

**BOARD OF ALDERMEN  
ORDINANCE COMMITTEE SPECIAL MEETING  
and PUBLIC HEARING  
JUNE 27, 2023**

The Ordinance Committee of the Board of Aldermen held meeting and public hearing on Tuesday, June 27, 2023. Chairman Parente called the meeting to order at 6:01 p.m.

MEMBERS PRESENT

M. Parente, Chairman  
A. Giannattasio  
H. Mulrenan  
R. Pacelli  
R. Vitali

ALSO PRESENT

J. Berchem, City Attorney

Excused:

Chairman Parente announced the Committee would consider ordinances as published in the New Haven Register on Thursday, June 22, 2023.

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

Ald. Giannattasio and Ald. Pacelli made and seconded a motion to waive the reading of the full ordinances. Motion carried unanimously.

Deepa Joseph, Health Director, stated the ordinance amendment is due to the State of Connecticut Department of Health adopting the federal food code. She stated the changes are in reference to the FDA code.

Chairman Parente opened the public hearing at 6:03 p.m.

Speakers in Favor – None

Speakers Opposed – None

Chairman Parente closed the public hearing at 6:03 p.m.

Ald. Pacelli and Ald. Giannattasio made and seconded a motion 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 to the full Board of consideration. Motion carried unanimously.

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

Ald. Giannattasio and Ald. Pacelli made and seconded a motion to waive the reading of the full ordinances. Motion carried unanimously.

Chairman Parente opened the public hearing at 6:05 p.m.

#### Speakers in Favor

T. Eke, 47 Point Beach Drive read from a prepared statement in favor of the ordinance.

#### Speakers Opposed – None

Chairman Parente closed the public hearing at 6:08 p.m.

Ald. Parente asked Attorney Berchem to provide a brief overview of the ordinance. Attorney Berchem discussed public act 22-30 requiring the establishment of an ordinance creating a fair rent commission by July 1<sup>st</sup>. Ald. Parente asked if certain factors should be weighed more heavily than others. Attorney Berchem stated there is not any factor that states it should be weighed more heavily than others. Discussion ensued concerning the authority and powers of the Commission. Ald. Parente asked if both would be allowed to have representation. Attorney Berchem stated they are both permitted to have representation. Ald. Vitali stated this is an unfunded mandate. He asked if there is any idea of the fiscal impact to the community. Attorney Berchem stated he cannot say as the ordinance is new for many communities. Ald. Pacelli asked if there is a consequence if the ordinance does not pass. Attorney Berchem stated he does not have an answer to the question as that has not been articulated by the State. He stated when mandates are issued and not followed it typically jeopardizes funding for grants and such. Ald. Giannattasio asked if appointment of members must be made by a certain time. Attorney Berchem stated the mandate is that the commission be created. Ald. Giannattasio stated some communities have a panel of 7 and asked why the draft ordinance is a panel of 5. Attorney Berchem stated that a review of communities with existing commissions was performed, and the majority had 5 members. He stated the Board has discretion to change the number of members. Ald. Giannattasio asked if the ordinance requires be a simple majority or super majority. Attorney Berchem stated some communities require a super majority. Ald. Giannattasio asked if that is within the Board's discretion. Attorney Berchem stated the Board has the discretion to determine a simple or super majority. Ald. Pacelli asked if during consideration the Board amends the language at the full Board level. Attorney Berchem stated that is correct and it is based on the model ordinance. He stated what the Board does not have discretion is one of the 13 factors determining excessive rent. Ald. Mulrenan asked why certain language within the toolkit was not included in the ordinance concerning the timing for making a decision. Attorney Berchem stated the Board has discretion to amend the language. Ald. Giannattasio stated the Board has

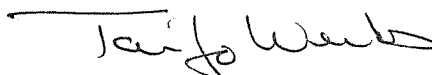
discretion to amend the ordinance concerning number of members, simple or super majority. Attorney Berchem confirmed the Board has discretion and that the Board also has the discretion to determine timing on when the Commission must make a decision.

Ald. Giannattasio and Ald. Pacelli made and seconded a motion 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 to the full board for consideration. Motion carried unanimously.

There being no additional business, Ald. Giannattasio and Ald. Pacelli made and seconded a motion to adjourn. Motion carried unanimously.

The Committee adjourned at 6:33 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