

EAST HAVEN TOWN COUNCIL
REGULAR MEETING MINUTES
TUESDAY, JANUARY 5, 2016

Barry Quirino, CTC
TOWN CLERK

The East Haven Town Council held a regular meeting Tuesday, January 5, 2016, at 7:00PM at the East Haven Senior Center, 91 Taylor Avenue, East Haven, CT 06512.

Chairman Fred Parlato calls the meeting to order at 7:00PM.
He asks all to stand for the pledge of allegiance.

Item #1

Roll Call -14 present – 1 absent (Santino).
A quorum is present.

Chairman Parlato thanks Councilman Sand for standing in for him last meeting. He adds that there are things Council members do outside of their responsibilities on the Council and they should be recognized. Rich Anania, Bill Richardson and Bob Parente are members of the Rotary Club and for Thanksgiving they served about 160 meals to residents, some were delivered and some people stayed and had the meals there. He says it is a great event and worthwhile and some people don't realize how civic minded that group is. Secondly, Councilman Santino ran a raffle at the Christmas tree lighting, raffling off bicycles for a Secret Santa and raised money for charities. He does this every year on his own and he did a fantastic job on it. Councilman Anania was at the tree lighting serving hot cocoa which was also a hit. These are some of the things the members of the Council are involved in and they should be recognized for it.

Item #2

Approval of minutes from the December 1, 2015 Special Meeting.

Councilman Ken Mckay makes a motion.
Councilman Vincent Spaduzzi seconds the motion.
Voice vote: all in favor-none oppose-none abstain. Motion carries.

Item #3

Approval of minutes from the December 1, 2015 Public Hearing Meeting.

Councilman Mckay makes a motion.
Councilman Henry Butler III seconds the motion.
Voice vote: all in favor-none oppose-none abstain. Motion carries.

Item #4

Correspondence-

- A letter from Louis Anastasio Jr. - Director of East Haven Aquatics LLC. Letter is dated 12/14/15 addressed to Kevin White- Engineering Dept. Mr. Anastasio thanks Anthony Purificato and Bob Parente of the East Haven Public Services Department for addressing the maintenance of the East Haven pool. (Full letter attached).

Item #5

Subcommittee Reports:

- 200 Tyler Street Committee- Councilman McKay says that he attended 2 of their meetings; he unfortunately missed their first meeting. Mr. Brancati did great presentations, the first one was on making 200 Tyler Street into a Town owned building; moving Public Works, Police Department, etc. and developing it and using it for a municipal building, not putting it back on the tax rolls. There is going to be time for the public to address this, there will be 3 more meetings, two will be public hearings. There is a meeting this Thursday at the Library. He says the second meeting was quite informative; he was on the committee when April Capone was Mayor and this is what they had the idea of and what was voted on. They talked about developing it into a community asset; housing and revitalizing the pool and gym and not giving them up, just revitalizing it. The housing would have some stipulations; it would be 55 and over. The estimated cost would be approximately \$28,000,000 done by the Developer with their money. The cost would be approximately \$3,000,000 for the renovation of the pool & gym including Biddy Basketball in there. Right now they spend \$273,000/year maintaining the building and the pool which is a lot of money. If they rehab it and put it out to a Developer they are looking at putting \$231,000 back on the tax rolls which is over half a mill back to the Town's people. The third meeting is Thursday at the Library, there will be no public comment at that. Right now these are all ideas in idea form, there is nothing etched in stone these are just thoughts coming out. He has been on the Council almost 20 years now and nothing has been done, there was an idea brought to the Council and it was knocked down. Maybe it wasn't the right plan at the time, but now it is empty and decaying; it is time to move on and put it back on the tax rolls. This can tend to get a little political; at the meeting it was getting a little out of control in the audience. Everyone thinks it has already been decided as to what is going to happen but nothing is decided yet. It would be great to get some attendance and support to

see what the ideas are. The dates of the public hearings are the 12th and the 20th.

- Education-Councilman Parente says the Board of Education is starting their budget process, it will be in full swing in the next couple of meetings and then it will be on the Mayor's desk by the February date. They are also doing finalization of their project to revamp/close/redistrict some grades which is going to cost some money. So it is a concern for everyone in Town, everyone is apprehensive and cautious before anything is being done.
 - Chairman Parlato says there is a football banquet on the 20th of this month he believes it is in Wallingford; they had a very successful season this year. It should be on the website.
- Finance-no report
- Housing-no report
- Parks/Rec-no report
- Public Safety-no report.

Item #6

Vice Chairman Robert Sand makes a motion to waive the reading of the full resolution with the exception of Section 8.

