

EAST HAVEN TOWN COUNCIL
REGULAR MEETING MINUTES
TUESDAY, MAY 7, 2019

Stacy Gravano, CTC
TOWN CLERK

The East Haven Town Council held a regular meeting Tuesday, May 7, 2019, at 7:00PM at the East Haven Senior Center, 91 Taylor Avenue, East Haven, CT 06512.

Vice Chairwoman Linda Hennessey calls the meeting to order at 7:00PM.

Item #1

Roll Call-11 present- 4 absent (Mckay, Deko, Butler III and Anania)
A quorum is present.

Vice Chairwoman Hennessey asks all to stand for the pledge of allegiance.

Item #2

Approval of minutes from the April 16, 2019 Public Hearing.

Councilman Louis Pacelli makes a motion to adjourn.
Councilman Big Steve Tracey seconds the motion.
Voice vote: all in favor-none oppose-none abstain. Motion carries.

Item #3

Approval of minutes from the April 17, 2019 Public Hearing.

Councilman Louis Pacelli makes a motion to adjourn.
Councilman Joseph Badamo seconds the motion.
Voice vote: all in favor-none oppose-none abstain. Motion carries.

Item #4

Approval of minutes from the April 24, 2019 Special Meeting (Budget Adoption).

Councilwoman Loria Jaffe makes a motion to adjourn.
Councilman Big Steve Tracey seconds the motion.
Voice vote: all in favor-none oppose-none abstain. Motion carries.

Item #5

Correspondence- a letter from Michele DeLucia, Chairperson for East Haven Board of Education indicating in accordance with the Charter, Section 2-1.1(f) the East Haven Board of Education has voted to withdraw from the Town self-insurance program. It indicates the health insurance reserve fund has grown significantly over the last several years because the Board of Education has paid significantly more in to the reserve than its proportionate share of the medical and administrative expenses and the amount in the reserve is well above the recommended amount for such municipal health insurance reserves. Therefore, the chairperson asks the council to approve the request of the Board of Education to be excused from payments into the health insurance reserve fund for the months of April, May and June 2019.

Item #6

Subcommittee Reports:

- a. Subcommittee on Education, Library, and School Building; *no report*
(Robert Parente, Lou Pacelli, Linda Hennessey)
- b. Subcommittee on Public Safety, Health, & Welfare;
(*"BIG"* Steve Tracey, Rich Anania, Joe Santino)
 - Councilman Nicholas Palladino asks about the fire and police vehicles that are unmarked, have they been notified to get them marked per the charter? Should we send them a formal reminder to get the vehicles within specifications of the Town charter?
 - Councilman Big Steve Tracey said after the last meeting didn't we send them something?
 - Vice Chairwoman Hennessey said two meetings ago they had a discussion on it.
 - Councilman Nicholas Palladino says it was talked about but he doesn't think anything was sent and he saw them this week still without the markings on them. It is a blatant violation of the charter.
 - Councilman Robert Parente says he will follow up on it.
- c. Subcommittee on Finance; *no report*
(Judy Sittnick, Joseph Badamo, Joseph Carfora)
- d. Subcommittee on Public Services, Parks, & Recreation;
(Robert Parente, Joseph Deko, Lori Jaffe)
 - Councilman Robert Parente says public works has been working very diligently on the beach, they got a lot of sand that they are grooming. The beach will be opening on the 25th.
 - Councilman Nicholas Palladino asks Councilman Parente about the leaks in the roof of Town Hall. What is the progress on that? Did they get a company to fix it or are his guys going to do it?

- Councilman Robert Parente says they he and Kevin White have a meeting on Friday with Capasso to get an estimate on the bricks; they are pursuing a bid on removal of the old air conditioning unit and replacement of the roof as necessary.
 - Councilman Nicholas Palladino asks about the asbestos abatement.
 - Councilman Robert Parente says it has been encapsulated in one office today to the satisfaction of State regulations and they are in the process of working on the second office in the next couple of days.
 - Councilman Nicholas Palladino says if he is not mistaking they did allocate some money in the last capital improvement budget to do it and also the parking lot and they don't seem to have been done.
 - Councilman Robert Parente says the Mayor has asked his foreman to get prices on the parking lot; it will be rebuilt and lined within the next couple of months.
- e. Subcommittee on Urban Renewal/Housing; *no report*
(Richard Anania, Henry Butler, III, Joseph Deko)
- f. Temporary Subcommittee on Community Group Stipends; *no report*
(Kenneth McKay, Nick Palladino, Robert Parente)

Item #7

To consider and act upon a Resolution, pursuant to Chapter III, Section 8, of the East Haven Town Charter, adopting the recommendation of the Mayor to appoint the firm of "PKF O'Connor Davies" to audit the books and accounts of the Town for the fiscal year ending June 30, 2019.

A Resolution, pursuant to Chapter III, Section 8, of the East Haven Town Charter, adopting the recommendation of the Mayor to appoint the firm of "PKF O'Connor Davies" to audit the books and accounts of the Town for the fiscal year ending June 30, 2019.

