

Robert J. Paack

OFFICE OF THE
TOWN COUNCIL

TOWN OF EAST HARTFORD
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2017 JUL 12 4:11:51
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EAST HARTFORD

July 12, 2017

Please publish the following legal notice in **Zone 4** of the Hartford Courant on **Tuesday, July 18, 2017**. Mail bill to the East Hartford Town Council Office, 740 Main Street, East Hartford, CT 06108. Charge Account #CU00254235

LEGAL NOTICE

Public notice is hereby given that the Town Council of the Town of East Hartford, Connecticut, will hold a public hearing **Tuesday, August 1, 2017 at 7:00 p.m.** in the Town Council Chambers, 740 Main Street, East Hartford, Connecticut, regarding the proposed revisions to the town of East Hartford Code of Ordinances by adding a new Section 10-4a in Chapter 10, entitled "Vendor Services on Town-owned Property and to substitute a new Section 10-19 entitled "Sale or Lease of Town-owned Property".

Any person(s) wishing to express an opinion on this matter may do so at this meeting. A draft of the revisions is on file in the Town Council and Town Clerk offices.

Angela Attenello
Town Council Clerk

**Vendor Services on Town Owned Property
(6/18/17) (as amended)**

Section 10-4a of the code of ordinances of the town of East Hartford is hereby created as follows:

(NEW) Sec. 10-4a Vendor Services On Town Owned Property

No person shall charge a fee for a service provided to the public, which service utilizes Town owned or leased equipment, facilities, property, data, or goodwill, without approval of such service contract by the Mayor and Town Council. The provisions of this section shall not apply to persons who hold a valid license, permit or approval, pursuant to Articles 5, 8 or 14 of the Code of Ordinances to charge a fee for services provided to the public utilizing Town owned or leased equipment, facilities, property, data or goodwill.

**Sale or Lease of Town Owned Property
(5/30/17) (as amended)**

Sec. 1 Section 10-19 of the code of ordinances of the town of East Hartford is repealed and the following is substituted in lieu thereof:

Sec. 10-19. [Real Estate Disposition] Sale or Lease of Town Owned Real Estate.

- (a) The Town of East Hartford shall not [dispose of] grant, sell or lease any interest in a parcel of real estate owned by the Town of East Hartford unless such [disposal] grant, sale or lease is approved by the Town Council upon request by the Mayor in accordance with the procedure contained in this section.
 - (b) The Mayor shall submit a request to [dispose of] grant, sell or lease an interest in real property owned by the Town in writing to the Town Council. If required by Conn. Gen. Stat. section 8-24, such request shall also be submitted to the Planning and Zoning Commission for its review pursuant to the provisions of such statute. Unless the request is to dispose of such interest by gift, the Town Council shall refer such request to the Real Estate Acquisition and Disposition Committee for its review and recommendation.
 - (c) The Real Estate Acquisition and Disposition Committee shall obtain an appraisal of any interest in real property that is being [disposed of] granted, sold or leased for a period of twenty years or more by the Town unless the Town Council waives such requirement. The committee may use the services of an appraiser with whom the Town has a contract or may choose from quotations for cost from at least three appraisers. The committee shall indicate in its minutes the reasons for choosing such appraiser. The committee shall determine whether to seek bids or negotiate with a potential buyer. If the committee determines the Town should [dispose of] grant, sell or lease for a period of twenty years or more such property through competitive bids, the committee shall give public notice of such request for bids and the time and place for submitting such bids through legal advertisement in a newspaper having substantial circulation in the town of East Hartford. The committee shall publicly open all bids. Subsequent to the opening of the bids, the committee shall submit such bids to the Town Council with a recommendation to [dispose of] grant, sell or lease such property to one of the bidders, reject all bidders and submit another request for bids or negotiate with another person. If the committee, at any time, determines the Town should [dispose of] grant, sell or lease such property through negotiation with another person, the committee shall recommend such negotiations to the Town Council. If the Town Council approves such negotiations, the committee may enter into negotiations. The committee shall report its recommendations to the Town Council.
 - (d) If the lease is for a period of less than twenty years, the Town Council shall refer such proposed lease to the Fees Committee which shall make its recommendations regarding any rent or other fees associated with the lease to the Town Council.
- [(d)] (e) Upon receipt of the committee's recommendations pursuant to subsections(c) or (d) of this section, the Town Council may approve or reject the requested [disposal of] grant, sale or lease real property with or without conditions.

Sec. 2 Sections 10-31 through 10-33 inclusive of the code of ordinances of the town of East Hartford is hereby repealed.

(Provisions of these sections are set out below only for reference)

(10-31) All fees for the leasing of Town property shall be subject to the following procedure, the Mayor shall refer any proposal for the leasing of Town property to Council for approval of the fees. The Council shall refer all such proposed leases to its Subcommittee on Fees (Subcommittee). The Subcommittee shall review the proposed fees and make its recommendation to the Council.

(10-32) If a proposed lease of Town property is for a term of twenty (20) years or more, the Subcommittee shall refer the proposed lease to the Council's Real Estate Acquisition and Disposition Committee for an appraisal and a determination as to whether any Town Department has a need for said property, and to the Town's Planning and Zoning Commission for a report pursuant to Section 8-24 of the General Statutes. The Committee shall then advise the Subcommittee on Fees whether the proposed lease fees are consistent with the fair market value of the property. If the Committee determines that the proposed fees are consistent with the fair market value, no competitive bidding for the property shall be required, and the Subcommittee may make its report to Council. If the proposed fees are not consistent with the fair market value of the property, the Subcommittee shall advise the Administration. The Administration shall have thirty (30) days to renegotiate lease terms which are consistent with the property's fair market value and to report back to the Subcommittee on Fees. If a renegotiated lease, consistent with fair market value, is not received after thirty (30) days, the Subcommittee shall refer the property back to the Committee in accordance with Section 10-21 of this Code. Sec. 10-33. Provision to Waive. The Council may waive this procedure for leases of Town land of less than one quarter of an acre, or leases of less than five (5) years involving elementary institutions.

(10-33) The Council may waive this procedure for leases of Town land of less than one quarter of an acre, or leases of less than five (5) years involving elementary institutions.