

**EAST HAVEN TOWN COUNCIL  
REGULAR MEETING MINUTES  
WEDNESDAY, NOVEMBER 12, 2014**

The East Haven Town Council held a regular meeting Wednesday, November 12, 2014, at 7:00PM at the East Haven Senior Center, 91 Taylor Avenue, East Haven, CT 06512.

Chairman Richard Anania calls the meeting to order at 7:41PM.  
He asks all to stand for the pledge of allegiance.

**Item #1**

Roll Call-12 present- 3 absent (Thompson Jr., Badamo and Butler III)  
A quorum is present.

**Item #2**

Approval of minutes from the October 7, 2014 Public Hearing.

Councilman Joseph Santino makes a motion.  
Vice Chairman Robert Parente seconds the motion.  
Voice vote: all in favor-none oppose-none abstain. Motion carries.

**Item #3**

Approval of minutes from the October 7, 2014 Regular Meeting.

Councilman Santino makes a motion.  
Councilman Nicholas Palladino seconds the motion.  
Voice vote: all in favor-none oppose-none abstain. Motion carries.

**Item #4**

Correspondence- none.

**Item #5**

Subcommittee Reports-

- Public Safety-Councilman Robert Sand reports from the minutes of the Commissioner's meeting, one item was the Citizen's Police Academy which everyone received an email regarding. They are moving ahead with that, there is

room for 20 students, the applications started November 1<sup>st</sup>. They have also taken on a K9 unit officer John Finnimore, we are in the process of purchasing a K9 for about \$6,800. Officer John Finnimore was also recognized by the State Congressional Recognition for domestic violence. He received an award from Rosa DeLauro and Senator Blumenthal. There was an FBI symposium at Central Connecticut State University. Special Agent Patrick Ferrick requested Chief Larrabee, Attorney Sgrignari and Lt. Emmerman to present an abbreviated overview of our DOJ Settlement. It was very well received and Chief Larrabee was very proud after that meeting. The Chairman announced the formation of two new permanent committees; one being the Traffic & Public Safety Committee and the second one is the Supernumerary Committee. The Traffic & Parking Committee subcommittee submitted their detail from the beach report, where the signage should go and they implemented that so the signs are currently being put up at the beach and residents are being informed of that action. Letters of commendation were given to three officers; Officer Consolati, Michalowski and Rasile. There was an incident that occurred on October 16<sup>th</sup> and they were given letters of commendation placed in their permanent personnel file. Other than that regarding the staffing for overtime, they have some officers coming off training so the Chief expects the overtime to subside considerably, he is very happy to report that avenue of overtime is starting to fade out at this point.

- Chairman Anania adds that he would like to thank Chief Larrabee; he did the Town well with the recent visits from President Obama and the First Lady. The secret service required "X" amount of officers from New Haven, and us requiring overtime. The Chief did less than what they wanted with half of the cost and he doesn't believe there were any overtime costs involved and no risk at all to the public or to the President or First Lady. He feels that was done very well on his behalf.
- Councilman Palladino tells Councilman Sand that he was informed of a monitoring system at 55/65 Messina Drive that is going to our police headquarters. He asked if they said anything about the meeting about that.
- Councilman Sand said they did. He said it is a substation similar to what New Haven does because there are apparently a lot of calls in that area and they felt it was necessary to develop a substation. They have an agreement that is going to be put into place.
- Councilman Palladino says it was his understanding that our dispatch center was going to be monitoring cameras in and throughout the buildings of 55/65 Messina Drive and that is a problem because there are many apartment buildings.
- Councilman Sand says he will look into it.