Councilman Butler III seconds the motion.

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

To consider and act upon a Resolution amending the Standing Rules of the Legislative Town Council.

A Resolution amending the Standing Rules of the Legislative Town Council

WHEREAS, the Town Council Standing Rules provide that said rules may be revised or amended by resolution to be considered at a regular meeting of the Town Council;

AND WHEREAS, the Town Council Chairperson has deemed it necessary and prudent to revise said rules to provide for a transparent, efficient process for soliciting resumes and making appointments subject to the appointing authority of the Town Council;

NOW THEREFORE, BE IT RESOLVED that the following "Section I" shall be added to the Town Council Standing Rules following "Section H" and shall replace any "Section I" tentatively or conditionally approved at the Town Council meeting on December 1, 2015:

"SECTION I – PROCEDURE REGARDING TOWN COUNCIL APPOINTMENTS:

Unless otherwise provided by State Statute, Town Charter, or local ordinance, all appointments to boards and commissions for which the Town Council is appointing authority shall be vetted through the following application process:

1. In December of each calendar year, the Council Chairperson shall compile a list of all "open" or "vacant" appointments existing at that time and for which the Town Council is the appointing authority.
2. At any time prior to, but in no case later than, January 10th of the following calendar year, the Council Chairperson shall publish a notice in a paper having at least a weekly circulation in the Town of East Haven announcing the Council's acceptance of resumes from prospective applicants for said open/vacant appointments.
3. The notice provided for in Section 2 shall require applicants to submit resumes to the attention of the Town Council Administrative Services Committee, which shall serve as the review and vetting subcommittee for all applications.
4. At the Administrative Services Committee meeting in advance of the first Town Council meeting to be held after February 1st of each calendar year, the members of the Administrative Services Committee shall review all resumes submitted by prospective applicants for open or vacant positions.
5. Members of said committee, after reviewing all of the applicants for each open or vacant appointment, shall vote upon a recommendation to be made to the full Town Council with respect to each appointment. The recommendation of the Administrative Services Committee, along with the resume of the recommended appointment, shall be forwarded to the Town Council and placed on the next Town Council agenda for consideration by the full Town Council.
6. If the applicant recommended by the Administrative Services Committee is not confirmed or approved by the Town Council, the Council Chairperson shall request an alternate recommendation from the Administrative Services Committee for consideration at the next Town Council meeting. This process shall repeat until the vacancy or open position is filled.

7. Nothing in this section shall be interpreted to limit or abrogate the appointment powers of the Town Council as provided by State Statute, Town Charter, or local ordinance or to limit the rights, if any, of Council members to raise motions, in the proper procedural fashions, to make appointments to boards and commissions in any other fashion.
8. If an appointment for which the Town Council is the appointing authority is or becomes vacant or open at any time during the year other than that provided in subsection 1 herein, the Council Chairman shall, as soon as practical or possible, solicit resumes from prospective applicants to fill said position in the same manner as prescribed in these rules by causing notice of the acceptance of said applications to be published in a paper having at least a weekly circulation in the Town of East Haven, by having said resumes submitted to and reviewed by the Administrative Services Committee by a date certain, and by forwarding the recommendation of the Administrative Services Committee to the full Town Council for confirmation."

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

No public comment.
No Council comment.

Councilman Robert Parente makes a motion.
Councilman Spaduzzi seconds the motion.
Roll call vote: all in favor-none oppose-none abstain. Motion carries.

Item #7

To consider and act upon a Resolution Approving and Authorizing Mayor Joseph Maturo, Jr. to sign a Memorandum of Understanding and any resulting Contingent Commercial Real Estate Contract between the Town of East Haven and the Benevolent Order of Elks Lodge #25 regarding 620 Coe Avenue, East Haven, Connecticut.

A Resolution Approving and Authorizing Mayor Joseph Maturo, Jr. to sign a Memorandum of Understanding and any resulting Contingent Commercial Real Estate Contract between the Town of East Haven and the Benevolent Order of Elks Lodge #25 regarding 620 Coe Avenue, East Haven, Connecticut

WHEREAS, the Town of East Haven (hereafter, the "Town") proposes to sell and the Benevolent and Protective Order of Elks Lodge #25 (hereafter, the "Elks") proposes to buy certain real property located in the Town of East Haven and identified as "620 Coe Avenue" and identified as MBLU "160 1615 002" (hereafter, the "Property");

AND WHEREAS, the Town's Planning and Zoning Commission, at its regular meeting on November 5th, 2014, issued a favorable 8-24 referral approving such a sale;

