

EAST HAVEN TOWN COUNCIL  
REGULAR MEETING MINUTES  
TUESDAY, JANUARY 9, 2018

Stacy Gravano, CTC  
TOWN CLERK

The East Haven Town Council held a regular meeting Tuesday, January 9, 2018, at 7:00PM at the East Haven Senior Center, 91 Taylor Avenue, East Haven, CT 06512.

Chairman Mckay calls the meeting to order at 7:42PM.

He asks all to stand for the pledge of allegiance and a moment of silence for Jack Leary who passed away.

**Item #1**

Roll Call-12 present – 3 absent (Parlato, Badamo and Carbo).

A quorum is present.

**Item #2**

Approval of minutes from the December 19, 2017 Public Hearing.

Councilman Palladino makes a motion.

Councilman Pacelli seconds the motion.

Council comment:

- Councilman Deko notes that after reviewing the minutes items #4,7 and 9 do not list the Council members who made the motion listed, it just says Councilman without the names.

Councilman Palladino withdraws the motion and makes a motion to approve the minutes following the names of the Council members being added.

Councilman Pacelli seconds the motion.

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

**Item #3**

Approval of minutes from the December 19, 2017 Special Meeting.

Councilman Parente makes a motion.

Councilman Deko seconds the motion.

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

## Item #4

### Subcommittee Reports:

- a. Subcommittee on Education, Library, and School Building;
  - a. Councilman Pacelli reports that the Board of Education meets on Thursday; the meeting for tonight was cancelled.
  - b. Councilman Parente says the Library and School Building Committees did not meet.
- b. Subcommittee on Public Safety, Health, & Welfare;
  - a. Chairman McKay indicates Councilman Anania, Councilman Tracey and Councilman Santino are appointed to this subcommittee. No report.
- c. Subcommittee on Finance;
  - a. Councilman Carfora says the Board of Finance met and they were waiting for the results of the audit. Danelle emailed the Council copies of it today so they can go through it now.
- d. Subcommittee on Public Services, Parks, & Recreation;
  - a. Councilman Deko reports that he met with Councilman Parente and Kevin White the Town Engineer today. They are waiting on the delivery of a new dump truck that was ordered, the furnace at the pool was installed and is operating properly with the water temperature at 86 degrees today, they received a letter from the Mayor commending their efforts during the last storm and they are doing an energy audit of 14 Town buildings and they will report back when they choose the buildings, there were no major break downs during the storm and public works is operating normally. He was unable to meet with the Rec. Dept. after a few calls he placed.
- e. Subcommittee on Urban Renewal/Housing;
  - a. Chairman McKay informs Councilman Butler and Councilman Anania that they were appointed to that subcommittee. Councilman Deko says he did not attend their meeting.
- f. Temporary Subcommittee on Community Group Stipends.
  - a. Councilman Palladino says technically for this group nobody was re-appointed. He got a call from Ms. Criscuolo about it. Chairman McKay says they are waiting for one more group to come forward. Councilman Palladino says Councilman Richardson is no longer on the Council so it is just the two of them right now because nobody else was appointed.

Councilman Santino makes a motion to add Item #4A for Correspondence.

Councilman Palladino seconds the motion.

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

**Item #4A****Correspondence:**

- A communication to the Town Council from Sal Brancati, Director of Administration and Management regarding the bidding of DC Moore and 1408 North High Street (Reggie Hatch) for sale. He and the Mayor would like to express their intent to advertise the two properties for sale with purchase price being determined by receipt of bid offerings from qualified developers. He notes previous Council members had an issue with the disposition with relation to the values and bid offerings on the Reggie Hatch Building. Third party appraisals were performed and used as the basis for the offering of this property; they intend to update appraisals and use that value for the new offering. He and the Mayor encourage Council members to reach out to any contacts with interest in the development of these sites so the Town can work on growing its grand list, sell vacant properties and maintain our low tax base making East Haven attractive to new residents and businesses.

**Item #5**

To consider and act upon an "Ordinance Reallocating \$45,000.00 of Capital Funds between Capital Accounts #98-2 (Police) and #98-7 (Police)" as follows:

**AUTHORIZING ORDINANCE OF THE  
East Haven Town Council**

**An Ordinance Reallocating \$45,000.00 of Capital Funds between Capital Accounts  
#98-2 (Police) and #98-7 (Police)**

**WHEREAS**, the Town Council of the Town of East Haven, upon recommendation of the Board of Finance, must approve both transfers of monies in excess of \$50,000.00 in any given fiscal year and reallocations of previous bond authorizations;

**AND WHEREAS**, the Board of Finance, on November 15, 2017, approved and recommended the following transfers/bond reauthorizations to the Town Council:

**Accts. #98-7 and #98-2**

<b>To:</b>	<b>For:</b>	
98-7-01	Vehicles - New	\$45,000.00
<b>TOTAL</b>		<b>\$45,000.00</b>

<b>From:</b>		
98-2-03	Gym/Kitchen Repair.	\$20,000.00
98-2-04	Keyless Entry	\$25,000.00

**TOTAL**

**\$45,000.00**

**Reason:** Transfer needed for new police vehicle, safety concerns due to age of vehicles; transfer recommended by Police Chief, Mayor, and Finance Director.

