

EAST HARTFORD TOWN COUNCIL

TOWN COUNCIL CHAMBERS/MICROSOFT TEAMS JUL 19 AM 8:27

JULY 13, 2021

TOWN CLERK
EAST HARTFORD

PRESENT Chair Richard F. Kehoe, Vice Chair Donald Bell, Jr., Majority Leader Sebrina
in Chambers Wilson, Minority Leader Esther B. Clarke, Councillors Connor Martin, Angela
Parkinson, Awet Tsegai (arrived 8:31pm) and John Morrison

PRESENT Councillor Patricia Harmon
via Teams

CALL TO ORDER

Chair Kehoe called the meeting to order at 7:52 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

None

APPROVAL OF MINUTES

June 15, 2021 Regular Meeting

MOTION By Sebrina Wilson
seconded by Connor Martin
to **approve** the minutes of the June 15, 2021 Regular Meeting.
Motion carried 8/0.

June 22, 2021 Special Meeting

MOTION By Sebrina Wilson
seconded by Connor Martin
to **approve** the minutes of the June 22, 2021 Special Meeting.
Motion carried 8/0.

COMMUNICATIONS AND PETITIONS

EHPD K-9 Division: The Daniel Wasson Award

Chief of Police Scott Sansom was pleased to announce that two police officers in East Hartford's K-9 Division were, once again, recognized for their heroic actions apprehending

violent suspects. Lieutenant Michael DeMaine introduced Officer Juan Rivera and K9 Capo who won the 2020 Daniel Wasson and Officer Todd Mona and K9Casus who placed 1st Runner-up for that award. The Council, along with Mayor Leclerc, extended their heartfelt gratitude for a job well done.

Resignation of Dan and Betty Russell from the Commission on Culture and Fine Arts

Chair Kehoe announced the resignation of Dan and Betty Russell from the Commission on Culture and Fine Arts. He thanked them for their many years of dedicated service to the town of East Hartford.

Disposition of Town-owned Property Other Than Real Estate

The Chair stated that the Mayor intends to dispose of the following items, having been certified by the Finance Director to be unsuitable for town use:

- three vehicles from the Public Works Department determined to have met their life expectancy and will go to auction; and
- various obsolete and damaged office equipment from the Library, Mayor's Office and Police Department

Pursuant to §10-3 (c) of the Code of Ordinances, the Mayor must notify the Council of her decision to dispose of such furniture/equipment. No action by the Council is necessary.

NEW BUSINESS

2021 Justice Assistance Grant Program (JAG)

MOTION By Connor Martin
 seconded by Don Bell
 to **adopt** the following resolution:

WHEREAS the U.S. Department of Justice, Bureau of Justice Assistance, has made funding available to the Town of East Hartford under the Edward Byrne Memorial Justice Assistance Grant (JAG) Program; and

WHEREAS these funds may be used to improve or enhance Law Enforcement Programs with no cash match required by the Town of East Hartford.

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 as they pertain to this Justice Assistance Grant.

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

Appointments to Charter Revision Commission

MOTION By Awet Tsegai
 seconded by John Morrison
 to **appoint** the following individuals to the Charter Revision Commission:

Eric Thompson, 9 Warren Drive
Travis Simpson, 119 Naubuc Avenue
Tom Rup, 24 Sunset Ridge Drive
Richard Bates, 103 Timber Trail
Marcia Leclerc, 673 Burnham Street
Don Bell, 1323 Burnside Avenue
Shelby Brown, 2 Sunset Ridge Drive
Angel Santiago, 700 Forbes Street
Deb Arietta, 6 Sunset Ridge Drive

Motion carried 9/0.

State of Connecticut Department of Transportation 5310 Program Grant Application

MOTION By Don Bell
seconded by Awet Tsegai
to **adopt** the following resolution:

WHEREAS the state Department of Transportation has made available grant funds to enhance the mobility of seniors and individuals with disabilities; and

WHEREAS these funds can be used to purchase a wheelchair-accessible vehicle.

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 state Department of Transportation for financial assistance for the purpose of funding the purchase of a wheelchair accessible van.

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

Sunset Ridge Cell Tower Lease Extension

MOTION By Angie Parkinson
seconded by Connor Martin
that pursuant to Section 10-4a. of the Town of East Hartford Code of Ordinances, the Town Council **approve** the attached First Amendment to Tower Lease With Option, by and between the Town of East Hartford and T-Mobile Northeast, LLC.
Motion carried 9/0.

The first amendment to the lease follows these minutes.