AND WHEREAS, the Town and the Elks wish to formally enter into negotiations for the sale and development by the Elks of the facilities at the property as a lodge for their organization;

AND WHEREAS, the Town and the Elks understand that both parties shall be required to expend time and financial resources in furtherance of formal negotiations for the sale, an development of the facilities at the Property;

AND WHEREAS, in light of the same, the parties wish to memorialize their intent to bargain in a Memorandum of Understanding that will facilitate and guide the bargaining process and ultimately result in the execution of a Contingent Commercial Real Estate Contract;

NOW THEREFORE, BE IT RESOLVED that Mayor Joseph Maturo, Jr. is authorized to sign a Memorandum of Understanding and any resulting Contingent Commercial Real Estate Contract between the Town of East Haven and the Benevolent Order of Elks Lodge #25 regarding 620 Coe Avenue, East Haven, Connecticut;

BE IT FURTHER RESOLVED that the sale of said property, and any real estate contract memorializing the same, shall be contingent upon the passage, by the Town Council, of an ordinance authorizing the Mayor to execute a "Land Disposition Agreement" with the eventual and proposed buyer of said property.

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

Councilman Parente makes a motion.
Councilman Mckay seconds the motion.

Public comment:

- Dan McCann-137 Mansfield Grove Road, East Haven- Mr. McCann asks the price of the property.
- Town Attorney Joseph Zullo says it is \$185,000.
- Mr. McCann says it was sold to a contracting company last time when it came before the Council, how much did that sell for?
- Attorney Zullo says it sold for \$206,000.
- Mr. McCann asks if they lost that much value in the property.

- Attorney Zullo explains that during the process it was discovered that the water table in that area is higher than expected making a significant number of uses for the property impossible. Anything with significant weight being on the property is impossible due to the fact that there is no support for it. It can essentially only be used as is. Any modifications to the building itself such as moving walls and such would require raising the property which isn't possible or cost effective for most businesses. As a result, the Assessor determined that the sales price reflects a fair value given the new information acquired from the first buyer.
- Mr. McCann asks what the original sale price was when it was supposed to be a fire house.
- Chairman Parlato says \$395,000. The problem with that property, a lot of people don't know the history of that area is that after WWII they dumped most of the dredging material in that area. Where the boat dealership now is, when that building was put in there were pilings driven down and the footings were put on the pilings which is why a lot of the flooding happened. Years ago that was a Town dump. If you dug a hole behind 620 Coe Ave, water comes out of the ground. So any modification to that building would have to come under the present building code and would have to be raised to a level where it would be difficult to get anyone in and out of the building. They are going to take a loss on the building but they'd like to get it back on the tax rolls. There is a group that is very enthusiastic about coming into Town; they are a well-respected civic organization.
- Mr. McCann asks if the group is going to be taxpayers, they aren't tax exempt?
- Chairman Parlato says yes they will be tax payers.

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

Item #8

To consider and act upon a Resolution Waiving the Town Charter's Competitive Bidding Requirements in Connection with the Sale of Town Property located at 620 Coe Avenue, East Haven, Connecticut.

A Resolution Waiving the Town Charter's Competitive Bidding Requirements in Connection with the Sale of Town Property located at 620 Coe Avenue, East Haven, Connecticut.

WHEREAS, the Town of East Haven is the present owner of real property located at 620 Coe Avenue, East Haven, Connecticut and identified by the following map, block, and lot number: "160/1615/002."

AND WHEREAS, since the property cannot be utilized for Town or municipal purposes, it would be in the Town's best interests to sell the property so as to put it back on the grand list;

AND WHEREAS, Chapter 6, Section 4(C) of the East Haven Town Charter provides that all sales of real property by the Town shall be by competitive bidding;

AND WHEREAS, since the Town has exercised due diligence in marketing said property and has identified various potential buyers for said property, selling the property via the competitive bidding process would be financially wasteful and duplicative of the Town's efforts to-date;

AND WHEREAS, the Finance Director recommends that the Council waive the competitive bidding requirement to allow the Town to effectuate said conveyance;

AND WHEREAS, the assessor has reviewed the land and building to be conveyed and is of the opinion that the potential selling prices for the property are within the range of estimated values for the property;

AND WHEREAS, the Town Charter's bidding requirements may be waived by two-thirds of the members present and voting;

NOW THEREFORE, be it **RESOLVED** by the Town Council of the Town of East Haven that any competitive bidding requirements associated with the Town's proposed conveyance of certain real property located at 620 Coe Avenue, East Haven, Connecticut are hereby waived;

BE IT FURTHER RESOLVED that this bid waiver shall expire on December 31, 2016. This resolution shall be effective in accordance with the provisions of the East Haven Town Charter.

