

EAST HARTFORD TOWN COUNCIL

TOWN COUNCIL CHAMBERS

OCTOBER 5, 2016

PRESENT Chair Richard F. Kehoe, Vice Chair William P. Horan, Jr., Majority Leader
Linda A. Russo, Minority Leader Esther B. Clarke, Councillors Marc I.
Weinberg, Ram Aberasturia, Joseph R. Carlson, Patricia Harmon and
Michael G. Kurker

CALL TO ORDER

Chair Kehoe called the meeting to order at 8:10 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.

OPPORTUNITY FOR RESIDENTS TO ADDRESS THE COUNCIL ON AGENDA ITEMS

Susan Kniep, 50 Olde Roberts Street, (1) asked if the town had entered into any contracts or memorandum of agreements with the Horizon Group as it relates to the development of Rentschler Field; (2) CTDA goes into effect today; (3) suggested the Council reject the Hartford Judicial District Local Interagency Services Team resolution on tonight's agenda; (4) is against the appointment of Scott Chadwick as a Parking Violation Hearing Officer; and (5) is against the billboards relocation agreement.

Mayor Leclerc (1) stated that the town has not entered into any contracts or memorandum of agreements with the Horizon Group as it relates to the development of Rentschler Field; (2) the town's bond rating with Moody's is AA2; (3) there will be a bond rating presentation from the Finance Director at the October 18th meeting; (4) garbage pick-up will be delayed one day due to the Columbus Day holiday; (5) Cephus Nolen, Youth Services Director, will address any questions on the Hartford Judicial District Local Interagency Services Team resolution on tonight's agenda; (6) the town's Fire and Police departments have initiated new programs: "Coffee with a Cop" will be held at the Dunkin Donuts on Main Street, Friday October 7th from 7:30 – 9:30AM; Fire Prevention Week is October 9th through the 15th and the Fire Department will hold programs to bring awareness of fire prevention at Raymond Library; and (7) the \$12M awarded from the State of Connecticut Department of Economic and Community Development will be utilized for the development project at Rentschler Field.

APPROVAL OF MINUTES

September 20, 2016 Executive Session

MOTION By Linda Russo
seconded by Ram Aberasturia
to **approve** the minutes of the September 20, 2016 Executive Session.
Motion carried 9/0.

September 20, 2016 Public Hearing

MOTION By Linda Russo
 seconded by Marc Weinberg
 to **approve** the minutes of the September 20, 2016 Public Hearing.
 Motion carried 9/0.

September 20, 2016 Regular Meeting

MOTION By Linda Russo
 seconded by Pat Harmon
 to **approve** the minutes of the September 20, 2016 Regular Meeting.
 Motion carried 9/0.

COMMUNICATIONS AND PETITIONS

Presentation by Horizon Group Properties: The Outlet Shoppes at Rentschler Field

Phil Waters, Vice President of Development for Horizon Group, led a PowerPoint presentation to review with the Council the plan for Rentschler Field. Phase I will bring approximately 350,000 sq. ft. of retail space and 85 retailers. Also, there will be sit-down restaurants, food court vendors and food kiosks. The goal is to start construction now and have the grand opening spring 2018.

David Morais, Project Architect with Adams and Associates, spoke to the design of the proposed buildings and landscaped grounds of the project. The buildings echo features related to the former use of Rentschler Field as an airfield and Pratt & Whitney's aeronautic history.

Dan Matos, President of the Matos Group – the Master Developer of Rentschler Field – addressed the Council on the progress that has been made on this project. Mr. Matos stated that it is important to start the outlet center now so that the housing phase of this project – which will market to new hires at UTC – can begin.

Mike Walsh, Finance Director, provided a draft tax abatement plan for the outlet project subject to approval by the Town Council. This plan is a combination of the Enterprise Zone incentives as set forth in the town's Code of Ordinances and incentives contained in C.G.S. §12-65b.

Rich Gentile, Assistant Corporation Counsel, expounded on the tax abatement plan as presented, stating that the next step is to work out the details of the plan, i.e., employment of East Hartford residents, union labor, the obligation to continue to operate through the abatement period, etc.

Eileen Buckheit, Development Director, said that the first step in this process is to meet with the state (DECD) on their Financial Application Agreement (FAA). There is a meeting planned for Thursday October 6th. Ms. Buckheit stated that she will be coming back to the Council for approvals.