5-year Capital Improvement Plan: Municipal Tax-exempt Lease Purchase

MOTION By Don Bell
seconded by Connor Martin
to **adopt** the following resolution:

WHEREAS the town of East Hartford approved the purchase of various capital equipment including Town Hall furniture, vehicles for the Police, Fire and Public Works departments, and a Fire department microwave link and laryngoscope as part of the Town of East Hartford's Approved 5-Year Capital Improvement Plan for the fiscal years 2021-22 through 2025-26; and

WHEREAS the cost of the various capital equipment designated for lease-purchase financing totals \$1,724,818; and

WHEREAS the Town will budget \$446,390 in fiscal years 2022-23 through 2025-26 in the General Operating Fund to pay principal and interest on the purchases.

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. or their affiliates in the principal amount not to exceed \$1,724,818. 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 26CFR1.103-18 and/r 26CFR1.150-2.

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

Appointments to Various Boards and Commissions:

MOTION By Angie Parkinson
 seconded by Esther Clarke
 to **approve** the following appointments:

- To the Building Board of Appeals –
Daniel Bogosian, 10 May Street; term to expire December 2023
- To the Zoning Board of Appeals –
Daniel Bogosian, Alternate, 10 May Street; term to expire December 2023
- To the Economic Development Commission –
James Arsenault, Jr., 25 Pheasant Lane; term to expire December 2022
- To the Commission on Culture and Fine Arts –
Laura Kay Wilson, 140 Harvest Lane; term to expire December 2023
- To the Inland-Wetlands Environmental Commission –
Tony Le, 53 Elida Court; term to expire December 2022

Motion carried 9/0.

OPPORTUNITY FOR COUNCILLORS TO DIRECT QUESTIONS TO THE ADMINISTRATION

Awet Tsegai inquired on the progress of the Senior Center. *Mayor Leclerc summarized the "to-do" list for the finishes to the Senior Center. She indicated that September 2021 is the targeted date for the opening.*

COUNCIL ACTION ON EXECUTIVE SESSION MATTERS

Volume 90

FIRST AMENDMENT TO TOWER LEASE WITH OPTION

This First Amendment to Tower Lease with Option Agreement (the "Amendment") is made this _____ day of _____, 2021, by and between Town of East Hartford, a Connecticut municipality, with an address of 740 Main Street, East Hartford, Connecticut ("Landlord") T-Mobile Northeast, LLC, a Delaware limited liability company, with an address of 4 Sylvan Avenue, Parsippany, NJ 07054, successor in interest to Omnipoint Communications, Inc. ("Tenant").

WHEREAS, Landlord and Tenant entered into that certain Tower Lease with Option Agreement dated June 28, 2006 (the "Agreement") whereby Landlord leased to Tenant a portion of a tower owned by Landlord, and located at; located at 100 Sunset Ridge Road, East Hartford, Connecticut;

WHEREAS, Landlord and Tenant hereby affirm that, as of the date hereof: (i) no breach or default by Landlord or Tenant occurred; and (ii) the Agreement, and all the terms, covenants, conditions, provisions and agreements thereof, except as expressly modified by this Amendment are in full force and effect, with no defenses or offsets thereto; and

WHEREAS, Landlord and Tenant desire to amend the Agreement as follows;

NOW THEREFORE, in consideration of the mutual covenants contained in the Agreement and herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Landlord and Tenant hereby agree as follows:

1. Upon expiration of the current lease term on November 30, 2021 the term will automatically renew for two (2) separate consecutive additional periods of five (5) years, each being defined as an "Extension term".
2. Effective November 30, 2021, the Rent that Tenant pays Landlord will be increased to THIRTY-SIX THOUSAND dollars (\$36,000) per year. Rent shall then increase annually, for each additional year during an Extension term by three (3%) over the rent for the previous year. Exhibit B-1 replaces Exhibit B in the agreement.
3. Each of the parties represent and warrant that they have the right, power, legal capacity and authority to enter into and perform their respective obligations under this Amendment.
4. This Amendment will be binding on and inure to the benefit of the parties herein, their heirs, executors, administrators, successors-in-interest and assigns.
5. This Agreement may be executed by original, facsimile, or electronic signatures and in any number of counterparts which shall be considered one instrument. Counterparts, signed facsimile, and electronic copies of this Agreement shall legally bind the Parties to the same extent as original documents.
6. Landlord represents and warrants to Tenant that the consent or approval of a third party has either been obtained or is not required with respect to the execution of this Amendment.

Site Name: CT737/E Hartford Town SST
T-Mobile Site Number: CT11737C
Market: New England-CT

7. Except as specifically amended herein, the remaining terms of the Agreement shall remain in full force and effect. To the extent any provision contained in this Amendment conflicts with the terms of the Agreement, the terms and provisions of this Amendment shall prevail. All capitalized terms shall have the meaning ascribed to them in the Agreement unless otherwise defined in this Amendment.

IN WITNESS WHEREOF, the parties have executed this Amendment on the day and year last written below.