Councilman William Richardson makes a motion.

Councilman Mckay seconds the motion.

No public comment.

Council comment:

- Councilman Butler III asks if the Elks back out, would it come back to the Council for review.
- Attorney Zullo says in either instance, whether the Elks go forward with it or don't it has to go back to the Council. If they go forward with it, the Council has to pass the Ordinance authorizing the land disposition, if it doesn't they will probably have to go out and solicit new purchasers which would come back here anyway.
- Councilman Richardson said he wasn't aware they had to go out to bid to sell property.
- Attorney Zullo says for the sale of anything, even if it isn't real estate, any property valued over the bid waiver which is now about \$7,000 has to be done by competitive bidding.

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

Item #9

Chairman Parlato removes this item from the agenda.

To consider and act upon a Resolution Approving and Authorizing Mayor Joseph Maturo, Jr. to sign a Memorandum of Agreement to provide Emergency Medical Coordination Systems between among "MEDCOM" participants and American Medical Response and the "MEDCOM" Constitution and Bylaws.

A Resolution Approving and Authorizing Mayor Joseph Maturo, Jr. to sign a Memorandum of Agreement to provide Emergency Medical Coordination Systems between among "MEDCOM" participants and American Medical Response and the "MEDCOM" Constitution and Bylaws

WHEREAS, by the recent closing of South Central Regional Communications Center (CMED), municipalities recognize the need to implement a new medical coordination system for the delivery of core services field to hospital patching, mutual aid of emergency medical services units, and mass casualty coordination; and

WHEREAS, the closing of CMED has resulted in significant savings to each community and it is necessary to implement and structure a new system that is efficiency and operational to provide the identified core services; and

WHEREAS, eight area towns have jointly participated in development of a Medical Coordination System to be called "MEDCOM" and in the development of an Initial implementation Strategy and operations of said program; and

WHEREAS, the joint participants in "MEDCOM" have reduced their understanding of the formation and operation of this organization to writing in the form of two documents entitled "Memorandum of Agreement To provide Emergency Medical Coordination Services" and "MEDCOM Constitution and Bylaws;"

NOW, THEREFORE BE IT RESOLVED that the Town Council approves and authorizes Mayor Joseph Maturo, Jr. or his designee to sign a "Memorandum of Agreement To provide Emergency Medical Coordination Services" and, if necessary, the "MEDCOM Constitution and Bylaws" along with any other documents necessary to effectuate the same.

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

Item #10

To consider and act upon a Resolution to Approve the Town/City Clerk's Application to the State Elections Enforcement Commission's Municipal Filing Pilot Program.

RESOLUTION TO APPROVE TOWN/CITY CLERK'S APPLICATION TO THE STATE ELECTIONS ENFORCEMENT COMMISSION'S MUNICIPAL FILING PILOT PROGRAM

WHEREAS on June 30, 2015, the Governor signed into law Special Act No. 2015-04, An Act Establishing A Pilot Program for Municipal Campaign Finance Filings;

WHEREAS the Special Act establishes a pilot program for the State Elections Enforcement Commission to provide assistance to the town clerks of up to twenty municipalities with the completion of some or all of their filing repository duties for the 2017 election cycle;

WHEREAS the application to participate in the pilot program requires approval of the municipality's legislative body;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of East Haven that the Town Clerk of the Town of East Haven may apply to participate in the State Elections Enforcement Commission's Municipal Filing Pilot Program for the 2017 election cycle.

BE IT FURTHER RESOLVED that a copy of this signed resolution be forwarded to the State Elections Enforcement Commission as part of the Town of East Haven's applications.

Fred Parlato, Chairman

Date Approved

Robert Sand, Vice-Chairman

Date Approved

Stacy Gravino, CCTC, Town Clerk

Date Recived

Councilman Parente makes a motion.

Councilman Richardson seconds the motion.

- Town Clerk Stacy Gravino addresses the Council. Ms. Gravino explains that she is endeavoring for the Town to be ahead of the curve and be proactive rather than reactive, since the State is offering this program. The Town Clerk's Office handles the filing of financial reports for Municipal elections. Those are the only reports that still come to the Town Clerk's Office; even the Town Committee reports go to the State. It would be more efficient if it were housed under one umbrella up at the State level. It would be more efficient for the State to get the reports because if there are errors the State would pick up on it right away instead of it having to be in her office and have herself pick up an error, which can be a bone of contention at times or another party pickup the errors and file a complaint with the SEEC. It is more of a streamlining of the process, taking more of the politics out of a non-political office. It would make it easier and it would be more efficient to have it up at the State, have them look at all the reports. There would be a link on our website so that anyone at anytime would be able to see the reports.
- Councilman Parente asks what reports these are, the ones where they collect signatures?
- Ms. Gravino continues by saying the reports for whoever is running for Mayor, the donation reports. They only stay with the Town Clerk's Office, so if there is an error, in the past she has picked up on them and asked campaigns to rectify the situation and more times than not, the campaigns don't rectify the situation. So in essence, her word isn't being listened to whereas if it came from the State, campaigns are more likely to listen which is another facet.

