

**BOARD OF ALDERMEN
SPECIAL MEETING
JUNE 27, 2023**

The Board of Aldermen of the City of Milford held a Special meeting on Tuesday, June 27, 2023, in the Aldermanic Chambers at City Hall. Chairman Vetro called the meeting to order at 6:36 p.m. Chairman Vetro asked those present to join in saluting our flag and reciting the Pledge of Allegiance.

1. Roll Call

Board Members

E. Beatty
B. Broesder @ 6:38 p.m.
M. Casey
D. German
A. Giannattasio
S. Marlow
J. Moffitt
H. Mulrenan
R. Pacelli
M. Parente
P. Vetro
R. Vitali
W. Willis @ 7:04 p.m.

Also Present

Mayor Richard M. Smith
J. Berchem, City Attorney
J. Rosen, Chief of Staff

Excused:

M. Arciuolo
C. Moore

2. New Business – Report of Standing Committee:

a. Ordinance Committee.

2a-1. An Ordinance Amending Chapter 8, Food and Food Establishments of the Code of Ordinances of the City of Milford.

Ald. Parente reported the Ordinance Committee meet earlier this evening and voted to forward to the full Board an Ordinance Amending Chapter 8, Food and Food Establishments of the Code of Ordinances of the City of Milford

Ald. Parente and Ald. Giannattasio made and seconded motion to approve an Ordinance Amending Chapter 8, Food and Food Establishments of the Code of Ordinances of the City of Milford.

Ald. Giannattasio stated the Health Director indicated that the ordinance is due to changes made at the federal level and he is in support of the amendment. Ald. Parente asked Deepa Joseph, Health Director to provide an overview. Ms. Joseph stated the Connecticut Department of Health adopted the FDA food code as the State food code and those changes are reflected in the amendment. Ald. German asked how this will affect local business and restaurants. Ms. Joseph stated the focus of the code is to take an education-based approach to food service inspections and onsite correction. Ald. Marlow asked if longer inspections would require additional staffing. Ms. Joseph stated it may take longer to complete inspections, but as staff and business owners adjust inspections should become easier. Ald. Giannattasio asked when a sanitarian is onsite can corrections be made immediately. Ms. Joseph stated that is a goal and with education-based inspection corrections can be made quicker.

Motion carried 11 in favor (Beatty, Casey, German, Giannattasio, Marlow, Moffitt, Mulrenan, Pacelli, Parente, Vetro, Vitali), 1 abstention (Broesder).

2a-2. An Ordinance Adopting Chapter 11, Housing, Article IV, Fair Rent commission of the Code of Ordinances of the City of Milford.

Ald. Parente reported the Ordinance Committee meet earlier this evening and voted to forward to the full Board an Ordinance Adopting Chapter 11, Housing, Article IV, Fair Rent commission of the Code of Ordinances of the City of Milford

Ald. Parente and Ald. Giannattasio made and seconded motion to approve an Ordinance Adopting Chapter 11, Housing, Article IV, Fair Rent commission of the Code of Ordinances of the City of Milford.

Ald. Giannattasio stated he supports the ordinance. He stated he is confident that people coming before the commission will be treated fairly. Based on legislation Milford must adopt an ordinance and there may be some fees associated with the commission such as legal fees, advertising and such. Ald. Giannattasio stated he supports a 5 member commission. Ald. Casey asked if the commission would meet on demand such as Ethics Commission or will they meet monthly. Mayor Smith stated he expects the commission will only meet when necessary. Ald. Casey asked if administrative staff will be assigned to the commission. Mayor Smith stated guidance will be sought through Community Development. Ald. Parente asked Attorney Berchem for an overview of the ordinance. Attorney Berchem stated the ordinance is due to Public Act 22-30 that requires a fair rent commission be established by municipalities of 25,000 or more. Ald. Parente stated the Board has discretion on composition. Attorney Berchem confirmed the Board has discretion regarding the composition of the commission. He stated a review of other municipalities showed a majority had 5 members. Attorney Berchem stated the proposed ordinance is a balanced approach. Ald. Parente asked if a real estate professional should be a member of the commission. Attorney Berchem stated that is within the Board's discretion. Ald. Marlow stated he would like to see the composition of the commission be residents rather than residents or taxpayers. Ald. Marlow stated he is in favor of the ordinance. He asked if fair housing falls within the ordinance. Attorney Berchem stated this is not fair housing, the fair rent commission considers market rate. Ald. Marlow asked if this also applies to single-family houses. Attorney Berchem stated this applies to residential rentals. Ald. German asked how the commission will determine if an increase is excessive. Attorney Berchem stated the ordinance provides an avenue for a tenant to bring a complaint. He stated there are certain

