

Town of East Hampton
Town Council Regular Meeting
Tuesday, June 26, 2018
East Hampton Town Hall

MINUTES

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

Call to order & Pledge of Allegiance

Chairperson Engel called the meeting to order at 6:30 p.m.

Adoption of Agenda

A motion was made by Vice Chair Philhower, seconded by Councilor Piteo, to adopt the agenda.

After discussion, a motion was made by Councilor Markham, seconded by Councilor Piteo, to ask the Town Manager to report on the High School water system during his Town Manager's report. Voted (7-0).

Approval of Minutes

A motion was made by Councilor Reich, seconded by Councilor Piteo, to approve the minutes of the Town Council Regular Meeting of June 12, 2018. Voted (7-0).

Presentations

None

Public Remarks

None

Bids & Contracts

None

Resolutions/Ordinances/Policies/Proclamations

Resolution for Eagle Scout

A resolution honoring Eagle Scout Seth-Adam Gilman was read by Councilor Piteo. Mr. Gilman's project was beautifying the outside reading area at the Library.

Chair Engel recognized Rivereast reporter, Elizabeth Regan, for winning awards at the CT Society of Professional Journalists for two East Hampton stories.

Resolution for One Month Budget

To create the one month budget, the current operating budget was divided by 12, except for some annual items that need to be paid at the beginning of the fiscal year.

A motion was made by Councilor Brown to approve the operating cost of \$3,020,130.00. Second by Councilor Piteo. Voted (7-0).

Continued Business

Approval of TIF District Plan

Councilor Piteo moved to approve the TIF District Plan as written in the pamphlet distributed at the Town Council meeting of June 26, 2018. Second by Vice Chairman Philhower. Voted (7-0).

Discussion: Councilor Markham believes the idea has merit but is concerned it doesn't do much of anything, or at least not for a few years. He is concerned it is written as an end-all and referenced the end of the second paragraph on pg. 4 in which it is stated "without this district master plan and other investments, the Village Center district will continue to suffer from inadequate investment and a low level of business activity." He would prefer it be changed to something like "without significant capital investment and incentives presented in this district master plan would likely continue to languish and decline economically." He stated the plan needs more massaging/rewriting to capture what is trying to be accomplished. He asked about if the numbers and concepts are fully updated, especially in regard to water.

Mr. DeCarli stated that the list of eligible projects was left broad so as not to limit future councils. Though the fund won't cover a water system in the Center, in maybe 15-20 years a council might choose to use some money toward one. He also reviewed the calculations which represent a 1% annual increase on assessed values based on a 31.32 mill rate. He will double check the calculations based on this discussion. Also stated was that the figures were updated to be from the 2017 assessed values and don't include some town owned properties, like 1 Watrous St. Mr. Maniscalco stated that the numbers are not there to be definitive numbers, especially as the hope is that the plan will help increase values in the Center, which will change the numbers.

Vice Chair Philhower stated that he hopes investments in some of these buildings will increase the assessed value, putting more money into the TIF District fund, helping growth. This is a step forward to improve the Center. He reminded all that the Village Center helped build up the town and its schools through the 1970's, and that it's time to give back to the Center.

Councilor Piteo stated there are two plans; one is the TIF, the other is to dither.

Discussion of Planning & Zoning Regulations for Bed & Breakfasts

Chairwoman Engel stated her concern regarding the provisions for safety and health in regard to airbnb's, and the system of payment of taxes. Mr. DeCarli stated there are no ordinances or P&Z regulations for short term rentals. The town has no mechanism to collect business taxes unless the owner registers as a business with the town. He is not aware of any statutory legislation regarding this; Finance Director Jylkka will look into this further and get back to the Council for their next meeting.

New Business

Town Manager Performance Evaluation

Each Councilor received a packet of information that included suggested changes to Town Manager Maniscalco's contract. He and the Council have agreed he will not

take a pay raise, but the evaluation will be performed. During the July 10 meeting the Council will vote on the contract amendment then discuss his evaluation during executive session. Chairwoman Engel asked for the evaluations to be sent to her by Fri., July 6.

Town Manager Report

Reappointment to Conservation-Lake Commission

Anita Guerin has been appointed as a full member, term to expire June 30, 2022.

Update on Tax Bills

In the Councilor's packets there were a number of tax bill invoices and they will be over what they estimated them to be since supplemental bill will be sent out due to the failed budget referendum. It will be approximately \$7,055 over budget as a result.

Update on Fuel Island

They have been pouring additional concrete and during digging, an unknown, used drain pipe was hit. They had to fix it and move the digging over, which will result in a CO for pouring additional concrete. Town Manager Maniscalco and Public Works Director Michelson will review the project this week and have a conversation with the State.

Update on Town Hall/Police Department/BOE Project

All estimations have been reconciled and value engineering on line items has occurred to keep the project within budget. Conversations around tariffs are concerning the estimators. It was voted to move forward to construction documents, which will send the project out to bid.

Update on High School Water System

Town Manager Maniscalco, Tim Smith, Superintendent Smith and Don Harwood met with DPH about a month ago regarding the elevated copper levels. There were issues with how previous testing was conducted. The conclusion was reached that an orthophosphate system should be installed, which will be about \$10,000 - \$20,000. After that meeting, the Building Committee made the decision to not move forward with the system, based on the fact that they did not have all the information available. At that point, Town Manager Maniscalco stepped in and directed Tim Smith to implement the orthophosphate system. The Building Committee agreed once they were made aware of all the information. There are still adequate funds within the project for this system.

Other

During the month to month budgets the Public Works department will be the most challenged. As a result, there will be limits on catch basin cleaning, line painting, road patching, and tree removal. There will be no paving or chip sealing.

Mr. Maniscalco recognized the Finance Department for receiving the GFOA award for the budget. They have won this award every year for the past five or six years.

Test borings will be done in the lake by UMASS. They are testing the soil/material at the bottom of the lake.

The missing Lifeguard boat has been found.

Appointments

Vice Chairman Philhower appointed to the Zoning Board of Appeals Brian Spack and reappointed George Pfaffenbach both terms end November, 2018, both from the Democratic Town Committee. He also appointed Eric Peterson from the Republicans as an alternate. This was seconded by Councilor Piteo.

Discussion: Councilor Reich asked for an inventory by the Town Clerk as to who is on that board as there is currently a Republican who is incorrectly listed as a Democrat.

Vice Chair Philhower amended his motion to appoint to the Zoning Board of Appeals Brian Spack and George Pfaffenbach, both terms ending November, 2018, both from the Democratic Town Committee. Second by Councilor Markham. Voted (7-0)

Discussion: This motion was amended to allow the ZBA to make a quorum for their next meeting, which is before the next Town Council meeting. Information from the Town Clerk will be available for the July 10 Town Council meeting.

Tax Refunds

A motion was made by Vice Chair Philhower and seconded by Councilor Piteo to approve refunds in the amount of \$67.90. Voted (7-0)

Public Remarks

None

Communications, Correspondence & Announcements

None

Adjournment

A motion was made by Vice Chair Philhower and seconded by Councilor Piteo to adjourn the meeting at 7:15 p.m. All voted in favor.

Respectfully submitted,

Eliza LoPresti
Recording Secretary