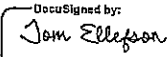
LANDLORD

Town of East Hartford
a Connecticut Municipality

By: _____
Name: _____
Title: _____
Date: _____

TENANT

T-Mobile Northeast LLC a Delaware limited
liability company

By:  _____
Name: Tom Ellefson
Title: SVP Engineering
Date: 6/22/2021

TMO Legal
2021.06.07
11:14:19
-04'00'



Site Name: CT737/E Hartford Town SST
T-Mobile Site Number: CT11737C
Market: New England-CT

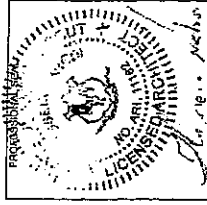
B-1

Site Name: CT737/E Hartford Town SST
T-Mobile Site Number: CT11737C
Market: New England-CT

APPLICANT:
T-Mobile
 T-MOBILE NORTHEAST LLC
 315 GREEN ROAD SOUTH
 BLOOMFIELD, CT 06002
 860-322-7100

PROJECT MANAGER
 (S) J. J. HORTHEAST
 420 MAIN STREET, SUITE 4
 STURBRIDGE, MA 01566
 203-278-4089

CONSULTANT:
FORESITE
 402 WALNUT STREET
 NEWTON, MA 02460
 617-553-5253

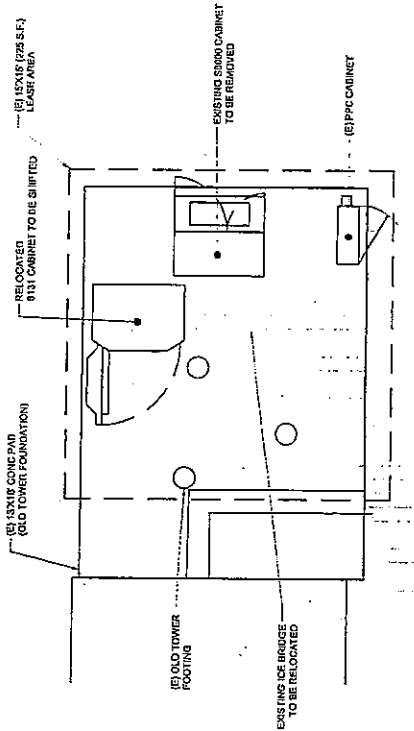


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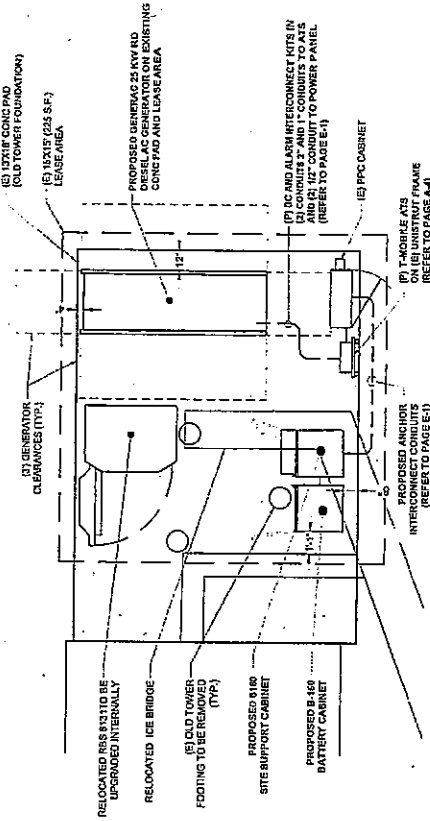
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A	PRELIMINARY	12/07/18
0	SIGNED AND SEALED	12/18/18
1	REVISED GENERATOR	03/03/21
2	COMBINED NHP AND ANCHOR	03/03/21