- Attorney Zullo states that he believes the arrangement won't call for monitoring per say of the hallways in or around the complex. He believes the Department will have the ability to go in and see something if they wish to, but it will not create an obligation for the Town to spend a minimum amount of time looking at video or monitoring video. It is as if they were looking at a traffic cam on a street for a certain period of time, they don't necessarily watch it all the time, but they can turn it on to see if something is there. He thinks the real purpose of it is to provide an additional area for our police to do paperwork and have a presence but it does not require the constant/regular monitoring or any mandatory monitoring of our department. His duty is to draft a memorandum of understanding so everyone knows their duties which are very few because we are not looking to add any additional liability to the Department or the Town.
- Councilman Santino says it would be similar to the cameras that were put around the Fire House when the trucks back in and they control the lights.
- Councilman Sand provides the wording from the meeting minutes; it says that Chief Larrabee reported that an agreement has been reached with the management team at East Farm Village to establish a police substation at Messina Drive. The residence will be monitored from our Public Safety Center; however, we have made it clear that our dispatchers cannot monitor the property 24/7, noting a hold harmless clause in the agreement. The goal is to reduce the call volume at this location and ensure the safety of the elderly occupants.
- Councilman Santino adds that the Town took custody of four or six quads turned over to the Town from the courts.
- Board of Education- Vice Chairman Parente states that people are aware of the conversations going on about consolidation and possible closing/reconstructions of schools. There was discussion of reinstitution of the TAG program. They are moving feverishly to hear some of the problems in the districts.
- Park/Rec- Councilwoman Esposito says once again they had no quorum so there was no meeting. The Director doesn't show up. They send out emails asking who will attend and he said he was going to be there.
- Urban Renewal- nothing to report.
- Finance- nothing to report.
- Councilman Fred Parlato says he doesn't know if the Council is aware or not but Chief Larrabee submitted a letter to the Register that was very factual, accurate and well written and very professional. He thanked him personally. He was to the point and brought out the good of the people of East Haven. East Haven is often the butt of the editorials in the register. He commended him personally and

asks the Chairman of the Council to send him a letter to that effect from the Council thanking him on their behalf for his action.

- Chairman Anania says he will do so.

#### **Item #6**

To consider and act upon an “Ordinance Authorizing the East Haven Public Schools to extend an existing Lease Agreement with GE Capital to fund technology projects for FY 2014-2015.”

**An Ordinance Authorizing the East Haven Public Schools to extend an existing Lease Agreement with GE Capital to fund technology projects for FY 2014-2015 and waiving any bidding requirements associated therewith.**

**WHEREAS**, the East Haven Board of Education and the Town of East Haven are parties to an existing Lease Agreement with GE Capital for computer technology;

**AND WHEREAS**, the East Haven Board of Education and the Town of East Haven wish to amend the current lease to provide for the leasing of new computer technology for an additional year for the Board of Education at a cost of \$262,000.00;

**AND WHEREAS**, Chapter 6, Section 4(C) of the East Haven Town Charter contains bidding requirements for certain expenditures;

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

**NOW THEREFORE**, be it **ORDAINED** by the Town Council of the Town of East Haven that the Town of East Haven and the Board of Education, acting by their duly authorized agents, are authorized to amend and extend an existing Lease Agreement with GE Capital to fund technology projects for FY 2014-2015 and to obligate the Town and Board of Education for the payment of \$262,000.00 in furtherance of this extension; and

**BE IT FURTHER ORDAINED**, that any bidding requirements associated with said transaction are hereby waived.

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 Ken McKay makes a motion.

Councilman Parlato seconds the motion.

Public comment:

- Donna Richo- 67 Charnes Drive, East Haven, CT- Ms. Richo asks how many active leases we have with GE at this time?
- Mr. Osborne says he cannot speak for the entire public schools.
- Ms. Richo says there is still confusion on whether or not there are any actual hard items that we own and what they are. We still don't know that the \$262,000 will be for. We have the \$262,000 in the budget, why wouldn't we use that and buy what we need.
- Councilman Santino says all we are doing is extending the lease that is already in place.
- Ms. Richo says a financial lease of money to buy undisclosed items.
- Councilman Santino says they know the items. In July he told us that there were like 600 iPads, it's all in the minutes from the July meeting.
- Ms. Richo says and we never went anywhere else to look for any more money or a better rate.
- Councilman Santino says she can ask the Finance Director, he is sure they did due process on that.
- Councilwoman Esposito says it says 600 iPads in the July minutes.
- Chairman Anania says the Board of Education does this every year, Mr. Osborne is in charge of the program and every year for the past 14 years it is just an extension and he is sure they do their homework and look into this before they purchase it.
- Councilman Santino says as much as he would like to vote against it, it would only be hurting the students.

Roll call vote: 10 yes – 2 no (Spaduzzi and Mansi)- no abstentions. Motion carries.

**Item #7**

A Resolution Authorizing Mayor Joseph Maturo, Jr. to execute a Contingent Commercial Real Estate Contract for the sale of real property located at 620 Coe Avenue, East Haven, Connecticut.

**A Resolution Authorizing Mayor Joseph Maturo, Jr. to execute a Contingent Commercial Real Estate Contract for the sale of real property located at 620 Coe Avenue, East Haven, Connecticut.**

**WHEREAS**, the Town of East Haven is desirous of selling the real property located at 620 Coe Avenue in East Haven, Connecticut, better known by the following Map, Block, and Lot Number: "160/1615/002."