BE IT RESOLVED that pursuant to Chapter III, Section 8, of the East Haven Town Charter, The Town Council hereby adopts the recommendation and appointment of the Mayor and designates the firm of "PKF O'Connor Davies" to audit the books and accounts of the Town for the fiscal year ending June 30, 2019.

No public comment.

Council comment:

- Councilman Nicholas Palladino asks if these services were bid. He is assuming it is over \$5,000 so how did they do it?
- Attorney Frank Kolb indicates he was told this is the same firm who has been the auditor for a number of years and there is only a slight increase in the price. Maybe Mr. Rizza can add to that?

- Councilman Nicholas Palladino says then he has to ask the Council for a bid waiver, right? Is he going to do that?
- Finance Director Paul Rizza says this will be year 11 with this auditor, they were just bought out so the name changed. They have the same partner that has been with the Town for the last 10 audits as well as a number of staff members with 5-8 years of experience with us.
- Councilman Nicholas Palladino asks the approximate cost of it.
- Mr. Rizza says the cost is split 50/50 with the Board of Education. The upcoming year our portion will be \$44,975.
- Councilman Palladino says so about \$88,000 total, so that would have to be bid or he would have to request a bid waiver, correct?
- Mr. Rizza says no it is a professional service. We don't bid them. For example engineers, attorneys, auditors, etc. fall into the category of professional services.

Councilwoman Loria Jaffe makes a motion.

Councilman Big Steve Tracey seconds the motion.

Roll call vote: all in favor-none oppose-none abstain. Motion carries.

Item #8

To consider and act upon a Resolution Approving and Authorizing Mayor Joseph Maturo, Jr. to sign an Energy Upgrades Agreement and all associated sub-agreements and schedules with Honeywell International, Inc.

A Resolution Approving and Authorizing Mayor Joseph Maturo, Jr. to sign an Energy Upgrades Agreement and all associated sub-agreements and schedules with Honeywell International, Inc.

BE IT RESOLVED that the Town Council hereby approves the Energy Upgrades Agreement and all associated sub-agreements and schedules proposed to be executed by the Town of East Haven and Honeywell International, Inc. in the form substantially as presented to the council concurrent with the passage of this resolution.

BE IT FURTHER RESOLVED that Mayor Joseph Maturo, Jr., or his designee, is authorized to sign the aforementioned agreement, sub-agreements, schedules, and any and all documents necessary to give effect to the same.

- Sal Brancati, Director of Administration & Management-Mr. Brancati addresses the Council and explains this is a large capital improvement project for the Town and they are looking tonight for an approval of a resolution that will allow the Mayor to sign the contract. This covers Town buildings and Board of Education

buildings for energy improvements and energy savings. The project is about \$6.5 million dollars in total; it is revenue neutral and expense. The energy audit is done by Honeywell and our consultant ECG, both of who are there tonight; he mentions Doreen from Honeywell and Aldo from ECG. The expectation/guarantee is savings after the improvements done on all of the buildings of \$377,000 per year in energy conservation/savings. The Town will come back to the Council sometime in the near future with bonding authorizations to borrow the \$6.5 million dollars to do all of the improvements. The expense on the borrowing should equal the savings on the project. If during any given year we don't meet the \$377,000, Honeywell is obligated under guarantees to make up the difference. For example, if we only save \$350,000, Honeywell has to by guarantee write a check to the Town for \$27,000. Conversely, if we save \$400,000, we keep anything above the \$377,000. There are also rebates that come in from the utilities and the estimated rebate for East Haven is \$622,000; that money goes to the Town and Honeywell will work with us to secure the rebates. Again, the cost of debt service will be equal to the savings so it is revenue and expense neutral, it will not cost the Town money to do this. This involves school buildings, Town Hall, Fire Department, Police Dept., etc. all infrastructure, heating, cooling, windows, lighting, and etc. all the things that will generate the \$377,000 in savings. He adds that they will be monitoring the project as it goes along, Aldo from ECG will be with us to monitor the savings. If they miss the savings amount, Honeywell has to write the Town the check and they are allowed to come back in on their dime to do additional improvements to get up to the \$377,000.

- Councilman Robert Parente says if there are 20 units they are going to be replacing, the 20 units we are operating with right now necessitate so much maintenance because they are old and we are putting a lot of money into them on a daily/weekly basis. So that is additional money they will not be spending in the future; they can have all new equipment that will be under warranty and 3x more efficient than what we are currently using in our schools, pool, fire dept., town hall, etc. They all have boilers that have wore out their welcome and are inefficient so this is another caveat where they won't have to spend those monies within our budget to keep them going.
- Councilman Nicholas Palladino asks what the time frame expectation is.
- Doreen from Honeywell says it is a 10-month installation schedule, they will have first and second shift in the buildings and they will not disrupt their learning environments or town hall operations. They will give a 1-2 week look ahead to let them know where they are going to be so they are aware; they are aware of summer programs, etc. so they will be able to continue to do work as a community.
- Councilman Joseph Santino says if they pass this tonight, he would like to get some type of quarterly report on what they are saving and what is going on.

