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TOWN CLERK

East Haven Town Council **Minutes**

The East Haven Town Council held its Regularly Scheduled Meeting Tuesday, August 1, 2023, at 7:30 p.m. or immediately following certain public hearings at the East Haven Community Center, 91 Taylor Avenue, East Haven, CT in order to transact the following:

Vice Chairman Pacelli called the meeting to order at 7:56 p.m.

Pledge of Allegiance

Roll Call-9 Present 6 Absent (Stacey, Santino, Capotorto, Deko, Vollono, and Bimonte)

Item #1

Approval of Minutes

Councilwoman Lesco move to approve the July 2023 minutes.

Councilwoman Martin second the motion.

Voice vote-All in favor. None opposed. No abstentions.

Approved

Item #2

Correspondence

None

Item #3

Subcommittee Reports:

- a. Education, Library and School Building
- b. Public Health, Safety, and Welfare
- c. Finance
- d. Public Services, Parks, and Recreation
- e. Urban Renewal/Housing
- f. Blight

None

Item #4

Councilwoman Lesco read the following to consider and act upon an ordinance entitled "An ordinance making appropriations for various public improvements aggregating \$1,520,191 for the 2022-2023 Capital Budget and authorizing the issuance of \$1,520,191 bonds of the town to meet said appropriations and pending the issuance thereof the making of temporary borrowing for such purpose."

Councilwoman Lesco moved to approve the aforementioned.

Councilwoman Glassman second the motion.

Roll call vote-All in favor. None opposed. No abstentions.

Approved

Item #5

Councilwoman Lesco read the following to consider and act upon an ordinance entitled “Fair rent commission” authorizing the creation of a Fair Rent Commission per Connecticut General Statute Section 7-148b.

Vice Chairman Pacelli recognized Councilwoman Lesco who stated that she is not comfortable with the balance of those that will be appointed to the commission and would undermine the Statute having realtors and landlords in the majority. It is her opinion that the tenants will be undermined and it is important to keep people in their homes, as you are aware there is a housing crisis in Connecticut.

Vice Chairman Pacelli recognized Councilman Thompson who stated, as a realtor we are held to a high standard of ethics and regulations.

Vice Chairman Pacelli recognized Councilwoman Martin agrees with Councilwoman Glassman she would like the balance adjusted as well.

Vice Chairman Pacelli recognized Donna Richo, 67 Charnes Drive who stated placing two tenants on the commission would unequally give tenants the benefit over the landlords and stacking the commission in favor of the tenant. The landlords are at risk because they continue to pay taxes and maintenance.

Councilwoman Glassman moved to change the makeup of the commission to two tenants, one landlord, one realtor, and someone with no affiliations to housing.

Councilwoman Martin second the motion.

Roll call vote-7 in favor. 2 Opposed (Kikosicki and Parlato) No abstentions.

Motion failed.

Councilwoman Parlato moved to approve the ordinance as originally proposed.

Councilman Kikosicki second the motion.

Roll call vote-All in favor. None opposed. No abstentions.

Motion carried as proposed.

Approved

Item #6

To consider and act upon an ordinance entitled “Stormwater Management and Drainage Easement at 35 Wheelbarrow Lane, East Haven, Connecticut for The Bluffs, LLC Development to be located at 31 and 100 Sperry Lane, 161 Foxon Road, East Haven, Connecticut” authorizing the approval of an easement proposed at the property of the Town of East Haven at 35 Wheelbarrow Lane, East Haven for The Bluffs, LLC multi-family elderly housing and assisted living facilities development to be located at 31 and 100

Sperry Lane, 161 Foxon Road, East Haven and authorizing Mayor Joseph A. Carfora to execute the Stormwater Management and Drainage Easement with all revisions as recommended by the Town Engineer and Town Attorney.

Councilman Thompson moved to remove Item #6 pending the continuation of the public hearing.

Councilwoman Cesare second the motion.

Voice vote-All in favor. None opposed. No abstentions.

No Action Taken Public Hearing Remains Open

Item #7

Councilwoman Lesco read the following to consider and act upon a resolution, Be it Resolved that a Resolution authorizing the Mayor or his duly sanctioned representative to execute any and all documents necessary authorizing the Town of East Haven to submit and sign the application and all subsequent amendments, reports and related documents to seek a State of Connecticut STEAP Grant in the amount of not to exceed \$1,000,000.00.