No public comment.

Council comment:

- Councilman Sand asks if the reporting bypasses her completely to which Ms. Gravino says it does. Councilman Sand asks if it comes back to her as a copy.
- Ms. Gravino says it will come back on the website with a link to it. The Town Committees used to file with the Town Clerk's Office and the State, but the State took out the Town Clerk's Office portion of it and had the State be the only repository, they never get a copy of a Town Committee report.
- Councilman Sand says so if there is an error, the resolution is handled by the State it doesn't come back to her.
- Ms. Gravino says yes, it takes the Town Clerk's Office right out of it.
- Councilman Sand says and this is a pilot program?
- Ms. Gravino says it is a pilot program, the State has offered the program and she thinks it is a good idea to get involved in it and become more efficient.
- Councilman Sand asks if this is a one-year pilot.
- Ms. Gravino says it is just for the 2017 municipal election cycle, it will end in 2018 and they will gather their information and see where it goes after that.
- Councilman Sand asks if they will report back to her office, Ms. Gravino says if they are selected, yes.

- Councilman Sand says in the pilot program, once the data is selected and reviewed after the cycle is completed, do they come back to her office with a report of whether it is a go or no go. Ms. Gravino says yes they will and then she will report back to the Council.
- Chairman Parlato asks if this will make more or less work for her Department.
- Ms. Gravino says it would be less because her office wouldn't be responsible in making sure it goes on the website in a timely fashion. Now, she gets the reports scans them in and emails them to the webmaster; if the webmaster doesn't put it on in a timely fashion it goes back to her looking as though she didn't do it in a timely fashion. Not using it as an excuse to push it off on someone else, but it takes more out of the office.
- Chairman Parlato asks if the reporting is still the responsibility of the Chairperson of the entity running it.
- Ms. Gravino says yes, it is the Treasurer's responsibility to make sure that the report gets to the State in a timely fashion.
- Chairman Parlato says so there is no added cost to the Town for this, Ms. Gravino says not at all.
- Councilman Sand asks if during the campaign process, if they are not reporting in a timely manner will the State notify her.
- Ms. Gravino says no, the State will take care of that directly which is another factor of taking the politics out of the Town Clerk's Office. The Clerk's Office statutorily has to file a late fee against a campaign which can be \$100 or more and even though their hands are tied and they have to do it, it still can be misconstrued that they are playing a political game.
- Councilman Richard Anania says with the State taking this over, if there is a discrepancy in one party's report, do they let the other party know or do they just handle it.
- Ms. Gravino says she thinks they just handle it.

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

- Councilman Palladino asks about the item that was removed, was there a reason for that.
- Chairman Parlato says it was the advise of the Town Attorney that it be removed, which he has the power to do.
- Councilman Palladino asks if there was a reason for it.
- Attorney Zullo explains that he hadn't heard from the Fire Chief as far as moving forward with it, West Haven is organizing it and we are waiting for a go from them.
- Councilman Palladino says so we are waiting on them and then will move forward.
- Attorney Zullo said yes, they thought they would have had it by now; he didn't want to delay it a whole month so it was put on, but it will just get put on the next agenda.

- Chairman Parlato says he questioned this a while back because when CMED closed up there was word that the Town owed that entity \$28,000 but that was all paid for so apparently all of the papers just haven't been put in line so its best not to act on it.

Item #11

To consider and act upon a Resolution, pursuant to C.G.S. Sec. 12-195h, approving the assignment of tax liens encumbering 141 Frontage Road (AKA 201 Russell Street) and authorizing Mayor Joseph Maturo, Jr., or his designee, to sign any and all documents, including but not limited to an "Assignment of Municipal Tax Liens," in order to effectuate the same.

A Resolution, pursuant to C.G.S. Sec. 12-195h, approving the assignment of tax liens encumbering 141 Frontage Road (AKA 201 Russell Street) and authorizing Mayor Joseph Maturo, Jr., or his designee, to sign any and all documents, including but not limited to an "Assignment of Municipal Tax Liens," in order to effectuate the same.

