

**Town of East Hampton**  
**Town Council Special Meeting**  
Tuesday, September 4, 2018  
East Hampton Town Hall

**DRAFT MINUTES**

**Present:** Chairperson Melissa Engel, Vice Chairperson Mark Philhower, Council Members Josh Piteo, Tim Feegel, 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 6:50 p.m.

**Adoption of Agenda**

*A motion was made by Councilor Brown, seconded by Vice Chairman Philhower, to adopt the agenda. Voted (7-0).*

*A motion was made by Councilor Piteo, seconded by Vice Chairman Philhower, to move item 10 b – Discussion and Possible Action on Short Term Residential Rental Ordinance & Recommendation on Zoning Regulation - to be item 2 a. Voted (7-0).*

**Discussion & Possible Action on Short Term Residential Rental Ordinance & Recommendation on Zoning Regulation**

Councilor Piteo does not support the ordinance as written. Councilor Feegel wants to review further. Vice Chair Philhower is happy to get more input but feels that air bnbs are a way of circumventing zoning regulations and not paying taxes on a business. Councilor Reich is unsure why this ordinance is necessary and is concerned about administrative costs/time, and town liability. He feels this is a P&Z issue, not a Council issue. Councilor Brown stated the facilities must meet the fire and health codes and he is concerned about health and safety issues. Councilor Markham is skeptical of the ordinance and thinks it is overkill.

The consensus from the table was that interested parties are invited to call the Town Manager's office and express interest in a subcommittee to work further on the ordinance.

*Councilor Markham moved to table this item; Councilor Brown seconded. Voted (7-0).*

**Executive Session**

**Attorney Client Privilege – Pending Claim**

*Vice Chair Philhower moved to enter executive session at 7:05 p.m.; Councilor Reich seconded. Voted (7-0). Town Manager Maniscalco and Attorney Mike McGoldrick were invited.*

*Executive session ended at 7:30 p.m.*

### **Approval of Minutes**

*A motion was made by Councilor Reich, seconded by Vice Chairman Piteo, to approve the minutes of the Town Council Regular Meeting and Public Hearing of August 14, 2018. Voted (7-0).*

### **Presentations**

#### **Quarterly Report from Town Facilities Building Committee**

Lisa Motto, C&E Enterprises, updated the Council and reviewed the quarterly report.

### **Public Remarks**

Rebecca Tinelle-Sawyer, 156 Wopowog Rd., member of the Building Committee, stated she is very excited for the ground-breaking of the new town facility.

### **Bids & Contracts**

#### **Approval of Airline Trail Extension Phase 2 Bid**

*Councilor Reich moved to award the bid to Dichello Construction, LLC in the amount of \$249,000. Second by Vice Chair Philhower. Voted (7-0).*

#### **Approval of Police Vehicle Towing & Maintenance Bid**

*Councilor Reich moved to award the bid to Belltown Motors Inc for one year, with a three year extension option. Second by Vice Chair Philhower. Voted (7-0).*

### **Resolutions/Ordinances/Policies/Proclamations**

#### **Proclamations for September 11<sup>th</sup> Ceremony**

*Vice Chairman Philhower moved to approve the proclamation as presented. Second by Councilor Reich. Voted (7-0).*

#### **Resolution for State Library Historic Document Preservation Grant**

*Vice Chairman Philhower moved to approve the resolution as provided; second by Councilor Reich. Voted (7-0).*

### **Continued Business**

#### **Continued Discussion on Library Roof**

Councilor Brown feels that the Council should go with the original proposal option that was voted on. Vice Chair Philhower discussed what the options are if the budget fails and stated that he is fine with the plan. If the budget fails, the Council will look at plan b.

*Councilor Reich moved to direct the Town Manager to move forward with option 1 for the library roof project. Councilor Brown seconded. Voted (7-0).*

#### **Discussion of STEAP Grant Recommendations**

Currently, if STEAP grants become available, the proposal is for the Town Manager to sign off on the grant application for roof repair at the Middle Haddam School. Mr. Maniscalco has solicited for other ideas for the grant but received only one viable idea for Seamster Park renovation. There was discussion with Vice Chairman Philhower about possible dredging lake outlets or tearing down 1 Watrous and putting up a parking lot.

Discussion occurred on the particulars of the grant for the Middle Haddam Association. It was decided that the item will be tabled until the grant application process opens.

*Councilor Brown moved to table this item; seconded by Councilor Feegel. Voted (7-0).*

### **Discussion on Business Incentive Ordinance Changes/Set up Public Hearing Date**

Town Manager Maniscalco reviewed the changes to the draft ordinance.

*Vice Chairman Philhower moved to set a public hearing for September 25, 2018 at 6:15 p.m.; second by Councilor Markham. Voted (7-0).*

### **New Business**

#### **Review of Police Department General Orders**

*Councilor Brown moved to waive the second reading; Councilor Reich seconded. Voted (7-0).*

*Councilor Reich moved to approve the Police Department General Orders. Second by Vice Chair Philhower. Voted (7-0).*

### **Discussion on Naming of Road for the new Town Hall/PD/BOE**

There will be a press release announcing a public contest to name the road.

### **Town Manager Report**

#### **Update on Fuel Island**

The canopy, fuel pumps, tanks, fuel master and paving are complete. The fuel island is on the verge of being operational.

#### **Update on Completion of Brewer Road Project**

Mr. Maniscalco signed off with DOT to bring this project to a close. CLA was the designing engineer and received 20 payments. Anchor Engineering implemented the design. The design was done to meet federal and state transportation regulations.

#### **Other**

There was another fatal motor vehicle accident last night – the 5<sup>th</sup> one in 34 days. DPW will be putting together signs regarding the number of fatalities for the entrances to our community, and the PD will be conducting more targeted DUI enforcement.

The note sale took place for financing the Town Hall Facility; a 1.92% interest rate was obtained on the notes. They will eventually be flipped to bonds at a different interest rate.

The Town Clerk search closed last week; the field has been narrowed to 7 individuals. An interview panel will be formed to narrow the field to 3, who will be forwarded to the Town Manager and HR.

### **Appointments**

*Vice Chairman Philhower appointed to the Zoning Board of Appeals Democrat John Tuttle and Republican Margaret Jacobsen, both terms expiring Nov. 2021. Councilor Reich seconded. Voted (7-0).*

*Vice Chairman Philhower appointed James Monahan to the Arts & Culture Commission; second by Councilor Reich. Voted (7-0).*

### **Tax Refunds**

*A motion was made by Vice Chair Philhower and seconded by Councilor Reich to approve refunds in the amount of \$745.44. Voted (7-0)*

### **Public Remarks**

Amy Ordonez, Main St., asked what happens if the library roof funding is approved, but the town budget fails. Chair Engel replied that should the budget fail, we'd have to re-think spending that money.

### **Communications, Correspondence & Announcements**

September 11 ceremony at the Congregational Church at 6:00 p.m.

The Council is invited to a First Responders appreciation day on September 22.

### **Adjournment**

*A motion was made by Councilor Reich and seconded by Vice Chairman Philhower to adjourn the meeting at 8:20 p.m. All voted in favor.*

Respectfully submitted,

Eliza LoPresti  
Recording Secretary  
(Not present at meeting)