Vice Chairman Pacelli recognized Michelle Benivegna Director of Administration and Management stated she would like on behalf of the town to apply and opt into this grant program in order to create pickle ball court, currently, there is AARPA funding allocated but if we receive this grant it would free-up those funds to utilized somewhere else.

Vice Chairman Pacelli recognized Councilwoman Parlato who asked if this application was to opt-in.

Ms. Benivegna indicated “yes.”

Vice Chairman recognized Donna Richo, 67 Charnes Drive asked what the requirements are for approval?

Ms. Benivegna stated that the project has to be shovel ready and a 20% match by the town.

Councilwoman Glassman moved to approve the aforementioned resolution.

Councilwoman Lesco second the motion.

Voice vote-All in favor. None opposed. No abstentions.

Approved to opt-in to the STEAP Grant Program

Approved

Item #8

Councilwoman Lesco read the following to consider and act upon setting a public hearing date of September 5, 2023 for an ordinance entitled “An Ordinance to Adopt an Economic Development Incentive Policies Program.”

Ms. Benivegna indicated that the town needs to compete for businesses against other towns who have incentive programs. This is to create policies to encourage economic development.

Councilwoman Glassman moved to approve.

Councilwoman Lesco second the motion.

Voice vote-All in favor. None opposed. No abstentions.

Public Hearing set for 9/5/2023

Item #9

To consider and act upon a resolution approving and authorizing Joseph A. Carfora, as Mayor of the Town of East Haven to complete and execute all necessary documents/agreements related to the Hagaman Memorial Library cooling system outlined in a \$42,000 grant from the CT State Library's Library Construction Grant program to cover half the cost and the balance to be covered through capital improvements.

Vice Chairman Pacelli recognized the Library Director, Sarah Mallory who stated that the roof needs repairing after a tree fell on the roof. They will be utilizing \$41,375 through Capital Improvements together with \$42,000 from the Library Construction Grant and the library will cover any remaining costs; the grand total for repairs is \$84,000.

Councilwoman Glassman moved to approve.

Councilwoman Martin second the motion.

Voice vote-All in favor. None opposed. No abstentions.

Approved

Item #9A

Councilwoman Lesco read the following to consider and act upon adding an item to set a public hearing for September 5, 2023 for a transfer to Account 01-167-0910 Retirement Fund Contribution of \$553,844.00 from various accounts.

Councilwoman Glassman moved to approve.

Councilwoman Lesco second the motion.

Voice vote-All in favor. None opposed. No abstentions.

Approved to add to the agenda.

Councilwoman Lesco read the following to consider an act upon an ordinance entitled "An Ordinance Transferring to Account 01-167-0910 in the amount of \$553,844.00 from Contingency 01-885-0689 \$150,000, Street and Traffic Lights 01-885-0255 \$228,844, Retirement Lump Sum 01-167-0972 \$120,000, Unemployment 01-167-0965 \$20,000, and Labor Negotiations Increase 01-167-0970 \$35,000."

Councilwoman Glassman moved to approve setting a public hearing for September 5, 2023.

Councilwoman Lesco second the motion.

Voice vote-All in favor. None opposed. No abstentions.

Public Hearing set for 9/5/2023

Item #10

Councilwoman Lesco read the following to consider and act upon a resolution which would authorize the submission of the Town of East Haven State of Connecticut Community Investment Fund 2030 in the amount of not to exceed \$10,000,000.00 for the construction of a public space infrastructure project in the Town of East Haven; and authorizes Joseph Carfora, Mayor as the individual authorized to sign the application and all subsequent amendments, reports and related documents in order to administer and implement the project.

Vice Chairman Pacelli recognized Fire Chief Marcarelli who explained that they are applying for this grant to build a new firehouse at the site where the Reggie Hatch Community Center is located. The hope is to raze that building and build a new Fire House if approved. In the event that we aren't awarded the grant the town will still go forward with additions to the current firehouse in Foxon. We would add 4 additional bays, it would allow us to decompress headquarters, create co-ed dorms, and stop renting the space behind headquarters.

