

Town of East Hampton
Town Council Regular Meeting
Tuesday, July 24, 2018
Town Hall Meeting Room

MINUTES

Present: Chairperson Melissa Engel, Vice Chairman Mark Philhower, Council Members Pete Brown, Tim Feegel, Dean Markham, Josh Piteo and Kevin Reich and Town Manager Michael Maniscalco

Call to order & Pledge of Allegiance

Chairperson Engel called the meeting to order at 6:00 p.m. in the Town Hall Meeting Room.

Adoption of Agenda

A motion was made by Mr. Philhower, seconded by Mr. Feegel, to adopt the agenda as written. Voted (7-0)

Approval of Minutes

A motion was made by Mr. Reich, seconded by Mr. Philhower, to approve the minutes of the Town Council Regular Meeting of July 10, 2018 as written. Voted (7-0).

A motion was made by Mr. Reich, seconded by Mr. Philhower, to move Presentations to follow Resolutions/Ordinances/Policies/Proclamations as Dr. Knocklein had not yet arrived. Voted (7-0).

Public Remarks

Ann McLaughlin, 85 North Main Street, invited the Council to a 9/11 Ceremony to honor the 412 first responders that died and to honor the Town's Police, Fire and Ambulance personnel. It will be held on Tuesday, September 11th at 6pm on the Congregational Church lawn. She noted she is looking for anyone from East Hampton that went to New York to help after the tragedy.

Bids & Contracts

None

Resolutions/Ordinances/Policies/Proclamations

One Month Budget

A motion was made by Mr. Philhower, seconded by Mr. Brown, to adopt the one-month budget for August as presented. The total Town Operation Budget approved for August is \$1,097,009. Voted (7-0). A copy of the budget will be included with the minutes filed in the Town Clerk's Office.

Presentations

Lake Findings Update by Dr. George Knocklein

Dr. George Knocklein provided an update on Lake Pocotopaug Water Quality. Tests have been done at two sites in the lake. He reviewed charts and graphs including water clarity, dissolved oxygen, phosphorus and nitrogen. The full handout will be included with the minutes filed in the

Town Clerk's Office. It will also be posted on the Town website. Also, a graduate student working with Dr. George is doing a paper on Lake Pocotopaug for her graduate work and will provide the town with a copy of that report when complete.

Continued Business

Report on Library Roof from Matt Brown, Anchor Engineering

Matt Brown from Anchor Engineering provided an overview of the repair options for the library roof. Although there is not enough money in the budget from the prior year and with the Town not having a budget at this point, Mr. Maniscalco recommended the Council members choose the option they would like done and he will work on the funding options. The full listing of options will be included with the minutes filed in the Town Clerk's Office.

A motion was made by Mr. Philhower, seconded by Mr. Piteo, to choose Option #1 with the dormers removed and an add alternate for premium shingles. Voted (7-0)

Discussion of Amendment to Board of Fire Commissioners Ordinance/Set Public Hearing Date

No suggested changes were received for the amendment to the Board of Fire Commissioners Ordinance. The next step will be a public hearing.

A motion was made by Mr. Reich, seconded by Mr. Philhower, to set a Public Hearing for Tuesday, August 14, 2018 at 6:15pm. Voted (7-0)

New Business

Draft AirBnB Ordinance and Zoning Regulation

A proposed ordinance was drafted by the Town Attorney for AirBnB's. This would regulate and register short term rentals. It would also institute an annual fee to cover the costs. This is the first reading of the draft. It will be placed on the next agenda for review and possibly setting a Public Hearing date.

Draft Business Incentive Ordinance

The current ordinance is very much geared toward the redevelopment of brownfields and blighted buildings. It puts at a disadvantage new buildings and businesses. The current ordinance has been redlined and a form agreement has been added so that all agreements are the same. This is the first reading of the draft. It will be placed on the next agenda for review and possibly setting a Public Hearing date.

TIF District Promotions

Mr. Piteo would like to spread the word about the new TIF District plan. Options could include reporting at a Chamber of Commerce meeting, signage, banners, contacting developers. Mr. Reich suggested this be passed on to the Economic Development Commission to work on.

Town Manager Report

Update on Fuel Island

The project has received sign off from the Fire Marshal and should move into the final phase of development in the coming weeks. This will include installing the canopy, pumps and fuel master system.

Update on Water/MDC Meetings

MDC is currently looking to expand because they have seen a significant reduction in water usage year over year to about 2% every year. As a result, they are looking at East Hampton since we have a user base, we are identified as a community in need, and Connecticut Water (to the west) is in need of water.

Discussions have circled around the Town of East Hampton becoming a non-member Town. What this would mean is that MDC has the ability to serve customers within the East Hampton ESA and it is those customers who would pay a CIP charge on their bill that would pay for the expansion. We are going to make this proposal to DPH to explore opportunities for funding the infrastructure expansion and have already been told there is a possibility for a 50% low interest loan.

All of this will hinge on Portland either allowing for the transmitting of water through their system or Portland becoming a non-member Town as well. The Town Manager met with MDC and the First Selectwoman of Portland to explore that idea. It is expected that sometime in the first part of August MDC will attend a Portland meeting to make the non-member Town proposal to Portland essentially opening the door to East Hampton.

Update on Lake Water Testing

There have been differences in test results between the Health District tests and Dr. Knocklein's tests. The Health District is looking into the differences in the results. Dr. Knocklein tests in the deep water and the Health District is required to test in the swimming area.

Update on Black Walnut Bakery

Plans were delivered to the Building department however no applications have been filed yet. There have been no applications filed with the Chatham Health District to date.

Update on Town Hall/Police Department/BOE Project

Mr. Maniscalco reported that the construction bid should go out in August and the tentative date for the ground breaking is September 24th.

Sears Park has an issue with bees on the playground. Special precautions need to be taken with spraying because it is a playground for children.

Appointments

None

Tax Refunds

A motion was made by Mr. Philhower, seconded by Mr. Markham, to approve tax refunds in the amount of \$128.89. Voted (7-0)

Public Remarks

Kevin Kuhr, 60 Spellman Point Road, commented that the town may want to wait to announce the TIF district until there are funds available. He also asked if the testing of the lake is done on the same day by the different groups. Mr. Maniscalco noted it is not always the same day but the same week.

Michael Liska, 4 Fairlawn Avenue, commented on the budget and asked about the third referendum and what is proposed to reduce the budget. He indicated he could not find the mill rate from past years at the Library. Mr. Maniscalco commented that the information could be found in the annual reports from past years. Ms. Engel indicated that the Board of Finance would be meeting later in the week to vote on a new budget to pass on to the Town Council.

Communications, Correspondence & Announcements

June Board & Commission Summary

The June Board and Commission Summary was provided to Council members.

Adjournment

A motion was made by Mr. Reich, seconded by Mr. Philhower, to adjourn the meeting at 8:10 p.m. Voted (7-0)

Respectfully submitted,

Cathy Sirois
Recording Clerk