140 Silver Lane

MOTION      By Bill Horan  
                  seconded by Anita Morrison  
                  to **accept** Corporation Counsel's recommendation to settle the pending  
                  real property tax appeal known as Stone Creek Apartments, LLC v.  
                  Town of East Hartford, Docket No. CV-13-6020931S, involving  
                  140 Silver Lane, from the fair market value of \$2,754,820 to the fair market  
                  value of \$2,544,000, commencing as of the 2012 Grand List which shall  
                  generate a reduction of \$6,478.50 in property taxes.  
                  Motion carried 7/0. **Abstain:** Harmon

OPPORTUNITY FOR RESIDENTS TO SPEAK

None

ADJOURNMENT

MOTION      By Pat Harmon  
                  seconded by Bill Horan  
                  to **adjourn** (9:35 p.m.).  
                  Motion carried 8/0.

The Chair announced that the next meeting of the Town Council would be on February 4, 2014.

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