**NOW THEREFORE**, be it **ORDAINED** by the Town Council of the Town of East Haven that said transfers/bond reauthorizations are approved.

This Ordinance shall be effective in accordance with the provisions of the East Haven Town Charter.

Submitted by: Danelle Feeley, Council Clerk

Date: \_\_\_\_\_

Approved by: Joseph Maturo, Jr., Mayor

Date: \_\_\_\_\_

Received by: Stacy Gravino, Town Clerk

Date: \_\_\_\_\_

Councilman Palladino makes a motion.

Councilman Pacelli seconds the motion.

No public comment.

No Council comment.

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

#### **Item #6**

To consider and act upon an "Ordinance Abandoning the Town's Interest in a Portion of Rose Street (AKA Rose Street Extension)."

### **AUTHORIZING ORDINANCE OF THE East Haven Town Council**

#### **An Ordinance Abandoning the Town's Interest in a Portion of Rose Street (AKA Rose Street Extension)**

**WHEREAS**, the owner of 4 Center Street has requested that the Town of East Haven abandon its interest in the following:

1. The unimproved portion of Rose Street (AKA Rose Street Ext.) from its intersection on the south with the southernmost boundary of the property known as 4 Center Street (MBLU 490-6121-003) to its intersection on the north with the southern boundary of Center Street.

**AND WHEREAS**, the proposed abandonment of said road has been investigated by the Planning and Zoning Commission, which has issued a favorable referral regarding the same pursuant to C.G.S. §8-24;

**NOW, THEREFORE BE IT ORDAINED** that the unimproved portion of Rose Street (AKA Rose Street Ext.) from its intersection on the south with the southernmost boundary of the property known as 4 Center Street (MBLU 490-6121-003) to its intersection on the north with the southern boundary of Center Street is hereby abandoned as a public roadway;

**BE IT FURTHER ORDAINED** that the abandonment of the foregoing roads is hereby made subject to the retention by the Town of East Haven of any sewer, water, or utility easements as may exist in or over said property.

This Ordinance shall be effective in accordance with the provisions of the East Haven Town Charter.

Submitted by: Danelle Feeley, Council Clerk  
 Approved by: Joseph Maturo, Jr., Mayor  
 Received by: Stacy Gravino, Town Clerk

Date: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Date: \_\_\_\_\_

Councilman Parente makes a motion.

Councilman Butler III seconds the motion.

No public comment.

Council comment:

- Councilman Santino asks if they need a motion on the amendment of the Ordinance.
- Attorney Zullo says it was amended in the public hearing.
- Chairman Mckay says this is the amended ordinance they are voting on.

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

#### **Item #7**

To consider and act upon a Resolution authorizing a Transfer of \$37,000.00 for the Fire Department as follows:

#### **A Resolution authorizing a Transfer of \$37,000.00 for the Fire Department**

**WHEREAS**, the Town Council of the Town of East Haven, upon recommendation of the Board of Finance, must approve, by resolution, transfers of monies in excess of \$25,000.00 but not in excess of \$50,000.00;

**AND WHEREAS**, the Board of Finance, on December 27, 2017, approved and recommended the following transfer to the Town Council:

**Fire Department**

**To:**

01-334-0458	Safety Equipment	\$37,000.00
<b>TOTAL</b>		<b>\$37,000.00</b>

<b>From:</b>		
01-334-0087	CMed	\$37,000.00
<b>TOTAL</b>		<b>\$37,000.00</b>

**Reason:** To replace protective clothing per NFPA standard.

**NOW THEREFORE**, be it **RESOLVED** by the Town Council of the Town of East Haven that said transfer is approved.

This Resolution shall be effective in accordance with the provisions of the East Haven Town Charter.

Councilman Santino makes a motion.

Councilman Palladino seconds the motion

No public comment.

Council comment:

- Councilman Parente asks what the balance in that account is.
- Fire Chief Matthew Marcarelli indicates he left about \$12,000 in there and they are expecting to get an invoice in June to cover about \$10,500 so they would be left with about \$1,500 remaining in there.
- Councilman Parente says that is one of the accounts that roll over every year right?
- Chief Marcarelli says yes. CMed was dissolved and the new organization that replaced it is MedCom; the rate this year went down quite a bit. He isn't sure if it is going to stay that low but they need to use the funds to replace protective equipment.
- Vice Chairwoman Hennessey asks about the safety equipment; what type of clothing is it and is it for the current firemen or is it for new firemen coming in?
- Chief Marcarelli says they typically give hand me down sets to the newer folks. It has a 10-year shelf life so the equipment is maturing in age and approaching the 10-year mark. The last 10 people have received used gear from retired firefighters that already had quite a bit of wear and tear. They are going to be replacing about 22 sets once this transfer is done.
- Councilman Palladino asks what they do with the old equipment.
- Chief Marcarelli says if it is still serviceable it stays with that member throughout their career until it is no longer useable or it is handed down to the volunteers as long as it is within that 10-year time frame. Once it is older than 10 years they do have personnel on the Department that are not qualified as structural firefighters, they do things to help out but are not allowed into a burning structure so they use that gear so they are getting more than 10 years out of it.

