

**TOWN OF HAMDEN, CONNECTICUT
LEGISLATIVE COUNCIL
MINUTES OF MEETING
October 18, 2021**

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https://us06web.zoom.us/rec/play/NzWphukpmxT1Xi38Fc9FegRW3RFXFKhxxUunPGSvKWQVZKi2oxOr8RhHrDf3Owq_2QRqz4tjLbAWzpz0r.gt3xt9AUERa1ofwE?continueMode=true

**** If prompted for a password, enter: #EcQ53Qw**

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A meeting of the Legislative Council was held on Monday, October 18, 2021. This meeting was held electronically, via Zoom, due to the Covid-19 Pandemic. The meeting was called to order at 8:36 P.M. by Kathleen Schomaker, President Pro Tem. The Clerk took the roll followed by the Pledge of Allegiance.

MEMBERS PRESENT:

Kathleen Schomaker	Dominique Baez
Brad Macdowall	Jody Clouse
Jeron Alston	Valerie Horsley
Adrian Webber	Justin Farmer
Berita Rowe-Lewis	Athena Gary
Kristin Dolan	Betty Wetmore
Austin Cesare	Kristen Zaehring
Marjorie Bonadies	

MEMBERS ABSENT: None

PRESIDING: Kathleen Schomaker, President Pro Tempore

ALSO IN ATTENDANCE: Scott Jackson, Finance Director; Sue Gruen, Town Attorney; Adam Sendroff, Chief of Staff; Craig Cesare, Public Works & Parks Director; Erik Johnson, Economic Development Director/Town; Tom Cruess and Aaron Hoffman, NWNH; Ray Frigon, DEEP

PUBLIC INPUT SESSION: There were 2 speakers which can be heard at Time Code 02:31:10 on the recording and 18 written comments which can be read here:

<https://www.hamden.com/DocumentCenter/View/4801/LC-PUBLIC-COMMENTS---10-18-2021>

CORRESPONDENCE: None

REPORT OF THE PRESIDENT: None

REPORTS OF BOARDS AND DEPARTMENTS: None

REPORTS OF COUNCIL LIAISONS: None

APPROVAL OF PREVIOUS MINUTES: Ms. Schomaker requested a motion to approve the minutes of September 20, 2021. Moved by Mr. Macdowall, seconded by Ms. Horsley and approved with 3 abstentions (Bonadies) (Clouse) (Gary)

CONSENT CALENDAR: Ms. Schomaker said the consent calendar now includes the two items from committee earlier and that she will be pulling #'s 9 and 16 and putting them on the regular agenda. Mr. Farmer asked if #'s 5 and 13 could also be pulled. Ms. Schomaker then requested a motion for approval without items 5,9,13 and 16. Moved by Mr. Cesare, seconded by Ms. Wetmore and approved unanimously.

- 1. Refund of Property Taxes collected between to July 1, 2021 and June 30, 2022
Overpayments on current Grand List – (5) totaling \$5,209.61**
- 2. Refund of Property Taxes collected prior to July 1, 2021 – (13) totaling \$8,803.20**
- 3. Refund of Motor Vehicle Taxes collected between July 1, 2021 and June 30, 2022
- Overpayments on current Grand List - (80) totaling \$19,876.89**
- 4. Appointment of Dolphuss S. Addison to the Ethics Board for a term to expire
January 31, 2025**
- 6. Reappointment of Andrea R. Lobo to the Civil Service Commission for a term
to expire August 31, 2027**
- 7. Reappointment of Sandra G. Schiff to the Arts Commission for a term to expire
May 31, 2024**
- 8. Reappointments of Cal Shepard and Ronnie L. Maebry, Sr. to the Veterans
Commission for terms expiring October 26, 2024**
- 10. Order authorizing interdepartmental transfer 2021-2022 FY Budget –
Community Services \$140,000 – (\$110,000 General Assistance Services - \$30,000
(Family Relocation) FROM E&C ACCOUNT**
- 11. Order authorizing the Town of Hamden on behalf of the Police Dept. to accept
a donation of a UV Air Purifier from NQ Industries Inc.**

- 12. Order to accept and expend grant funds from the State of Connecticut Dept. of Transportation 2022 Distracted Driving High Visibility Enforcement Program - \$60,000**

- 14. Order authorizing a license agreement between Hamden Public School and Grace Trail, Inc. and Anna Jolles**

- 15. Order authorizing intradepartmental transfer 2021-2022 Fiscal Year Budget – Legislative Council - \$11,875 (Legal Lawyer)**