SITE NUMBER: CT11787C
SITE NAME: CT11787C
SITE ADDRESS: 100 SUNSET RIDGE RD
 EAST HARTFORD, CT 06108

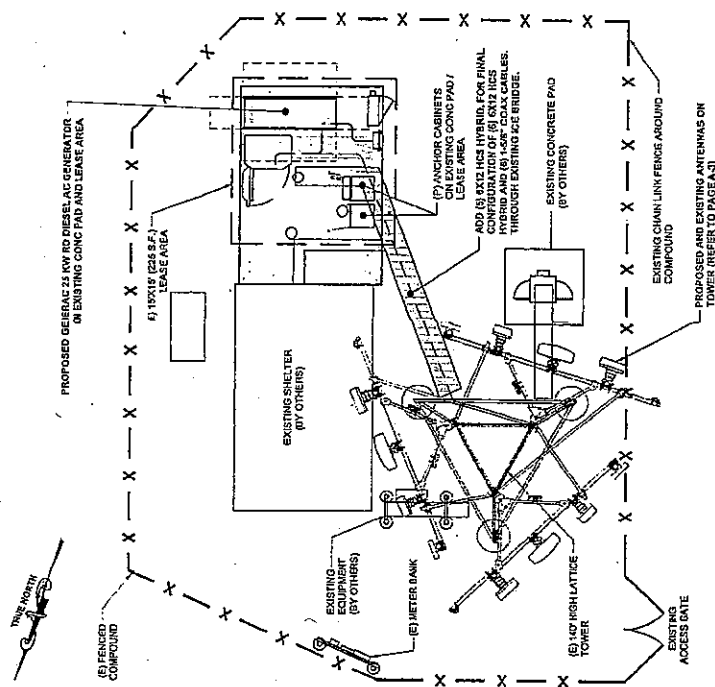
SHEET TITLE:
 A-1: PLAN



EXISTING LAYOUT
 SCALE: 3/16" = 1'-0"



PROPOSED LAYOUT
 SCALE: 3/16" = 1'-0"



SITE PLAN
 SCALE: 3/32" = 1'-0"

STRUCTURAL NOTES:
PRIOR TO COMMENCING CONSTRUCTION, GC SHALL REFER TO TOWER
STRUCTURAL ANALYSIS TO DETERMINE IF THERE ARE ANY
SUPPLEMENTAL OR SPECIAL REQUIREMENTS FOR TOWER TOP
EQUIPMENT AND FOR CABLE BUNDLING, SHIELDING, MOUNTING OR
RELOCATION ARRANGEMENTS.
REFER TO STRUCTURAL REPORTS / DRAWINGS:
TOWER ANALYSIS, DATED 12/29/20 BY CENTERLINE COMMUNICATIONS.
TOWER UPGRADE, DATED 12/29/20 BY CENTERLINE COMMUNICATIONS.
MOUNT ANALYSIS, DATED 06/11/20 BY ERI GLOBAL INC.

- TOP OF EXISTING LATTICE TOWER
ELEV: 140'0" ± (A.G.L.)
- (E) 20' OMNI ANTENNA BY OTHERS
1 PER SECTOR (TOTAL OF 3) REFER TO A-3
- CENTER OF (E) OMNI ANTENNAS BY OTHERS
ELEV: 130'0" ± (A.G.L.)
- TOP OF (P) T-MOBILE ANTENNAS
ELEV: 121'0" ± (A.G.L.)
- CENTER OF (E) & (P) T-MOBILE ANTENNAS
ELEV: 120'0" ± (A.G.L.)
- CENTER OF (E) A&T ANTENNAS
ELEV: 110'0" ± (A.G.L.)

REFER TO TOWER UPGRADE
MODIFICATION DESIGN
(BY OTHERS)

PROPOSED AND EXISTING
ANTENNAS ON TOWER
REFER TO A-3

EXISTING 140' LATTICE TOWER

ADD (5) 6X12 HCS HYBRID, FOR
FINAL CONFIGURATION OF (6)
6X12 HCS HYBRID AND (6) 1-5/8"
COAX CABLES.

PROPOSED AND EXISTING
EQUIPMENT LOCATION ON
REINFORCED CONCRETE PAD
REFER TO A-3

EXISTING SHELTER
(BY OTHERS)

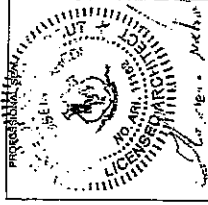
EXISTING CHAIN
LINKED FENCE (TYP.)

ELEVATION
SCALE: 1/16" = 1'-0"
1
A-2

APPLICANT:
T-Mobile
T-MOBILE NORTHEAST LLC
35 GRIFFIN ROAD SOUTH
BLOOMFIELD, CT 06002
860-402-7100

PROJECT MANAGER
NOTITLE EAST
420 MAIN STREET, BLDG 4
STURBRIDGE, MA 01566
203-275-0869

CONSULTANT:
FORESITE
482 WALNUT STREET
NEWTON, MA 02460
617-212-3123



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REV	DESCRIPTION	DATE
A	PRELIMINARY	12/07/18
0	SIGNED AND SEALED	12/10/18
1	REVISED GENERATOR	03/03/21
2	COMBINED NHP AND ANCHOR	03/03/21

SITE NUMBER: CT112370
SITE NAME: CT STATE HARTFORD TOWN SST
SITE ADDRESS: 100 SUNSET RIDGE RD
EAST HARTFORD, CT 06108

SHEET TITLE:
A-2: ELEVATION

STRUCTURAL NOTES:

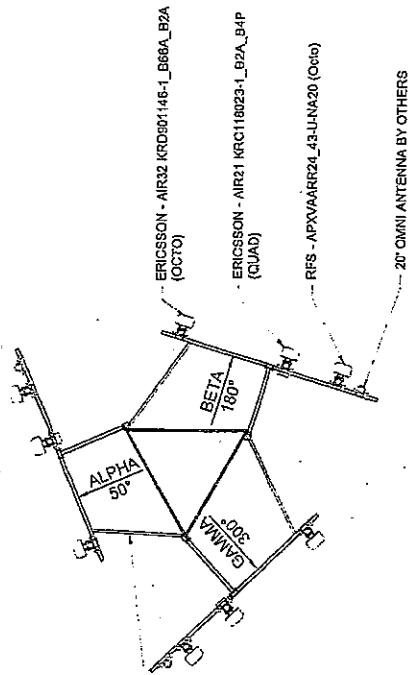
PRIOR TO COMMENCING CONSTRUCTION, GC SHALL REFER TO TOWER
STRUCTURAL ANALYSIS TO DETERMINE IF THERE ARE ANY
SUPPLEMENTAL OR SPECIAL REQUIREMENTS FOR TOWER TO
EQUIPMENT AND FOR CABLE BUNDLING, SHIELDING, MOUNTING OR
RELOCATION ARRANGEMENTS.

REFER TO STRUCTURAL REPORTS / DRAWINGS:

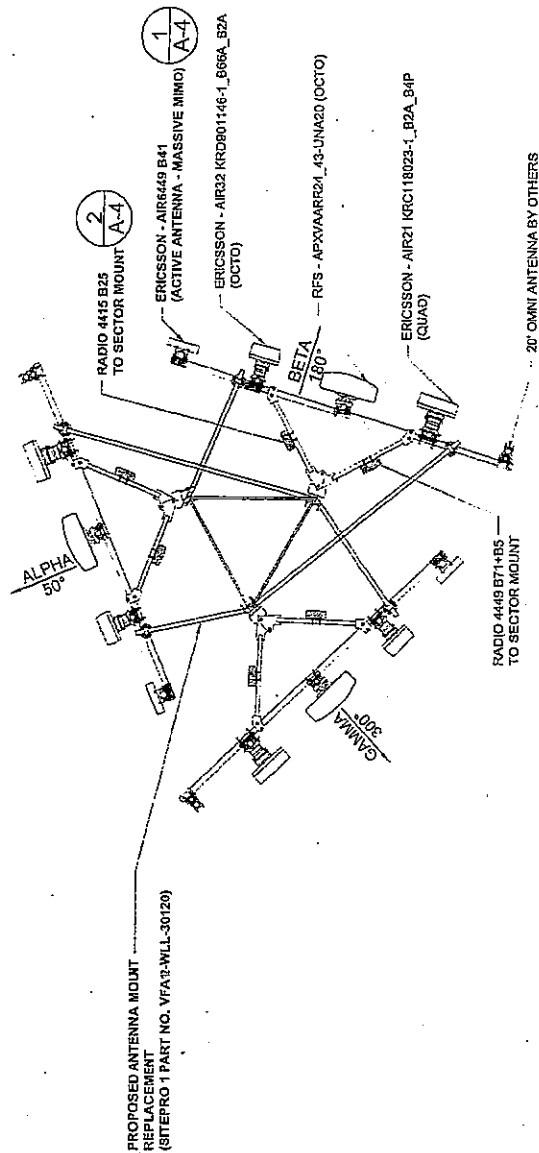
TOWER ANALYSIS, DATED 1/29/20 BY CENTERLINE COMMUNICATIONS,
TOWER UPGRADE, DATED 1/29/20 BY CENTERLINE COMMUNICATIONS,
MOUNT ANALYSIS, DATED 08/11/20 BY EFL GLOBAL INC.

EXISTING ANTENNA MOUNT TO BE
REPLACED

EXISTING ANTENNA PLAN



FINAL ANTENNA PLAN



ANTENNA PLAN
SCALE: NTS

1
A-3

APPLICANT:

T-Mobile

T-MOBILE NORTHEAST LLC

35 GREEN ROAD SOUTH
BLOOMFIELD, CT 06002
860-882-7100

PROJECT MANAGER:

FORECAST

420 MAIN STREET, BLDG 4
STURBRIDGE, MA 01566
203-276-0868

PROJECT MANAGER

CONSULTANT:

FORESITE

482 WALNUT STREET
NEWTON, MA 02450
617-553-3125

CONSULTANT



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A	PRELIMINARY	12/07/18
0	SIGNED AND SEALED	12/10/18
1	REVISED GENERATOR	03/03/21
2	COMBINED NHP AND ANCHOR	03/03/21

SITE NUMBER: CTT1707C
SITE NAME: CT TOWER 1707C
SITE ADDRESS: 100 SUNSET RIDGE RD
EAST HARTFORD, CT 06106

SHEET TITLE:
A-3: ANTENNA PLAN

35 GRIFFIN ROAD SOUTH
BLOOMFIELD, CT 06002
860-692-7100

11/11/2011



420 MAIN STREET, BLDG 1
STURBRIDGE, MA 01566
203-275-6889

CONSULTANT:

FORESITE
Architects, Engineers, Surveyors

462 WALNUT STREET
NEWTON, MA 02450
517-212-3123



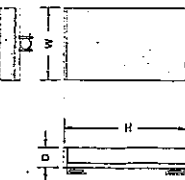
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REV	DESCRIPTION	DATE
A	PRELIMINARY	12/07/18
B	SIGNED AND SEALED	12/10/18
C	REVISOR'S COMMENTS	03/03/21
D	COMBINED RHP AND ANCHOR	03/03/21
E		
F		
G		
H		
I		
J		
K		
L		
M		
N		
O		
P		
Q		
R		
S		
T		
U		
V		
W		
X		
Y		
Z		

SITE NUMBER: CT11737C
SITE NAME: CT737E HARTFORD TOWN SST
SITE ADDRESS: 100 SUNSET RIDGE RD
EAST HARTFORD, CT 06108

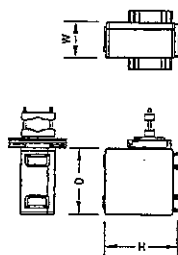
3711 193HS

A-4: EQUIPMENT SPECIFICATIONS



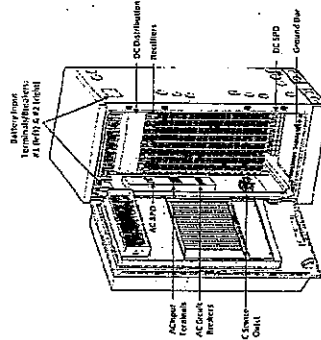
ERICSSON ANTENNA SPECIFICATIONS	
MODEL #	AIR0449 B41
MANUF.	ERICSSON
HEIGHT	31.1"
WIDTH	20.5"
DEPTH	9.3"
WEIGHT	103 LB

ERICSSON ANTENNA
N.T.S



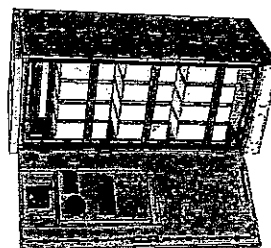
REMOTE RADIO UNIT SPECIFICATIONS	
MODEL #	RADIO 4416 B25
MANUF.	ERICSSON
HEIGHT	14.3"
WIDTH	13.2"
DEPTH	5.4"
WEIGHT	40.3 LB

REMOTE RADIO UNIT
N.T.S



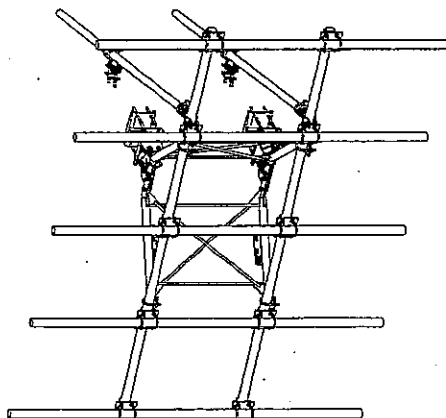
SITE SUPPORT CABINET SPECIFICATIONS	
MODEL #	0160
MANUF.	ERICSSON
HEIGHT	63"
WIDTH	25.5"
DEPTH	32.5"
WEIGHT	605 lbs

SITE SUPPORT CABINET
N.T.S.



BATTERY CABINET SPECIFICATIONS	
MODEL #	B180
MANUF.	ERICSSON
HEIGHT	53"
WIDTH	26"
DEPTH	28"
WEIGHT	100 LBS.

BATTERY CABINET
N.T.S.



PROPOSED ANTENNA MOUNT REPLACEMENT
SITEPRO 1 PART NO. VFA12-WLL-30120)
Z-0° HEAVY DUTY V-FRAME ASSEMBLY
W/ 2 BTRF ARMS & MOUNT PIPES

SECTOR MOUNT
N.T.S.