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

**Item #8**

To consider and act upon a Resolution setting a public hearing date and time to discuss "An Ordinance Amending Section 11-29 of the East Haven Code regarding Marking of Fire Zones." The Public Hearing shall take place February 6, 2018 at 7:00PM at the East Haven Senior Center, 91 Taylor Avenue, East Haven, Connecticut.

Councilman Anania makes a motion.

Councilman Pacelli seconds the motion.

No public comment.

No Council comment.

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

**Item #9**

To consider and act upon a Resolution to provide a tax refund of \$668.24 to Ally Bank - Louisville PPC as follows:

**A Resolution to provide a tax refund of \$668.24 to Ally Bank - Louisville PPC**

**WHEREAS**, C.G.S. Section 12-129 provides that a local board of selectmen, or its equivalent, may, upon recommendation and certification of the Tax Collector, issue a refund for tax overpayments;

**AND, WHEREAS**, the following entity or person has requested a refund for the following overpayment:

**Ally Bank - Louisville PPC**

P.O. Box 9001951

Louisville, KY 72671

**Acct./List:** 206-03-72671

**Reason:** Sold 8/24/16

**Amount:** \$668.24

**TOTAL: \$668.24**

**AND, WHEREAS**, the Tax Collector, via backup paperwork submitted to this Council, has recommended and certified the accuracy of this refund;

**NOW, THEREFORE, BE IT RESOLVED** that said refund is approved and the tax collector is authorized to effectuate said refund.

This resolution shall be effective in accordance with the provisions of the East Haven Town Charter.

Councilman Santino makes a motion.

Councilman Pacelli seconds the motion.

No public comment.

No Council comment.

Roll call vote: 11 in favor – 1 abstention (Mckay)- none oppose. Motion carries.

Chairman Mckay indicates he does business with Ally Bank so he is abstaining.

Councilman Santino makes a motion to add item #9A –Discussion of correspondence from Sal Brancati.

Councilman Parente seconds the motion.

Roll call vote: 11 in favor – 1 abstention (Mckay)- none oppose. Motion carries.

#### **Item #9A**

Discussion of Correspondence from Sal Brancati.

- Sal Brancati- Director of Administration & Management explains that the communication was only a communication to the Town Council; the Town has not taken any action at this time to reoffer the properties again. He wanted the Council to be aware that in 2018 the Town's intent is to advertise the properties seeking developers. It is not, in his opinion, the best idea for municipalities to hold onto properties and maintain, heat and cool them. If there are ways to generate a revenue stream from the sale of the properties and put it back in the general fund, then that should be the goal. As he stated in his memo, there is not a lot of available land to use to grow the grand list but they have these buildings and a couple of lots around Town that can be sold and put back on the grand list to generate a revenue stream to the Town. Their intent is to market these properties in 2018 and if anyone on the Council has knowledge of a local developer/someone with interest in the development of these properties consistent with local zoning regulations for the districts, they certainly encourage anyone to help them seek out a developer to do that.

No public comment.



Council comment:

- Chairman McKay says these are pieces of property that the Town has; DC Moore they are going to try and sell this year and the Reggie Hatch they tried to sell last year.
- Mr. Brancati says they were not successful last year because there was a question on the value of the property. The Assessor had a value of the property based on it being assessed as a school which is much different than highest and best use for the property as it was done in a 3<sup>rd</sup> party appraisal which came in less than the Assessor had it on the grand list for. That created some confusion and conversation at that time; they had the appraiser come to a meeting and explain how he arrived at that value but it was felt by the Council at that time that the property could get more money than the appraised value. They are hoping to send it out again and see what offers they get on Reggie Hatch. DC Moore they did not advertise at that point, but now it is on their agenda to dispose of both buildings.
- Councilman Santino asks if we put them on the market or will they do it themselves with a bid.
- Mr. Brancati says they would have to do a bid through the bidding process and the Finance Director.
- Councilman Parente asks about DC Moore, what if a developer had a layout to take it down?
- Attorney Zullo advises Mr. Brancati not to speak about value or value of demolition, they can go into executive session and discuss it but since they would be accepting bids he advises him not to speak about values.
- Councilman Palladino asks how many acres it is.
- Mr. Brancati says it's 10.4 acres and 4 acres are wet.
- Councilman Santino says he wouldn't even bring demolition into it, just tell people here it is, they know what they are buying and let them worry about it.

**Item #10**

Adjournment of Regular Meeting.

Councilman Santino makes a motion.

Councilman Deko seconds the motion.

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

Meeting is adjourned at 8:09PM.

Respectfully Submitted,



Danelle Feeley, Clerk, East Haven Legislative Town Council