WHEREAS, a substantial number of tax liens and a significant tax indebtedness presently encumber the property known as 141 Frontage Road (AKA 201 Russell Street - MBLU 290 3810 001);

AND WHEREAS, the Town, pursuant to C.G.S. Sec. 12-195h, deems it appropriate to assign said liens and the rights to the same to Total Environmental, LLC;

NOW THEREFORE, BE IT RESOLVED that pursuant to C.G.S. Sec. 12-195h, the assignment of municipal tax liens encumbering 141 Frontage Road (AKA 201 Russell Street - MBLU 290 3810 001) for the grand list years 1999 through 2014 inclusively is hereby approved;

BE IT FURTHER RESOLVED that Mayor Joseph Maturo, Jr., or his designee, is authorized to enter into an agreement with Total Environmental, LLC to complete such an assignment and to execute all documents deemed necessary to effectuate said assignment.

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

Councilman Palladino makes a motion.

Councilman Mckay seconds the motion.

- Sal Brancati, Director of Administration & Management addresses the Council. Mr. Brancati explains that this is the old Coppola's Metal property at 201 Russell Street with access by New Haven. There are about 22 acres in total, 17 of which are in New Haven and there's about 5 acres in East Haven. The developer

intends to remediate all of the property. There is contamination in the ground going back over 50 years or so. He is negotiating with the City of New Haven for the same thing being done here to take the property, get the tax lien and foreclose. There are 6 relatives of Mr. Coppola that are still around, none of which want the environmental liability of that site and in their discussions would be happy to get out and relieve the environmental liabilities associated with that site. The way to do that is to sell the tax lien. The Town intends to sell the tax lien at a bit of a discount because it is a landlocked piece of property, there really is no access in East Haven to that site. Total Environmental, LLC has negotiated an easement through New Haven Terminal which accesses the New Haven piece as well as the East Haven piece. He plans on building a light industrial park there at some point when the site is remediated. New Haven did not want a light industrial park access in a residential neighborhood on Russell Street so they had to go through the Terminal and associate an easement to get in from Frontage Road, which has been done. The sale of the tax lien was negotiated to be about \$0.50 on the dollar because it is contaminated, land locked and really has no access from East Haven or anywhere at all. He then has the responsibility, once he owns the tax lien, to foreclose the balance of the Coppola family out of the property and get clear title. He is doing the same thing in New Haven. If we sell him the tax lien, he will start the foreclosure process and foreclose the 6 kids out.

- Councilman Butler III asks if that is in the wetlands.
- Mr. Brancati says part of it is, in order to develop and do what he wants to do on the New Haven side he needs a certain amount of square footage. This land became important to them to meet the coverage ratios for what he wants to build there so he had to have it.
- Councilman Palladino says if they do this, sell him the tax liens and get the money- how soon would we be able to start taxing the property again? As soon as he buys it? As soon as he forecloses on it?
- Mr. Brancati says he would think as soon as he forecloses on it, we would then put it on our list, same as with New Haven.
- Councilman Palladino says if he gets the tax liens and then for whatever reason doesn't foreclose on it, then what happens?
- Attorney Zullo says they actually did it this way for a very specific reason. When you sell tax liens technically those tax liens would be ahead in priority of any new taxes and new tax liens so that if it wasn't develop it, we will end up in the same spot. We would have made money but his liens would have priority over ours. So technically if he went to foreclose, he would be ahead of us. Our agreement is structured the exact opposite so that any new taxes, by agreement, are now ahead in priority to his. For example, if he does not pay the taxes moving forward, even through the foreclosure process when he doesn't own the property, if new tax liens arise we have the right to go foreclose on those again; essentially making his liens worthless. He would have paid \$45,000 for nothing which is a huge protection to the Town which is the way the agreement was structured the only other time he knows that liens were sold by the Town. He

can't imagine why he wouldn't foreclose after paying \$45,000 but they did add that protection.