APPLICANT:
T-Mobile-Northeast LLC
36 GRIFFIN ROAD SOUTH
BLOOMFIELD, CT 06002
800-992-7100

PROJECT MANAGER
NORTH EAST
420 MAIN STREET, BLDG 4
STURBRIDGE, MA 01566
203-275-9169

CONSULTANT:
FORESITE
462 WALNUT STREET
NEWTON, MA 02460
017-212-3123

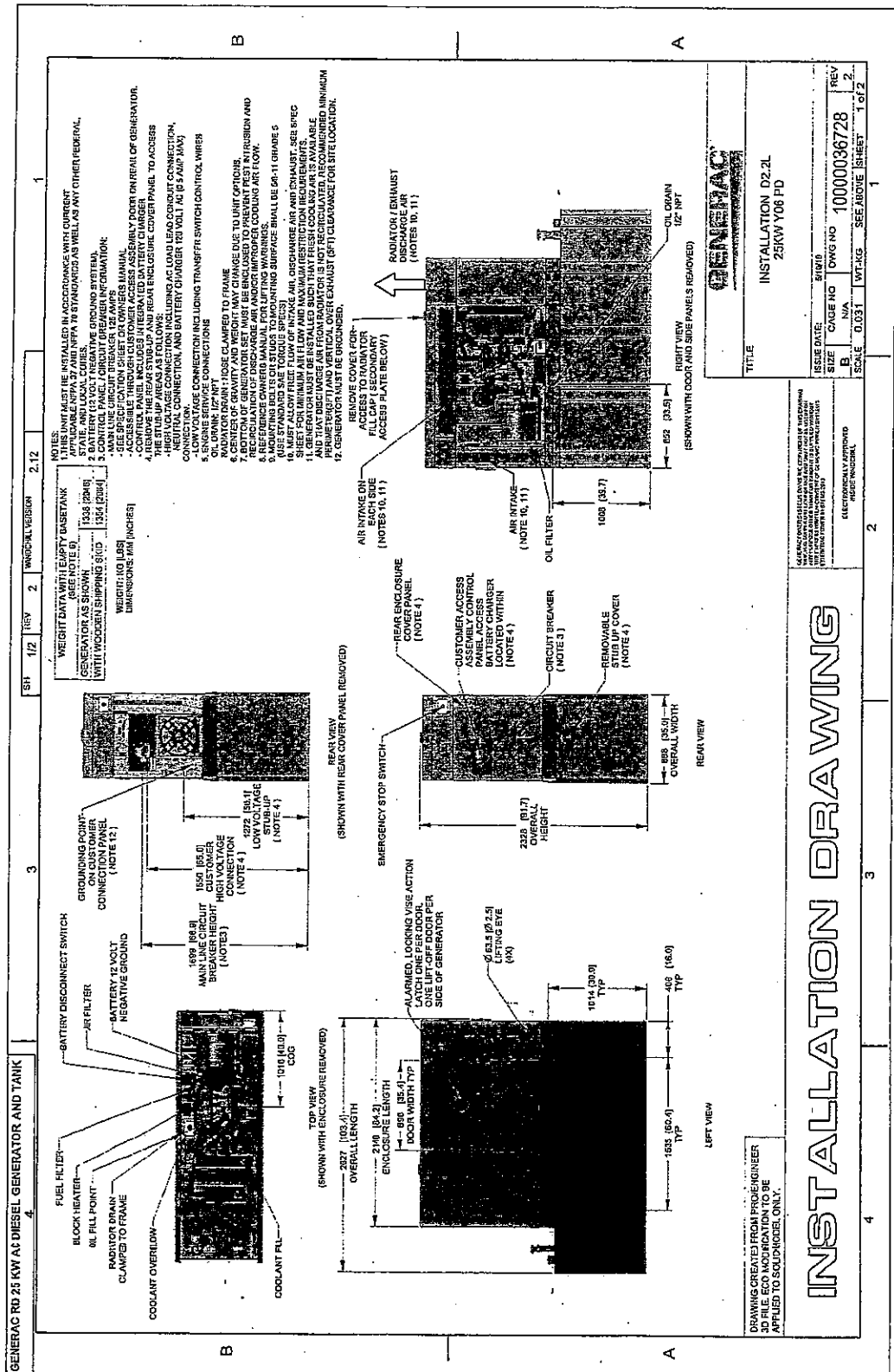


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B	SIGNED AND SEALED	12/10/16
1	REVISED GENERATOR	03/03/21
2	COMBINED NTP AND ANCHOR	03/03/21

SHEET NUMBER: 011237C
SITE NAME: C1737E HARTFORD TOWN SST
SITE ADDRESS: 100 SUNSET RIDGE RD
EAST HARTFORD, CT 06108

SHEET TITLE:
A-5: GENERATOR SPECIFICATIONS



INSTALLATION DRAWING

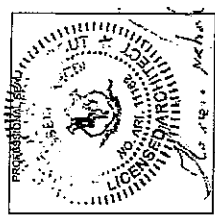
DRAWING CREATED FROM PROJECT ENGINEER
SITE SPECIFIC INFORMATION TO BE
APPLIED TO SUNDRIES ONLY.

GENERATOR SPECIFICATIONS 1
N.T.S.

