

EAST HARTFORD TOWN COUNCIL
COMMUNITY CULTURAL CENTER AUDITORIUM

July 11, 2023

PRESENT Chair Richard F. Kehoe, Vice Chair Donald Bell, Jr. Majority Leader
Sebrina Wilson, Minority Leader John Morrison, Councilors Awet Tsegai,
Travis Simpson, Thomas Rup (via Teams) and Harry Amadasun, Jr.

ABSENT Councilor Angie Parkinson

ALSO Mayor Michael P. Walsh
PRESENT Melissa McCaw, Chief Administrative Officer and Finance Director
Laurence Burnsed, Director of Health and Social Services
Eileen Buckheit, Development Director (via Teams)
Robert Fitzgerald, Assistant Corporation Counsel
Connor Martin, Chief of Staff (via Teams)
Stephen Alsup, Assistant Fire Chief (via Teams)

CALL TO ORDER

Chair Kehoe called the meeting to order at 7:30 pm. The Chair stated that this meeting was also available to the public through the “Teams” platform.

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

RECOGNITIONS AND AWARDS

OPPORTUNITY FOR RESIDENTS TO ADDRESS THE COUNCIL ON AGENDA ITEMS

Gary Roy, 61 Matthew Road asked for details on the Port Eastside project and if there have been any commitments made from businesses or future tenants. *The Chair stated that the discussion on the development is still in its early conceptual stages. A more complete plan will be presented at a future meeting. Tonight’s resolution is an expression of the Town’s willingness to work with the developers in support of the project with more details to come and no commitments on the part of the Town at this time.*

Mayor Walsh

- wished all a good evening
- 8 of the 13 miles of roads planned for repair as part of the 2023 road improvement program are complete. The remaining roads will be attended to in September. Main Street has been repaved and restriped by the State of Connecticut with an added center turn lane. Crosswalks are still to be painted. Main Street is a state route.

- Connecticut River height is increasing due to storms to the north and a minor flood stage is anticipated on Wednesday. Some roads may see flooding and the Mayor is advising caution accordingly.
- Je Mart has run into delays in moving into their new facility and asked for additional time to move out of the center building at Silver Lane Plaza. The town is willing to accommodate the request which means demolition of that building may be postponed for a couple of months.
- An RFP for Church Corners Inn development was posted to the public on July 7th.
- The Sounds of Summer concert at Great River Park scheduled for Thursday has been postponed due to the Connecticut River flooding the amphitheater.
- The Town is waiting on Roberts Street's new streetlights to be energized by Eversource.
- The East Hartford Public Library has officially eliminated late fees.
- SNAP benefits are now accepted at the East Hartford Farmer's Market. The Market will be located at Raymond Library (840 Main Street) Tuesdays through October 24th from 3:00 pm to 6:00 pm
- The 2023 Summer Reading Program Challenge has begun.
- A monthly scavenger hunt for children has been introduced at Wickham Library
- The first East Hartford Latin Festival is scheduled for July 29th at Alumni Park.
- East Hartford Commission on Aging has prepared a needs survey to for seniors is requesting feedback from residents.
- Due to security reasons and the lack of a secure vault at 50 Chapman Place, the Tax Office is not open to the public. A number of alternative options are available including a drop-box outside of CCC and online payments.
- East Hartford Parks and Recreation in collaboration with the Lady Hornets team will be hosting the "Run It" Basketball Clinic in the CCC gym July 12-14th.
- The East Hartford Public Library is looking for local artists to participate in an art show to be held at the Selden Brewer House on Saturday, September 16 from 1 - 3 PM.
- CT Summer Meals, a USDA federally-funded program is offering free meals at a number of sites in Town for children ages 18 and under.
- The East Hartford Lions Club has donated \$5,000 to help residents get fresh fruits and vegetables provided by the East Hartford Farmers' Market.

APPROVAL OF MINUTES

June 20, 2023 Executive Session

MOTION By Sebrina Wilson
 seconded by Don Bell

to **approve** the minutes of the June 20, 2023 Executive Session.

Motion carried 8/0

June 20, 2023 Regular Meeting

MOTION By Sebrina Wilson
 seconded by Don Bell

to **approve** the minutes of the June 20, 2023 Regular Meeting.

