

**TOWN OF HAMDEN, CONNECTICUT
LEGISLATIVE COUNCIL
MINUTES OF MEETING**

July 24, 2023

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https://hamden.zoom.us/rec/share/hXGi1X9OPqdlnzbJQMgHgvEjfklaT7EBJwdsFaWWtY9MroFp1AE8pZrytYkieb6m.doN_fVXZyGMIUeYD

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A meeting of the Legislative Council was held on Monday, July 24, 2023. This was a hybrid meeting held both in person and electronically via Zoom. The meeting was called to order at 7:10 P.M. by Council President Dominique Baez. The Clerk took the roll followed by the Pledge of Allegiance. Ms. Sweet then read the Land Acknowledgement followed by a moment of silence.

Z= On Zoom P= In Person

MEMBERS PRESENT:

Dominique Baez (P)	Abdul Osmanu (P)
Ted Stevens (Z)	Katie Kiely (P)
Paula Irvin (Z)	Cory O'Brien (Z)
Laurie Sweet (P)	Adrian Webber (Z)
Justin Farmer (P)	Kristen Zaehring (Z)

MEMBERS ABSENT: Jeron Alston; Bob Anthony; Lesley DeNardis; Sarah Gallagher; Betty Wetmore

PRESIDING: Dominique Baez, President

ALSO IN ATTENDANCE: Sean Grace, Chief of Staff; Rick Galarza, Deputy Finance Director; Sue Gruen, Town Attorney; Mike Milici, Deputy Assessor; Barry Barnabe, Financial Advisor; David Panico, Bond Counsel

PUBLIC INPUT SESSION: There was 2 speakers on Zoom

(Written comments can be sent to LCpublicinput@hamden.com)

CORRESPONDENCE: None

REPORT OF THE PRESIDENT: None

REPORTS OF BOARDS AND DEPARTMENTS: Mr. White gave a presentation on a complete streets policy which can be heard at Time Code 00:26:45. The PowerPoint can be viewed here: <https://www.hamden.com/DocumentCenter/View/8659/Street-Policy-PowerPoint>

REPORTS OF COUNCIL LIAISONS: None

EXECUTIVE SESSION: None

APPROVAL OF PREVIOUS MINUTES: None

CONSENT CALENDAR: Mr. Farmer requested numbers 1, 10 and 11 be removed from the consent calendar. Ms. Baez then requested a motion for approval of the consent calendar without those items. Moved by Ms. Kiely, seconded by Mr. Farmer and approved unanimously.

2. **Appointment of Shawn Regan to the Commission on Disabilities for a term to expire October 31, 2024 (D-9)**
3. **Appointment of Edward Doc Martin to the Arts Commission for a term to expire May 31, 2025 (U-3)**
4. **Reappointment of Peter Cunningham as a full citizen member to the Fair Rent Commission for a term to expire June 30, 2026 (D-6)**
5. **Reappointment of Patricia A. Delaney to the Commission on Disabilities for a term to expire October 31, 2025 (R-1)**
6. **Reappointment of Lisa M. Morrison to the Arts Commission for a term to expire May 31, 2026 (D-4)**
7. **Order approving a Memorandum of Agreement and authorizing the acceptance and expenditure of funds – 2023 CT Youth Employment Program State General Fund Grant (\$70,000)**
8. **Order approving a Memorandum of Agreement and authorizing the acceptance and expenditure of funds 2023 DCF Summer Program – DCF Summer Youth Employment collaboration (\$12,450)**
9. **Order authorizing interdepartmental transfer 2022-2023 Fiscal Year Budget – Town/BOE Pension**

REGULAR AGENDA:

Items pulled from the consent calendar:

1. **Appointment of William S. Hopkins to the Farmington Canal Commission for a term to expire December 31, 2025 (U-9)**

-- Moved by Mr. Farmer, seconded by Ms. Kiely. DISCUSSION: Mr. Farmer thanked all community members who serve on our Boards & Commissions. As a regular user of the Farmington Canal he is excited for this appointment.

A vote was taken and the item passed unanimously.