- Councilman Palladino asks if there is a guestimate of what the taxes will be once it is sold.
- Attorney Zullo said it is whatever they were last year, they would be the same for now until he redevelops it. They were about \$3200 last year so they will be \$3200 until he redevelops it at which point it will likely be more valuable.
- Councilman Mckay says with the \$7,000 in taxes from Coe Ave and \$3,000 from this, we now have \$10,000 more which is good. He asks once it is developed light industrial, there is going to be more traffic on Frontage Road, it's State but it is still in East Haven.
- Councilman Palladino says the part he will be on actually is past the border where they will be entering, it really won't affect anything.
- Mr. Brancati says it is right on the line.
- Chairman Parlato says the Town line runs diagonally so it will only be a short distance in East Haven. The last thing the Town wants to do is take ownership of contaminated property. Right here we are sitting on found money.
- Mr. Brancati says he knows this property has been closed down for approximately 40 years as far as his history goes. The State has gone in and done numerous tests and it has been found considerably contaminated and this company will remediate.
- Councilwoman Linda Hennessey said her only question is when they do decide to build how much say the Town has as far as what they put in as light industrial.
- Chairman Parlato says they would have to follow our Zoning laws unless there was some exception though he doesn't see that. They would have to follow the existing zoning laws that are there.
- Mr. Brancati says they would still need our approvals.
- Councilman Mckay says they may not even develop on our property because we only own 4.5 acres of it; he just needs it because he is landlocked.
- Mr. Brancati says right, he needs to get in through the terminal site to get access. He may just be getting our piece to gain access to the other 17 acres, but it will be clean.

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

Item #12

To consider and act upon a Resolution Waiving the Town Charter's Competitive Bidding Requirements in Connection with the assignment of Municipal Tax Liens Encumbering and Affecting 141 Frontage Road (AKA 201 Russell Street).

A Resolution Waiving the Town Charter's Competitive Bidding Requirements in Connection with the assignment of Municipal Tax Liens Encumbering and Affecting 141 Frontage Road (AKA 201 Russell Street)

WHEREAS, the Town of East Haven is the present owner of municipal real estate tax liens, for the grand list years 1999 to 2014 inclusively, and encumbering and affecting the real property known as 141 Frontage Road (AKA 201 Russell Street) and identified by the following Map/Block/Lot Number: 290/3810/001;

AND WHEREAS, the Town wishes to assign said tax liens to Total Environmental, LLC;

AND WHEREAS, Chapter 6, Section 4(C) of the East Haven Town Charter provides that the sale of certain assets by the Town shall be by competitive bidding;

AND WHEREAS, the Town, based on a variety of unique circumstances, believes that effectuating the assignment outside of the competitive bidding process will fetch the highest price for the liens which the Town wishes to assign;

AND WHEREAS, the Finance Director recommends that the Council waive the competitive bidding requirement to effectuate said assignment;

AND WHEREAS, the Town Charter's bidding requirements may be waived by two-thirds of the members present and voting;

NOW THEREFORE, be it **RESOLVED** by the Town Council of the Town of East Haven that any competitive bidding requirements associated with the Town's proposed assignment of municipal tax liens encumbering and affecting 141 Frontage Road (AKA 201 Russell Street) are hereby waived;

BE IT FURTHER RESOLVED that this bid waiver shall expire on November 1, 2016.

Councilman Butler III makes a motion.
Councilman Palladino seconds the motion.

No public comment.

No Council comment.

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

Item #13

To consider and act upon a Resolution authorizing and approving a tax abatement with regard to property located at 9 Jefferson Street, East Haven, Connecticut as follows:

Town of East Haven

Unique ID: P0392700

Acct./List: 1999-2015 (see attached)

Reason: Land acquired by Town in 2013

TOTAL: \$7,132.52

A Resolution authorizing and approving a tax abatement with regard to property located at 9 Jefferson Street, East Haven, Connecticut

WHEREAS, the Tax Collector has recommended the following tax abatement for approval to the Town Council:

Town of East Haven

Unique ID: P0392700

Acct./List: 1999-2015 (see attached)

Reason: Land acquired by Town in 2013

TOTAL: \$7,132.52

AND, WHEREAS, the Tax Collector has submitted backup paperwork to this Council, substantiating the appropriateness of the abatement has recommended and certified the accuracy of this abatement;

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

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

Councilwoman Letizia Lettieri Morales makes a motion.
Councilman Palladino seconds the motion.

No public comment.

Council comment:

- Councilman Mckay asks if this is off Mansfield Grove Road, one they talked about in the past. Does it abut that property? Is someone trying to develop it?
- Attorney Zullo says it is just after Oak Grove Road where it was dealt with once. The Town acquired this by foreclosure; we own it so nobody can develop it.
- Mr. Mckay asks how big the piece of property it.
- Attorney Zullo says it is on an unimproved road where you cant even see the road. We acquired it basically to clean up our assessor's cards and grand lists. Now that we own it Lisa just wants to do some housekeeping and abate the taxes so that she can take them out of her system.