Motion carried 8/0

COMMUNICATIONS AND PETITIONS

Follow Up on CIRMA Valuation of Town Hall

Administration provided response to a request by the Council regarding the valuation of town hall by the town's insurer, CIRMA which seemed low compared to the \$20 million renovation. CIRMA responded by indicating their valuation is based on town hall prior to renovation and a new valuation will be calculated once the renovations are completed.

Silver Lane Plaza Tenant Relocation Correspondence

Mayor Walsh stated that the Town has the responsibility to provide a financial contribution to accommodate the relocation of tenants of Silver Lane Plaza through the Uniform Relocation Assistance Act for moving expenses, new signage, hiring of consultants and potential reimbursement of fixtures that may be left behind.

Robert Fitzgerald, Assistant Corporation Counsel, shared that all tenants have been notified of potential eligibility for compensation through the program and draft relocation agreements have been presented to each tenant. The agreement requires documented proof of expenses for the Town to analyze and make recommendations before being presented to the Council for final review and approval.

Resignation/s from Boards and Commissions

Melissa-Sue John has notified the Town that she will be stepping down from serving as an alternate for the Planning and Zoning Commission. The Chair shared the appreciation of the Council for the resident's service.

Ordinance 10-3(c)- Disposition of Obsolete Town-Owned Gym Equipment by Police Department

The Chair stated that The Town of East Hartford Human Resources Department recently provided the East Hartford Police Department with funds to purchase new gym equipment for employee wellness, taking the place of three pieces of equipment which became surplus. The Fire Department was able to claim a stair climber and elliptical machine for use. A functional trainer has been deemed obsolete and will be disposed of.

OLD BUSINESS

NEW BUSINESS

Authorization of Letter of Interest re: Port Eastside Project

Discussion of Port Eastside Project

Mayor Walsh introduced Nicholas Mitchnevitz, President of MBH Architecture located in West Hartford, who is also a member of Port Eastside, LLC. Mr. Mitchnevitz stated that

the goal of the development project is to revitalize the riverfront and densify the Founders Plaza to build a stronger sense of community in East Hartford with the Connecticut River as a resource.

The project currently is only in preliminary stages as the developers seek tenants and modify plans to suit potential uses. The developers are also in the process of securing financing and acquisition of necessary parcels. The primary challenge in developing the area is the elevated dike levee located along the river that provides flood protection, but also prevents properties located below the levee from having a view to the river. The vision is to use the levee as an elevated platform for mixed used development perched along a higher greenway for direct access and visibility. A focal point of the project is the inclusion of a pedestrian bridge that crosses the river into Hartford. A more complete master plan is in draft form and will be shared with the Town Council in the coming months. Only at that point can the Town and the developers begin discussion on any town economic incentives.

Town Council Action on Letter of Interest By The Town

MOTION By Awet Tsegai
 seconded by Travis Simpson

to adopt the following resolution:

WHEREAS, the East Hartford Town Council was provided an overview of the proposed Port East Side development project in January, 2023 which consists of retail, residential, commercial and other associated development along the Connecticut River in the vicinity of Pitkin Street and East River Drive; and

WHEREAS, the East Hartford Town Council received an update from the principals of Port East Side development along with Port East Side Phase One through Three Estimate, dated April 20, 2023 at its July 11, 2023 meeting; and

WHEREAS, the East Hartford Town Council finds that the proposed project is consistent with our vision and as contained in East Hartford Plan of Conservation and Development, for the South Meadows area; and

WHEREAS, the East Hartford Town Council is cognizant of the many tax and other financial incentives which the Town of East Hartford may provide to ensure the successful completion of economic development projects deemed in the best interests of the East Hartford community and its taxpayers including but not limited to: East Hartford Economic Development Incentive Guidelines for Commercial Properties; tax increment financing, opportunity and enterprise zones; application for state grants; establishment of redevelopment projects (CGS sections 8-124 through 8-139) and development projects (CGS sections 8-186 through 8-200b); tax fixing agreements and establishment of a parking authority or special services district;

NOW THEREFORE BE IT RESOLVED that the East Hartford Town Council is willing to work with the developers of Port East Side as it pursues its development of the project and will consider, after consultation with its development experts, the application of any economic development incentive it deems necessary and

appropriate in the interests of the East Hartford taxpayer to assist in the successful completion of the Port East Side project.