APPLICANT:
T-Mobile
 T-MOBILE NORTHEAST LLC
 35 GRIFFIN ROAD SOUTH
 BLOOMFIELD, CT 06002
 860-482-7100

PROJECT MANAGER
 NORTHEAST
 430 MAIN STREET, BLDG 4
 STURBRIDGE, MA 01566
 203-276-8069

CONSULTANT:
FORESITE
 482 WALNUT STREET
 NEWTON, MA 02459
 617-212-3123

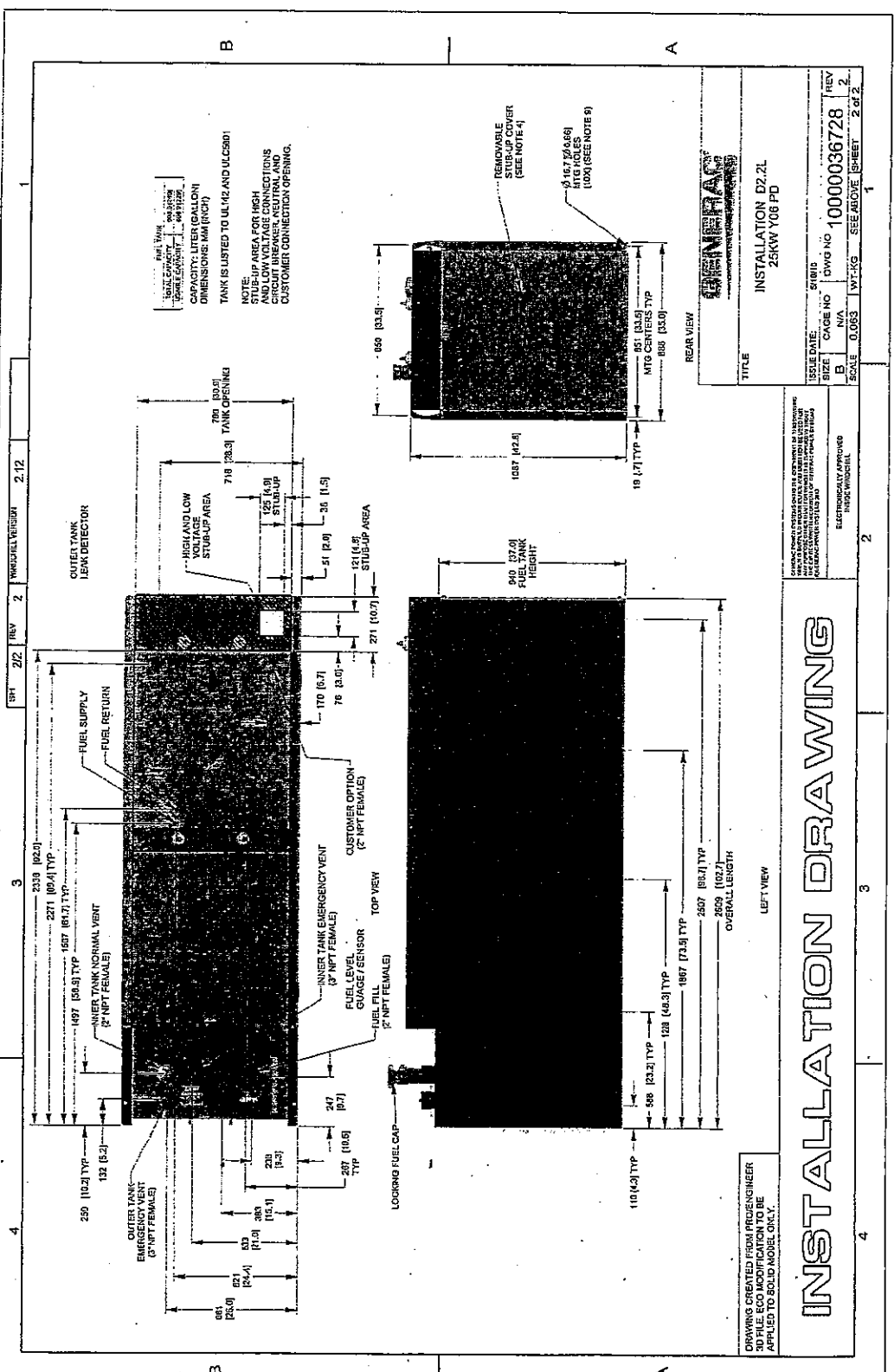


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0	SIGNED AND SEALED	12/16/16
1	REVISED GENERATOR	03/03/21
2	COMBINED NRP AND ANCHOR	05/03/21

SITE NUMBER: CT112YC
 SITE NAME: CT737E HARTFORD TOWN SST
 SITE ADDRESS: 100 SUNSET RIDGE RD
 EAST HARTFORD, CT 06109

SHEET TITLE:
 A-6: GENERATOR SPECIFICATIONS



AUTOMATIC TRANSFER SWITCH DETAILS 1
A-7
 SCALE: N.T.S.