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

Item #14

To consider and act upon a Resolution authorizing and approving a tax abatement with regard to property located at 77 Borrmann Road, East Haven, Connecticut as follows:

Town of East Haven

Unique ID: S0580000

Acct./List: 2013-2015 (see attached)

Reason: Land acquired by foreclosure in 2013

TOTAL: \$8,666.05

A Resolution authorizing and approving a tax abatement with regard to property located at 77 Borrmann Road, East Haven, Connecticut

WHEREAS, the Tax Collector has recommended the following tax abatement for approval to the Town Council:

Town of East Haven

Unique ID: S0580000

Acct./List: 2013-2015 (see attached)

Reason: Land acquired by foreclosure in 2013

TOTAL: \$8,666.05

AND, WHEREAS, the Tax Collector has submitted backup paperwork to this Council, substantiating the appropriateness of the abatement has recommended and certified the accuracy of this abatement;

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

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

Councilman Mckay makes a motion.

Councilman Richardson seconds the motion.

No public comment.

Council comment:

- Councilman Anania asks if this is the Sullo property, so the Town owns it?
- Councilman Mckay says the Town sold it.
- Councilman Richardson asks about the money being abated, it is taxes that accrued?

- Attorney Zullo explains that they are abating the unpaid taxes from the prior owner that we inherited when taking the property. The July 1, 2015 payment is only for the first half, taking into account that the property was conveyed and the new owners are responsible for the second half.
- Councilman Butler III says so the new owner isn't responsible for the taxes owed prior to us getting it in foreclosure.
- Attorney Zullo says no, because we acquired it by foreclosure of blight liens, we took it with the liens and didn't have the time to abate the taxes prior to the sale. So the sale's price was only subject to the taxes moving forward. It is essentially the same thing, had we refused to abate the taxes, they would have bid less for the property.

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

Item #15

To consider and act upon a Resolution to provide the following tax refund:

Ally Financial
 Louisville PPC
 P.O. Box 9001951
 Louisville KY 40290-1951

Acct./List: 2014-03-0071987 E/S 26481
Reason: Veteran's Exemption was applied.

TOTAL: \$673.60

A Resolution to provide a tax refund of \$673.60 to Ally Financial

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 Financial
 Louisville PPC
 P.O. Box 9001951
 Louisville KY 40290-1951

Acct./List: 2014-03-0071987 E/S 26481
Reason: Veteran's Exemption was applied.

TOTAL: \$673.60

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.

Councilwoman Linda Hennessey makes a motion.

Councilman Palladino seconds the motion.

No public comment.

Council comment:

- Councilman Butler III asks what the address is.
- Attorney Zullo says it is for a motor vehicle.
- Councilman Richardson asks about the veteran's exemption.
- Attorney Zullo says the exception can be applied either to a home or personal property if you don't own and you just rent. It is based off of the assessed value and in this case it actually covers the entire value of the car.

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

Chairman Parlato discusses business cards for the new members if they would like them with their email or whatever else, they should just notify the Clerk. It is nice to give them out when you receive a complaint it is a good public relations thing with those that they represent in their district.

Councilman Palladino states that on Christmas Day we lost a veteran Police Officer, Officer John Mancini. He was a Marine Veteran of the Korean War; he was a 35 year veteran of the East Haven Police Department. He passed away on Christmas Day at 85 years old after significant time of suffering from diseases. He asks for a moment of silence. Chairman Parlato says that is appropriate. A moment of silence is held.

Item #16

Adjournment of Regular Meeting.

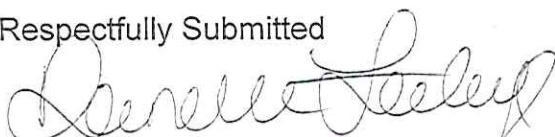
Councilman Mckay makes a motion.

Councilman Parente seconds the motion.

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

Meeting is adjourned at 7:53PM.

Respectfully Submitted



Danelle Feeley, Clerk, East Haven Legislative Town Council

East Haven Aquatics, LLC

108 Prospect Place Extension, East Haven, CT 06512 | 203-640-8167

December 14, 2015

Kevin White
Town of East Haven - Engineering Department
250 Main Street
East Haven, CT 06512

Kevin -

I would like to thank two employees of the East Haven Public Services Department for addressing the maintenance of the East Haven pool.

- Anthony Purificato, for overseeing the repair to a butterfly valve by Savol Pools;
and
- Bob Parente, for inspecting the East Haven pool and addressing the concerns with future repairs.

It was a good day for the East Haven residents that enjoy this wonderful facility and the activities that it supports.

Respectfully,



Louis Anastasio Jr.
Director
East Haven Aquatics LLC

Cc: Mayor Joseph Maturo
East Haven Town Council