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

Amendment to Agreement Between Department of Transportation and Town of East Hartford re: Funding of Municipal Roadways and Transportation Projects

MOTION By Harry Amadasun
 seconded by Awet Tsegai

to adopt the following resolution:

WHEREAS, on July 16, 2013, this Council passed a resolution authorizing the Mayor to sign a master municipal agreement for construction projects between the Town of East Hartford and The State of Connecticut Department of Transportation

WHEREAS, the Town and CT DOT entered into Agreement No. 04.19-01(13) dated August 1, 2013 ("Master Agreement") setting forth the responsibilities of the Parties relative to the ongoing administration and funding of municipal projects to construct roadways and other transportation-related facilities and structures that are eligible for government financial assistance over the duration of a ten-year term, expiring July 31, 2023;

WHEREAS, the Town and CT DOT are preparing an updated master municipal agreement for construction projects to go in effect in succession to the Master Agreement;

WHEREAS, the Parties wish to extend the term of the Master Agreement and incorporate new CT DOT requirements until the effective date of the successor agreement to ensure there is no lapse in ability to issue project authorization letters for projects;

WHEREAS, the Town desires to enter into an Amendment to the Master Agreement.

THEREFORE, BE IT RESOLVED, that the East Hartford Town Council does hereby approve the following item:

1. Pursuant to East Hartford Town Charter, Chapter III, Sec. 3.4(c) that Mayor, Michael P. Walsh, is hereby authorized to execute and deliver an amendment to the master municipal agreement for construction projects between the Town of East Hartford and The State of Connecticut, Department of Transportation extending the duration of such agreement and incorporating new terms required by the CT DOT in a form acceptable by the Corporation Counsel.

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

Memorandum of Agreement with CT Foodshare re: Summer Meals Program

MOTION By Don Bell
 seconded by Travis Simpson

to adopt the following resolution:

WHEREAS; the Town of East Hartford Youth Services Department has been nominated by Connecticut Foodshare to serve as an outreach partner for the Summer Meals Program, and;

WHEREAS; the Summer Meals Program provides free, nutritious meals to children age 18 and under during summer break,

NOW THEREFORE LET IT BE RESOLVED; that Michael P. Walsh, 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 Connecticut Foodshare as they pertain to this Summer Meals Program grant.

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

Connecticut Department of Health Prevention Block Grant

MOTION By Harry Amadasun
 seconded by John Morrison

to adopt the following resolution:

WHEREAS; The Connecticut Department of Public Health (CT DPH) is seeking proposals to implement programs to address Chronic Disease Prevention & Management, Injury & Violence Prevention, Community Safety & Supports, and/or Tobacco Prevention; and,

WHEREAS; these funds can assist the East Hartford Health Department in providing equitable delivery of services in which all residents have a fair and just opportunity to attain their highest level of health and well-being.

NOW THEREFORE LET IT BE RESOLVED; that Michael P. Walsh, 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 CT DPH as they pertain to this Prevention Block Grant.

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

Connecticut Department of Health Per Capita Grant Allocation

MOTION By Harry Amadasun
 seconded by John Morrison

to adopt the following resolution:

MOTION By Sebrina Wilson
 seconded by John Morrison

to amend the town of East Hartford Code of Ordinances by adding a new section 2-113e, 2-113f and 2-113g, "Fair Rent and Quality Housing Commission" effective October 1, 2023 and adding language that is consistent with the draft dated June 13, 2023 which was approved at the June 13, 2023 Ordinance Committee meeting.

Motion carried 8/0

Recommendations from Personnel and Pensions Subcommittee

Proposed Revisions of Job Descriptions

Case Worker I

MOTION By Awet Tsegai
 seconded by Tom Rup

to **approve** the proposed revised Job Description for the position of Case Worker I in the Health and Social Services department, dated November 2, 2022, as presented at the June 26, 2023 Personnel and Pensions Subcommittee Meeting.

Motion carried 7/0 (Wilson out of Chamber)

Case Worker II

MOTION By Awet Tsegai
 seconded by Tom Rup

to **approve** the proposed revised Job Description for the position of Case Worker II in the Health and Social Services department, dated April 11, 2023, as presented at the June 26, 2023 Personnel and Pensions Subcommittee Meeting.

Motion carried 7/0 (Wilson out of Chamber)

Proposed Revisions of Job Descriptions and Pay Grade Adjustments

Account Clerk- Tax

MOTION By Awet Tsegai
 seconded by Tom Rup

to **approve** the proposed revised Job Description and Compensation Plan for the position of Account Clerk in the Tax department, dated April 12, 2023, as presented at the June 26, 2023 Personnel and Pensions Subcommittee Meeting.