10. Order approving and authorizing the Mayor to sign an agreement with Tyler Technologies Reappraisal and Revaluation of Real Property Grand List 2024

-- Moved by Ms. Kiely, seconded by Mr. Farmer. DISCUSSION: Mr. Farmer asked if we feel this company will serve us and be able to do real assessments of all of our properties and to adequately appraise them in a respectable manner. Mr. Milici said this company has been in business since 1938, they have a lot of certified assessors on staff and he feels they will do a great job for us. Mr. Farmer said the two concerns he has in terms of neighborhood 40, and as we know they've had concerns about their assessments and values, and then, some demographic research has been done, showing that properties of similar lot sizes in the southern part of Town have been appraised at a higher value, and he wants to make sure that we have equity and these appraisements and we open have expectations with this company that they'll be able to achieve those 2 goals of having their evaluations and to be competitive as well. Mr. Milici said one of their focuses is making sure all the neighborhoods are accurately described and the sales will guide us as far as the valuation, no one will be singled out. The sales will determine what the market would be, what the values would be, and they are going to take particular consideration to the neighborhood delineations to make everything more accurate. Mr. Farmer asked will they be going into homes or using any drones to survey properties. Mr. Milici said there will be no drones. For residential there will be an onsite inspection of every property for the exterior only, and for the interior they will send out data mailings to all residents encouraging everyone to participate in the process because the more accurate it is the fairer it is for everyone. He said for commercial properties a representative will go there and physically measure each building and the exterior and will also go inside each building as well. They'll also be focusing on are the properties we get reimbursements from the State like college properties and State owned buildings to make sure those are as accurate as we can and get our fair share of money for those. Mr. Farmer asked when the process starts. Mr. Milici said the process will start very shortly once everything is approved.

A vote was taken and the item passed unanimously.

11. Order amending the 2023-2024 Budget to deposit excess bond proceeds to the Debt Service Fund and an appropriation to pay interest on the bonds

-- Moved by Ms. Kiely, seconded by Ms. Sweet. DISCUSSION: Mr. Galarza explained how what they want to do, since it is above and beyond the Council's adopted budget, is bring the \$139,000 into the revenue, and when they do that they want to have an expense home so they want to create an expense account to offset that revenue. The mayor's intent is to apply that revenue stream to the debt service to pay down the interest for the 2023 bonds that they're going out for in August.

There was a lengthy discussion on 2022 and 2023 bonds which were explained by Mr. Barnabe.

A vote was taken and the item passed unanimously.

Ms. Baez called for a recess at 8:15pm.

Out of recess and back in session at 8:44pm.

Regular Agenda item:

1. An ordinance appropriating \$3,765,000 for various public improvements for the Fiscal Year 2023-2024 and authorizing the use of \$3,765,000 of unexpended bond proceeds of the town to meet said appropriation

-- Moved by Mr. Farmer, seconded by Mr. Osmanu. DISCUSSION: Mr. Galarza explained this is a capital transfer from existing projects that is needed for projects coming up this Fall and that no new bonding is being requested. He then went through the list of items listed in the ordinance. Mr. Farmer asked, no more 3R? Mr. Galarza answered that's correct. Mr. Farmer asked if the BOE submitted a capital budget. Mr. Galarza said some of their capital was in their budget and they also have Wintergreen funds and are not requesting any at this time. Mr. Farmer asked we won't need Wintergreen funds? Mr. Galarza answered not for any of these projects. Mr. Grace stated any expenditures would have to come back to council. Mr. Farmer asked if the paving list has been finalized. Mr. Grace said yes, it's in the backup.

Mr. Stevens asked where the 3.765 is currently budgeted for and does this displace other projects? Mr. Grace said these are new projects not budgeted anywhere else. There was a little discussion on the capital plan and budgeted items.

Ms. Zaehring said in preparation of tonight she looked at the 6 year proposed capital plan that was in the budget book which included 14 department requests not listed in this ordinance and asked if this 3.765 is the total ask or will they be asked for more to address the departments not listed here. Mr. Grace said there's a lot needed, but these are priorities that they want to pursue now. Mr. White said the ones in the book just reflect all department needs, but they prioritized what they need to stay on top of and keep functional and they're working on a strategic capital improvement plan. He can't promise they won't come back, but this is what they prioritized. Ms. Zaehring stated this was from the 3R and the BOE put in for 5.9M so why should we move the money from the school to these projects. Mr. Grace said this was done after conversation with the school administration and BOE leadership and they still have at their disposal approximately half of their allotment of the Wintergreen sale and that money is still available to them.

After more discussion a roll call vote was taken and the **item failed** with 9 in favor (Farmer) (Irvin) (Kiely) (O'Brien) (Osmanu) (Stevens) (Sweet) (Webber) (Baez) and 1 opposed (Zaehring)

There being no further business, Ms. Baez announced the meeting closed at 9:16 P.M.

Respectfully submitted,

Kim Renta
Clerk of the Council