- Aldo from ECG says after construction is complete it goes into the measurement verification stage so at minimum they submit a formal report on an annual basis. On certain measures in that process Honeywell's team is in monitoring and verifying that the system is operating as designed and ECG is there also overseeing it and communicating.
- Councilman Joseph Santino says he would like to have the Council get those reports quarterly.
- Doreen indicates every 1-2 week they give an overview of where they have been, where they are going and what they have done.
- Councilman Louis Pacelli says he mentioned if they don't meet the \$377,000, it's an option for them to come back in?
- Mr. Brancati says they pay us first and then they have the option to come back in and make additional improvements. He doesn't think they want to write us a check every year if they have any shortfalls.
- Councilman Louis Pacelli says it doesn't matter how many buildings they would have to improve?
- Mr. Brancati says no, they can go in as many as they want to save us more money.
- Councilman Joseph Carfora asks if the Board of Education is on board with this.
- Mr. Brancati says yes, they did presentations before the Board of Education, they didn't have to vote on it but they were supportive. In reality it is probably 70% Board of Education that will get the improvements and 30% for the Town.
- Vice Chairwoman Linda Hennessey asks where they will be starting.
- Mr. Brancati says his understanding was they would start at the Middle School first; it is probably in the worst shape when it comes to heating and air conditioning. The boilers are about ready to stop working.
- Doreen says yes, the Middle School in conjunction with lighting. They want to get some of the lighting fixtures in prior to school starting, once they do the lighting improvements they will see savings to the bottom line of their budgets. They will do that prior to the fall/winter so that going into the fall/winter they see the savings right away.
- Councilman Joseph Carfora says this is for heating and cooling? So the elementary schools with the window units, will those be taken out and replaced with central air?
- Doreen indicates they didn't include some fixtures into the projects because the savings weren't there. They had to look at each building, the economics, the needs, the failing equipment, lighting, etc. and then the return on investment. They started with all of the items and then cut it down to what items would have a greater return on investment and highest cost savings. So some of the schools will still have window units.

- Aldo adds that it comes down to targeting critical infrastructure items like the boilers because they need to be replaced to provide heat to the buildings verses window air conditioners. They can do some things to make them more efficient such as making sure they don't run over the weekend, etc. but they have to determine where there are more costs and gains.

Councilman Joseph Santino makes a motion.

Councilwoman Loria Jaffe seconds the motion.

Roll call vote: all in favor-none oppose-none abstain. Motion carries.

Item #9

To consider and act upon a Resolution ratifying and authorizing Mayor Joseph Maturo, Jr. and/or his Designee to sign a collective bargaining agreement between the Town of East Haven and the East Haven Public Services Employee Union, Local 1303-119, Council #4, AFSCME - AFL CIO.

NOTE: To be considered in executive session pursuant to C.G.S. 1-210(b)(9) – "Records, reports and statements of strategy or negotiations with respect to collective bargaining."

A Resolution ratifying and authorizing Mayor Joseph Maturo, Jr. and/or his Designee to sign a collective bargaining agreement between the Town of East Haven and the East Haven Public Services Employee Union, Local 1303-119, Council #4, AFSCME - AFL CIO

WHEREAS, the Town of East Haven ("Town") and the East Haven Public Services Employee Union, Local 1303-119, Council #4, AFSCME - AFL CIO ("Union") are parties to a collective bargaining agreement which expired on June 30, 2018;

AND WHEREAS, the Town and Union have completed negotiating a new collective bargaining agreement between the Town and Union running from July 1, 2018 to June 30, 2021;

NOW THEREFORE, BE IT RESOLVED that the Town Council hereby ratifies the aforementioned and newly-negotiated collective bargaining agreement between the Town and Union running from July 1, 2018 to June 30, 2021;

BE IT FURTHER RESOLVED that Mayor Joseph Maturo, Jr. and/or his Designee is authorized to execute the same and any and all documents necessary to give effect to the same.

Councilman Nicholas Palladino makes a motion to enter into executive session and include Attorney Kolb, Sal Brancati, Joseph Coppola and Paul Rizza.

Councilman Robert Parente seconds the motion.

Councilman Joseph Santino says he would like to add the union president, are there any objections?

Attorney Kolb says since it involves strategy of the negotiations, this is for the Council to approve the contract and while he is a nice man, he doesn't think he belongs in. The union president says he agrees.

Roll call vote: all in favor-none oppose-none abstain. Motion carries.
Executive session begins at 7:28PM.

Councilman Nicholas Palladino makes a motion to end executive session.

Councilman Robert Parente seconds the motion.

Voice vote: all in favor-none oppose-none abstain. Motion carries.

Executive session ends at 7:33PM.

Councilman Joseph Santino makes a motion to approve Item #9.

Councilman Robert Parente seconds the motion.

Roll call vote: all in favor-none oppose-none abstain. Motion carries.

Item #10

Adjournment of Regular Meeting.

Councilman Robert Parente makes a motion to adjourn.

Councilman Louis Pacelli seconds the motion.

Voice vote: all in favor-none oppose-none abstain. Motion carries.

Meeting is adjourned at 7:35pm.

Respectfully Submitted,

Danelle Feeley

Danelle Feeley, Clerk, East Haven Legislative Town Council