Councilwoman Martin asked if the plan includes a public meeting room.

Chief Marcarelli indicated "yes."

Vice Chairman Pacelli recognized Donna Richo, 67 Charnes Drive stated that we do need a new firehouse but does not like to see buildings left empty, she would like to see the current firehouse re-purposed.

Vice Chairman Pacelli recognized Gennaro Amendola, 7 Branhaven Drive stated he is happy to hear they will be improving the firehouse. He then thanked the Chief stating that when his wife was ill the fire department paramedics were wonderful, a job well done.

Chief Marcarelli stated that he reviewed the plans for 385 Foxon Road and we estimate the calls could increase to about 350 calls per year. The long-range plan is to increase staff.

Councilwoman Parlato asked what happens if we don't receive the grant.
Chief Marcarelli stated the town will then improve the existing firehouse.

Councilwoman Cesare moved to approve.
Councilwoman Lesco second the motion.
Voice vote-All in favor. None opposed. No abstentions.

Approved

Item #11

To receive Michelle Benivegna, Director Administration and Management for the purpose of updating the Council with regard to East Haven Animal Control assisting the Town of North Branford.

Vice Chairman Pacelli recognized Ms. Benivegna she explained that North Branford had a 5 to 4 vote in favor of East Haven taking over their animal control. That is a revenue stream of approximately \$135,000 and we are working on leasing our shellfish beds too, which is another revenue stream.

No Action Necessary

Councilwoman Glassman departed the meeting.

Item #12

Discussion of potential regulation of short-term rentals and vacation stays. A presentation will be given by counsel. [Please note this is not a public hearing on an ordinance. If an ordinance is drafted, a public hearing will be noticed and public comment will be received.]

Attorney Jennifer Coppola address the council with the short-term rental issues, which is a very hot issue through out the state and country. A lot of discussion has taken place with regard to length of rentals,

noise, garbage, trespass, and the disruption of quality of life. We will identify a policy and address the public issues.

No Action Necessary

Councilwoman Cesare departed the meeting after the adjournment and the following items were not addressed for lack of a quorum.

Item #13

To consider and act upon whether to convene into executive session per CONNECTICUT GENERAL STATUTES § 1-200 (6) (E) AND § 1-210 (B) (9) - consideration of and discussions of records, reports, and statements of strategy or negotiations with respect to collective bargaining related to re-open negotiations pursuant to the collective bargaining agreement between the town and the EAST HAVEN PUBLIC SERVICE EMPLOYEE UNION, LOCAL 1303-119, COUNCIL 4 AFSCME, AFL-CIO.

No Action Taken Lack of a Quorum

Item #14

To consider and act upon whether to convene into executive session per CONNECTICUT GENERAL STATUTES § 1-200 (6) (E) AND § 1-210 (B) (9) - consideration of and discussions of records, reports, and statements of strategy or negotiations with respect to collective bargaining related to re-open negotiations pursuant to the collective bargaining agreement between the town and THE EAST HAVEN PUBLIC SAFETY DISPATCHERS' UNION, LOCAL 1303-248, COUNCIL 4 AFSCME, AFL-CIO.

No Action Taken Lack of a Quorum

Item #15

To consider and act upon a resolution that the report of the Mayor regarding the recommended ratification of a contract reopener for the EAST HAVEN PUBLIC SAFETY DISPATCHERS UNION, LOCAL 1303-248, COUNCIL 4 AFSCME, AFL-CIO for the 2022-2023 fiscal year budget

No Action Taken Lack of a Quorum

Item #16

To consider and act upon a resolution that the report of the Mayor regarding the recommended ratification of a contract reopener for the EAST HAVEN PUBLIC SERVICE EMPLOYEE UNION, LOCAL 1303-119, COUNCIL 4 AFSCME, AFL-CIO for the 2023-202 fiscal year budget.

No Action Taken Lack of a Quorum

Councilman Kikosicki moved to adjourn the meeting.

Vice Chairman Pacelli second the motion.

Voice vote-All in favor. None opposed. No abstentions.

Meeting adjourned at 9:14 pm.

Respectfully submitted,

Roberta A. DeLuca
Town Council Clerk