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

**NOW, THEREFORE, BE IT RESOLVED** by the Town Council of the Town of East Haven that Mayor Joseph Maturo, Jr. is authorized to commence negotiations and execute a written commercial real estate contract in furtherance of selling said property;

**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 Santino makes a motion.

Councilman Michael Riolino seconds the motion.

- Attorney Zullo provides procedural background for the public and the Council in stating that this process is a model process they have used several times now to buy and sell real estate in the Town. We don't do it very often, but when we do, we try to do it the same way. When this property was purchased, it was done in two parts. The first part is what is being considered tonight, you would authorize the Mayor and the Town and the disposition committee, which you will hear about, to commence negotiations and seek out potential buyers. In association with that, there is sometimes a requested bid waiver there is sometimes not, which you will also hear about. The second step is the final approval by the Council for the actual sale whereby the public and the Council gets all the details. The reason tonight he will be requesting executive session is because they will be talking about potential pricing and potential evaluations that the Town has obtained and disclosing those evaluations in public could cause and increase or a drop in the price amongst potential bidders or purchasers. To let the public

know the reason they do this is again, they will be in executive session to discuss a majority of this tonight to protect the Town's best interest but the public will have an absolute full understanding of it and full capability to comment on it at the next Council meeting when it does come up for final approval. With that said he would request an executive session.

Councilman Santino makes a motion to enter into executive session and include Sal Brancati, Mike Milici, Paul Rizza, and Attorney Zullo.

Vice Chairman Parente seconds the motion.

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

Executive session begins at 8:02PM.

Councilman McKay makes a motion to end executive session.

Councilman Mansi seconds the motion.

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

Executive session ends at 8:36PM.

Councilman McKay makes a motion to approve item #7.

Councilman Palladino seconds the motion.

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

#### **Item #8**

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 March 31, 2015.

Councilman McKay makes a motion.

Councilman Palladino seconds the motion.

No public comment.

Council comment:

- Councilman Santino seeks verification that they still have to come to the Council with the final decision to which Attorney Zullo says yes.

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

## **Item #9**

To consider and act upon a Resolution setting a Public Hearing date and time to discuss "An Ordinance Approving the Sale of 620 Coe Avenue and Authorizing Mayor Joseph Maturo, Jr. to execute a Land Disposition Agreement, and all other necessary and related documents, with respect to the same." The Public Hearing shall take place on December 2, 2014, at 7:00PM, at the East Haven Senior Center, 91 Taylor Avenue, East Haven, Connecticut.

Councilman McKay makes a motion.

Councilman Palladino seconds the motion.

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



**Item #10**

To consider and act upon a Resolution setting a Public Hearing date and time to discuss "An Ordinance Amending Sections 11-46, 11-47, and 11-48 of the East Haven Code regarding Winter Limited Parking." The Public Hearing shall take place on December 2, 2014, at 7:00PM, at the East Haven Senior Center, 91 Taylor Avenue, East Haven, Connecticut.

Councilman Mckay makes a motion.

Councilman Palladino seconds the motion.

Attorney Zullo notes that the documents for items #10, #11 and #12 are included in this months packet and reminds the Council to bring them to next month's meeting.

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

**Item #11**

To consider and act upon a Resolution setting a Public Hearing date and time to discuss "An Ordinance Amending Chapter 16 of the East Haven Code regarding Peddlars, Solicitors, and Itinerant Vendors." The Public Hearing shall take place on December 2, 2014, at 7:00PM, at the East Haven Senior Center, 91 Taylor Avenue, East Haven, Connecticut.

Councilman Santino makes a motion.

Councilman Palladino seconds the motion.

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

**Item #12**

To consider and act upon a Resolution setting a Public Hearing date and time to discuss "An Ordinance Establishing Nonresident Owner-Landlord Registration Provisions." The Public Hearing shall take place on December 2, 2014, at 7:00PM, at the East Haven Senior Center, 91 Taylor Avenue, East Haven, Connecticut.

Councilman Mckay makes a motion.

Councilman Palladino seconds the motion.

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

**Item #13**

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

**Chase**

C/O Corelogic

1 Corelogic Dr

Westlake TX 76262

Acct./List: 2012-01-7938

Reason: Double Payment Made on 2nd Install

**TOTAL: \$2,926.17**

Councilman Santino makes a motion.

Councilman Sand seconds the motion.

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

**Item #14**

Adjournment of Regular Meeting

Vice Chairman Parente makes a motion.

Councilman Santino seconds the motion.

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

Meeting is adjourned at 8:46PM.

Respectfully Submitted,

Danelle Feeley, Clerk, East Haven Legislative Town Council