- 17. Order to approve a term sheet and second amendment to an agreement between the Town of Hamden and Mutual Housing Association of South Central Connecticut, Inc. for the purchase and sale of 560 Newhall Street**

- 18. Order authorizing an environmental land use restriction and implementation of a pavement and monitoring plan – Former Hamden Middle School 560 Newhall St.**

REGULAR AGENDA:

(from consent calendar)

13. Order to amend the previous authorization for the Town of Hamden on behalf of the Police Department to accept and expend a donation from the estate of Edward Richard Vreeland

-- Moved by Mr. Cesare, seconded by Ms. Bonadies. DISCUSSION: Chief Sullivan explained how this donation went from \$5,000 to \$20,000 and said it would be used for body and in car cameras. Mr. Farmer asked the Chief to extend their gratitude for this donation. He then mentioned to the Chief that he thought the cameras were in the capital. Chief Sullivan said it's in the operating budget and that this would help pay for the first year of a five (5) year lease. A vote was taken and the item passed with 1 opposed (Farmer)

(from consent calendar)

5. Appointment of Carol Noble to the Civil Service Commission for a term to expire August 31, 2023

-- Moved by Mr. Cesare, seconded by Ms. Horsley and Ms. Rowe-Lewis. DISCUSSION: Mr. Farmer thanked all who serve on our boards and commissions and said he wants to note that Ms. Noble is one of the longest serving and that's a sacrifice they need to respect. A vote was taken and the item passed with 1 abstention (Farmer)

(from consent calendar)

9. Reappointments of Marc Dupont and Suzanne M. Cooney to the Commission on Disabilities for terms to expire October 31, 2024

-- Moved by Ms. Horsley, seconded by Ms. Wetmore. DISCUSSION: Ms. Schomaker said she pulled this from consent because Suzanne Cooney withdraws her nomination.

Ms. Schomaker then moved a motion to amend the item to a "Reappointment of Marc Dupont to the Commission on Disabilities for a term to expire October 31, 2024". The motion was seconded by Mr. Farmer and approved unanimously.

A vote was then taken on the item as amended and approved unanimously.

(from consent calendar)

16. Order authorizing intradepartmental transfer 2020-2021 Fiscal Year Budget – end of year transfer - \$4,337,109 (Various Departments)

-- Moved by Ms. Wetmore, seconded by Mr. Webber. DISCUSSION: Ms. Schomaker said she pulled this item to amend "intradepartmental" to "interdepartmental" due to a clerical error.

Ms. Schomaker then requested a motion to change "intra" to "inter". Moved by Ms. Rowe-Lewis, seconded by Mr. Webber and approved unanimously.

After an explanation from Mr. Jackson on this a vote was taken on the item as amended and approved with 1 opposed (Farmer)

A break was taken here at 9:22pm until 9:33pm.

(Reg. Agenda items)

1. Vote on settlement matter

-- Postponed until October 25th. Moved by Ms. Horsley, seconded by Mr. Alston and unanimously postponed.

2. Order to approve and enter into an amendment and extension of Lease Agreement between the Town of Hamden and Triumph Golf Management, Inc. for the Laurel View Country Club Golf Course, 19th Hole and Banquet Facility

AND

Bid Waiver Associating with the amendment and extension Lease Agreement between the Town of Hamden and Triumph Golf Management Inc.

-- Moved by Ms. Bonadies, seconded by Ms. Wetmore. DISCUSSION: Mr. Sendroff explained some of the amendments such as the rent increase from \$25,000 to \$50,000,

includes renovations. **Paragraph D** clarifies that the \$500 deductible was out and the responsibilities for the golf course remained. **Paragraph E** adds the following language “Any failure by Lessee (Triumph) to complete (or commence diligent efforts to complete) the improvements within 60 days after the date of such written notice provided above, shall constitute a material default in lease obligation unless Lessee has commenced diligent and continued efforts to complete the improvements as stated above.” **Paragraph F** has new language “The clinic shall be at no cost to Hamden residents and equipment shall be provided to participants. The Lessee agrees to perform outreach to the Hamden community and encourage low income, minority and young woman golfers to participate.” **Paragraph G** has new language that requires Lessee USGA standards for public golf course. A report shall be produced and provided to the Town annually. Lessee is required to commence to remedy and correct any deficient within 60 days after such notice by the Town. If Lessee reasonably commenced remedy of the deficiency within 60 days, it shall not be considered a default. **Paragraph H** is a new paragraph saying the Town of Hamden shall be entitled to host events at pricing equal to Lessee’s costs, such events do not exceed three times per year unless otherwise mutually agreed.