standards and the landlord will need to provide proof that rent increases are fair. Ald. Giannattasio asked if amendments can be made tonight. Attorney Berchem stated amendments could be made this evening as the ordinance was duly noticed. Ald. Mulrenan asked how alternates would be utilized. Attorney Berchem stated the alternates attend, listen, but do not vote unless sitting for an absent member. He stated the alternates need to be in kind, such as tenant for tenant, landlord for landlord. Ald. Vitali asked for a 5-minute recess to review.

Chairman Vetro stated the Board would recess for 10 minutes. The Board recessed at 7:18 p.m.

The Board reconvened at 7:42 p.m.

Ald. Giannattasio and Ald. Vitali made seconded a motion to amend Section 11-150(b), to state the commission shall consist of five (5) members and three (3) alternates, all of whom shall be residents and taxpayers of the City of Milford.

Ald. Pacelli asked how that would work for non-tax paying tenants. He suggested striking the word taxpayers. Attorney Berchem confirmed using the word "and" provides 2 requirements. Ald. Pacelli stated he is in favor of the concept and wants to make sure the verbiage accomplishes the goal.

Ald. Giannattasio withdrew his amendment.

Ald. Giannattasio and Ald. Vitali made seconded a motion to amend Section 11-150(b), to state the commission shall consist of five (5) members and three (3) alternates, all of whom shall be residents of the City of Milford. Motion carried unanimously.

Ald. Giannattasio and Ald. Vitali made and seconded a motion to amend Section 11-150(b) state a quorum shall consist of five (5) members or seated alternates.

Ald. Vitali stated the reason for the amendment is to keep the commission from being skewed by the absence of a landlord or tenant. Ald. Pacelli stated he agrees with the issue of the commission being skewed. He suggested leaving the quorum of 3 and stating the commission cannot conduct business without the property makeup, 1 landlord, 1 tenant, 1 neutral. Ald. Vitali stated a quorum of 5 would be the easiest to manage. Ald. Vetro confirmed if all 5 members or alternates are not in attendance then there would be no meeting. Ald. Vitali stated that is correct. Attorney Berchem stated the alternates attend all meetings; they do not vote unless seated. He stated the landlord alternate would step in for the landlord member, tenant alternate for tenant member, neutral alternate for neutral member. Ald. Giannattasio stated he feels to provide the best balance and best practice a quorum of 5 members is important. Ald. Pacelli stated if the quorum was to be 5 and not conforming to the 2/2/1 requirement would the commission not conduct business. Discussion ensued concerning a quorum. Ald. Marlow asked if keeping a quorum of 3 with equal representation 1/1/1 would be effective. Ald. Giannattasio withdrew his amendment.

Ald. Giannattasio and Ald. Vitali made and seconded a motion to amend Section 11-150(b) a quorum shall consist of five (5) members or seated alternates which shall consist of two (2) landlords, (2) tenants and one (1) neutral. Motion carried unanimously.

Original motion as amended carried unanimously.

Being no further business to discuss, Ald. Giannattasio and Ald. Beatty made and seconded a motion to adjourn. Motion carried unanimously.

The Board adjourned at 8:07 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Toni Jo Weeks", written over a horizontal line.

Toni Jo Weeks
Recording Secretary