Resignation of Crystal Hernandez from the Planning and Zoning Commission

Chair Kehoe announced the resignation of Ms. Hernandez from the Planning and Zoning Commission and thanked her for her service to the community.

NEW BUSINESS

Hartford Judicial District Local Interagency Services Team

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

WHEREAS the Town of East Hartford Youth Services Department has been asked by the Connecticut Youth Services Association (CYSA) to take over administration of the Hartford Judicial District Local Interagency Services Team (LIST); and

WHEREAS the Hartford LIST is a collaboration among area youth service bureaus, the Connecticut Judicial Branch Court Support Services Division and the Connecticut Department of Children & Families; and

WHEREAS the purpose of the LIST is coordinate local stakeholders in raising awareness about the needs of children and youth involved in the juvenile justice system, as well as planning, evaluating, and supporting juvenile justice services in each juvenile court catchment area,

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 the Connecticut Youth Services Association as they pertain to this 2016-17 LIST grant.

On call of the vote, motion carried 9/0.

Recommendation from Ordinance Committee: Lamar Advertising – Billboard Relocation

MOTION By Bill Horan
 seconded by Ram Aberasturia
 that the East Hartford Town Council rescind its October 6, 2015 and May 3, 2016 motions approving the proposed agreement between the Town of East Hartford, Goodwin College, Inc., TLC Properties Inc. d/b/a TLC Properties of Connecticut Inc. and Lamar Central Outdoor LLC, to relocate billboards located at 361 Main Street and 2 of the 4 billboards at 1179 Burnside Avenue to a location abutting I-84 West at 9 Roberts Street, and **approve** the attached contract which provides for the erection of two digital billboard facings, aggregating no more than 1344 square feet, at a location abutting I-84 West, at 9 Roberts Street, East Hartford, provided that such billboard facings not be visible or audible from the residential properties on Roberts Street, Olde Roberts Street and Morris Court, in return for the removal of all billboards located at 361 Main Street and 1252-1256 Main Street totaling five billboard faces and 2,926 square feet.
 Motion carried 9/0.

A copy of the contract, survey, declarations of termination of billboard rights and quit claim deed follows these minutes.

Outdoor Amusement Permit Application: Out of the Darkness Walk

MOTION By Joe Carlson
 seconded by Ram Aberasturia
 to **approve** the outdoor amusement permit application entitled "Out of the Darkness Walk" submitted by John Joseph Kissane, Walk Chairperson for the American Foundation for Suicide Prevention, to conduct a charity walk on Saturday, October 15, 2016 from 7AM to 1PM at Great River Park with refreshments, food and music to be provided from 10:30AM to 12:45PM, 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 under the provisions of Town Ordinance §5-6(a) as this is a not-for-profit organization.
 Motion carried 9/0.

Appointment of Scott Chadwick as Parking Violation Hearing Officer

MOTION By Marc Weinberg
 seconded by Ram Aberasturia
 to **approve** the appointment of Scott Chadwick as a Parking Violation Hearing Officer in accordance with the Town of East Hartford's Code of Ordinances, Chapter 21, §21-6e, whose term shall expire October 2018.
 Motion carried 9/0.

OPPORTUNITY FOR COUNCILLORS TO DIRECT QUESTIONS TO THE ADMINISTRATION

Pat Harmon noticed activity on the corner of Pitkin and Main Streets and asked about what was happening. *Mayor Leclerc indicated that the property is in the process of being sold and that Dunkin Donuts is planning to build on this site.*

Linda Russo asked if the existing building on the corner of Pitkin and Main Streets will remain. *The Mayor indicated that the existing building will be demolished.*

COUNCIL ACTION ON EXECUTIVE SESSION MATTERS

Pending Litigation re: Former Police Officer Juma Jones

No action taken.

OPPORTUNITY FOR RESIDENTS TO SPEAK

Mayor Leclerc reminded all that the Greater Hartford Marathon will take place this weekend.

ADJOURNMENT

MOTION By Esther Clarke
 seconded by Bill Horan
 to **adjourn** (10:30 p.m.).
 Motion carried 9/0.

The Chair announced that the next meeting of the Town Council would be October 18th.

Attest _____
 Angela M. Attenello
 TOWN COUNCIL CLERK