Assistant Building Official- Electrical

Motion carried 8/0

Motion carried 7/0 (Bell out of Chamber)

Administrative Secretary II - Senior Services

Motion carried 7/0 (Bell out of Chamber)

to **approve** the proposed revised Job Description and Compensation Plan for the position of Assistant Building Official- Plumbing and Mechanical in the Inspections and Permits department, dated July 1, 2023, as presented at the June 26, 2023 Personnel and Pensions Subcommittee Meeting.

seconded by Don Bell

to **approve** a total refund of taxes in the amount of \$13,966.54 pursuant to Section 12-129 of the Connecticut General Statutes.

Motion carried 8/0

Bill	Name/ Check Payable to:	Address	City/State/Zip	Prop Loc/Vehicle Info.	Fee Paid	Int Paid	Over Paid
2021-01-0000926	BAKRINA ADRIAN	60 CROMWELL ST	HARTFORD, CT 06114	179 WOODMONT DR		0	-3,850.93
2020-03-0056884	COLLINS CHERYL J	14 S BROAD ST B207	MERIDEN, CT 06450-6535	2006/3GND423PX65560507		0	-45.99
2021-01-0000132	CORELOGIC CENTRALIZED REFUNDS	3001 HACKBERRY RD	IRVING, TX 75063	640 FORBES ST		0	-3,191.65
2021-03-0058850	DEARCE MIRIAM	90 SMITH DR	EAST HARTFORD, CT 06118-1545	1999/4T18F18B1XU329372		0	-74.25
2005-03-0065935	EASTMOND KENYA	170 BREWER ST	EAST HARTFORD, CT 06118	1995/1C3EJ56H2SN556012	-54.78	-274.93	-90.29
2021-01-0008719	MANCUSO CAREY TRUSTEE	180 SILAS DEANE HWY SUITE 201	ROCKY HILL, CT 06067	207 RIDGEWOOD RD		0	-3,151.47
2019-03-0073676	MELENDEZ RODRIGO	536 REDSTONE HILL RD APT 23	BRISTOL, CT 06010	2017/JF25JADC1HH441456		0	-322.43
2021-03-0073159	MIYASATO MIRIAN L	16 COLGATE LN	EAST HARTFORD, CT 06108-1308	2012/JN8AE2KP3C9035809		0	-49.82
2021-03-0074817	NISSAN INFINITI LT LLC	P O BOX 650214	DALLAS, TX 75265	2020/5N1AZ2AS1LN125064		0	-579.19
2020-04-0086795	OTERO NICHOLAS R	11450 PRAIRIE VIEW CT	RED BLUFF, CA 96080-7795	2014/1G1PC55B8XE7413214		0	-148.94
2021-03-0075982	PADILLA-UGAZ BEATRIZ S	22 JERRY RD	EAST HARTFORD, CT 06118	2007/1N4AL21E87N491325		0	-76.67
2021-01-0014181	TELES NANCY	58 GAIL RD	EAST HARTFORD, CT 06108	97 ALPS DR		0	-1,865.62
2021-03-0084611	TOYOTA LEASE TRUST	3200 WEST RAY ROAD	CHANDLER, AZ 85226	2018/JTJBAR8Z4J2159516		0	-189.58
SUB TOTAL					-54.78	-274.93	-13,636.83
TOTAL							-13,966.54

OPPORTUNITY FOR COUNCILLORS TO DIRECT QUESTIONS TO THE ADMINISTRATION

Councillor Tsegai wished Vice Chair Don Bell a Happy Birthday.

Councillor Amadasun stated that a call is out for local artists through East Hartford Murals for two murals that will be placed at local Town pools.

Chair Kehoe asked if any of the progress on the hiring process for open staff positions due to recent and upcoming paygrade increases approved by the Council. *Mayor Walsh stated that there is still a need to fill a few open positions, particularly within the Inspections and Permits department. A revised posting with the updated paygrades will be released in hopes of recruiting additional candidates.*

COUNCIL ACTION ON EXECUTIVE SESSION MATTERS

OPPORTUNITY FOR RESIDENTS TO SPEAK

No one came forward.

ADJOURNMENT

MOTION By John Morrison
seconded by Don Bell

to **adjourn** (9:51 pm)

Motion carried 8/0

The Chair wished all a good evening and announced that the next regular meeting of the Town Council would be on August 1, 2023.

Attest _____

Jason Marshall
TOWN COUNCIL CLERK