Ms. Schomaker asked when the current agreement extends until. Ms. Bonadies said 2025, and there is a first extension to 2031, and then there's a second extension to 2041.

There was some discussion on the length of the contract. Ms. Wetmore reminded them that they are voting on the banquet facility. She said she took a tour there with some other Council members and they were shown the improvements that were going to be made at a cost of around \$300,000 and his company is doing the work themselves.

Mr. Cesare echoed Ms. Wetmore and said in terms of the renovations in place it’s obviously going to benefit the town, otherwise who's going to do that work and how are going to make that happen. He also said between phone calls he received and tonight’s letters there is a lot of support for this and people want to see it happen. He thinks he’s done a phenomenal job with the course and thinks he’ll do the same with the banquet facility.

Mr. Macdowall said he doesn’t think it's a good idea to continue not utilizing the banquet facility to its fullest extent and think it makes sense to make improvements to it. He also said thinks it would be ideal if the town was not in the business of golf and that while he leans towards supporting this contract, he cannot support it in its existing form and still has concerns with some of the language. He gave a couple examples and said he feels there are not clear enough expectations. Ms. Gruen said we’ve used that language in contracts before and these are terms often found in contracts. Mr. Macdowall said he is unprepared to vote for this tonight.

Mr. Cesare said they're not in the golf business they're rent collectors and if we walk away what is the solution for all the issues here? He said they are in violation of the contract.

Ms. Schomaker asked if the Town was out of contract for not attending to these needs. Ms. Gruen said she would have to exam it.

Ms. Gruen explained some of the paragraphs after Ms. Zaehring requested it.

Ms. Wetmore said we're losing money now when we could be saving money. She said she also thinks that they don't really have a choice in this because he has the only one liquor license approved for that building, so even if it was rented to somebody else they could not serve liquor. She then mentioned one of the written comments from an appraiser and said with the banquet facility we could be one of the best golf courses in Connecticut.

Ms. Schomaker asked Ms. Gruen if we've confirmed that there's only one liquor license allowed at this address or if there's a possibility that the banquet facility could have a separate liquor license from the 19th hole. Ms. Gruen said they designated the upstairs as one unit and the downstairs as another unit and the reason for that was so that the 19th hole could obtain a liquor license because she believes at the time Mickey's held the upstairs banquet license and at the time that they studied it as long as there were two separate addresses there could be two separate permits but she think it's up to the operators to work that out. This is just her recollection from 2019.

There was some discussion on the deterioration of the building.

Ms. Bonadies said she sees no negative side to this and thinks this is this Council's problem to take care of this saying a new Council would have to start at ground zero.

Mr. Farmer said he thinks they have the right to be able to have all the information to be able to make the best decisions and that they need to explain the plan to their constituents and he thinks they need to have more discussion.

Mr. Webber said there's a lot of un-readiness and confusion with language in the contract. He said he thought they were ready to vote but now he's not sure and thinks wording for the building should be spelled out clearly.

There was then some discussion on utilities. Ms. Horsley stated she was in favor of this. Ms. Dolan also expressed being in favor of this. Mr. C. Cesare then gave some background on things there over the years and some of the repairs that are currently needed.

Ms. Rowe-Lewis said this is the same exact contract we have for the golf course and her expectation would be to see a different one. She said a person can have this contract for the next 100 years unchanged.

Mr. Macdowall said he would like to pause but isn't looking to make it unfinished business.

Ms. Schomaker moved a motion to postpone until November 15th. The motion was seconded by Mr. Macdowall. After some discussion on dates it was decided to postpone until October 25th.

Ms. Schomaker requested a motion to postpone this until October 25th. Moved by Ms. Bonadies, seconded by Ms. Wetmore and approved with 3 opposed (Cesare) (Dolan) (Rowe-Lewis)

UNFINISHED BUSINESS:

1. Approval of 2021-2022 Capital Plan
-- No action was taken

NEW BUSINESS:

1. Order authorizing interdepartmental transfer 2021-2022 Fiscal Year Budget - \$137,500 (Public Works Transfer Station) FROM E&C ACCOUNT

-- Moved by Ms. Wetmore, seconded by Ms. Rowe-Lewis. DISCUSSION: Mr. C. Cesare explained the natural fires starting from stockpiles of materials at the Transfer Station. A vote was taken and the item passed unanimously.

There being no further business Ms. Schomaker requested a motion to adjourn. Moved by Ms. Baez, seconded by Ms. Bonadies and the meeting adjourned at 11:18 P.M.

Respectfully submitted,

Kim Renta
Clerk of the Council