Call to Order / Pledge of Allegiance

Mayor Mark A. Lauretti called the meeting of the Board of Aldermen to order at approximately 8 p.m., immediately following the Public Hearing.

Roll Call

- Alderman John F. Anglace, Jr., President - present
- Alderman John “Jack” Finn - present
- Alderman Stanley Kudej – present
- Alderman Joseph Lanzi - present
- Alderman Kenneth Olin - absent
- Alderman Christopher Panek - present
- Alderman John P. Papa – present
- Alderman Randy York - present

Administration:

- Mayor Mark A. Lauretti
- Corporation Counsel Thomas Welch

There was a quorum of 7 present, 1 absent.

Mayor Lauretti stated, we don’t need executive session for any of this.

Agenda Items

101 Mohegan Road

Alderman Anglace MOVED, in accordance with the Board’s motion of April 13, 2006, to sell the parcel of land consisting of 3,288 square feet identified on parcel to be released to D&D Stan, LLC from the City of Shelton. Easement to be retained for utilities area 3,288 square feet on a certain map entitled “Release Map Property Survey of Property Located at 101 Mohegan Road, Shelton, Connecticut, Prepared for D&D Stan, LLC, Scale 1” equals 30 feet, Date 3-27-06” prepared by Lewis Associates, for the sum of $11,500 and authorize Mayor Mark A. Lauretti
to execute any and all documents necessary to effectuate the transfer; and further,

MOVED to authorize the payment of the appraisal in the amount of $500 to John M. Rak to be paid from the sale proceeds; SECONDED by Alderman Papa.

Alderman Anglance asked, does the $11,500 include the $500 for the appraisal?

Corporation Counsel Welch replied, no. The appraised value of the property was $11,508. Rather than having him submit the bill through some account, just pay him from the proceeds. I will net it out like a regular closing as a closing cost.

A voice vote was taken and the MOTION PASSED 7-0.

2. Conservation Easement

Mayor Lauretti asked Tom Harbinson to give the Board members a quick explanation. This is the development rights, right?

Mr. Harbinson spoke away from the microphone. The following are notes: Farm and Forest preservation program to encourage property owners for agriculture or forest to preserve or in fee or purchase of development rights. The City had an application from the Jones Family Farm for the balance of their main farmyard area.

Mayor Lauretti stated, if everybody is familiar, it’s the Christmas Tree Farm portion, about 144 acres.

Mr. Harbinson continued without the microphone. The farm above all that – main farmyard area. Jones Family Farms. Valley Farm has strawberries, blue berries, Christmas Trees.

Alderman Finn asked, would that also include the other side of Jones Tree Hill Farm Road down to the river?

Mayor Lauretti replied, no.

Mr. Harbinson read a letter from Jones Family Farm. Time to preserve the original homestead acres. Most of the abutting land protected from development. Protection would complete a major gap in addition we have two specific goals. Estate tax planning to protect the land in
perpetuity. And to provide funding to establish a foundation dedicated to.. preservation of the integrity of the Jones Family Farms. Would be a large acquisition cost.

That might be a large number to swallow. They are planning for this – look at what other funding sources the – USDA program which is a federal program. Current round of funding and programs announced in March gave a tight timeline to prepare a grant. Announced 3/29 in the federal register and the deadline is 5/12. 3/27 announced deadline is 5/11. Annual program. Funding changes from year to year. Anticipated through state natural resource conservation department that funding will decrease in future years. Terry Jones is pretty involved at the state level and is in touch and knowledgeable about what might be coming and what to expect. Now is the time to apply.

The program we try to establish a relationship with quality of life letters and dialogue. We felt that large developers and local developers are knocking on peoples doors that have large properties. Establish a program to get our foot in the door. Through that dialogue – try and preserve the property now. As you know his mother passed away recently and during the funeral a number of people expressed what the farm lends to our community. Also when we did the plan update advisory one of the early workshops was a conservation workshop Planometrics asked people to put green and red dots to put things proud and sorry of – most proud was Jones Family Farm and second our new Shelton Intermediate School. Community at large really appreciates what the farm lends to our landscape and our community fabric. Grant program has a tight deadline and started the process to look into appraisals.

Standards called out for in USDA grant program require a standard of appraiser – farmland development rights. Have to meet certain qualifications and the appraisal has to be done to a certain standard. The deadline restricted the pool of people we could go to.

Mayor Lauretti stated, I wanted to express some of the concerns that I have with this particular application at this time. One is the short time frame. Two is, in the interest of an even playing field, there are other properties and other farms throughout the community that need some consideration. I’ve spoken to Terry at length on this. This would be #3 for his properties and that would – you know, we all agree it is a noble and worthy cause, but in the interest of fairness I do think we ought to, as we have in the past, notice other land owners that, in the coming
years, we would like to try to pursue the development rights to their
property. I’d like to give them a chance to say ‘yes’ or ‘no.’

I also spoke with Charlene at length about the different rounds that come
and go – whether they’re federal or state programs. The state will have
another program coming up this year. There has been money set aside
in last year’s budget and again in this year’s proposed budget for open
space farmland preservation. My goal is to notice some of the other
landowners that these are available to them for their consideration. If
they show interest, then, we should start the process with them as well
so that when the grants come available in such a short timeframe, then
we’re prepared. I guess if we really put our feet to the fire, we could
gather all the information required by the grant for the May 12th. I do
think it’s going to be tough, I don’t know that it’s absolutely possible but
it probably can be done. I’m not sure that we should rush into this. I’d
be more inclined to ask the Board to, along with the Conservation
Commission, look at some of the other lands and other farms that are
available in addition to the Jones Farm and maybe do a rating, or just
ascertain who is interested, who is not interested, and pursue it that way
and be ready for the next round. They come and go. If you talk to
anybody around the state, they will tell you that Shelton is like a piranha
when it comes to these grants, and it’s because we take our time and we
dot the I’s and cross the T’s and we put our money where our mouth is.
I do want the Board to consider that, as opposed to just this one
particular application, considering we’ve already done two for the
Joneses.

Alderman Papa asked, are there other properties that we’re looking at
now, or are we going to, Conservation is looking at other farm properties
that we’re going to discuss, or what?

Mayor Lauretti stated, we have, over the years, looked at a variety of
different properties all over the City for just open space purchase or
farmland preservation or the development rights. We have noticed
people, we have sent letters. Some people have responded; some have
not. I just don’t want anybody to level any criticism about the playing
field. I think that needs to be said. I did speak with Terry about this.

Alderman York asked, is there any way to evaluate whether there is
more imminent threat to development according to each parcel? In
other words, prioritize them according to which we might lose quicker
than another – go after them that way rather than – I know it would be
really hard to figure that out unless the property owner tells you
anything.
Mr. Harbinson replied, the process that the Conservation Commission has followed is to create a quality of life list. The quality of life list is based on the individual properties being suitable to benefit the community. We’ve never chosen a property to be on the list so that would prevent an application or prevent development. So while we recognize that several properties are large acreages and we know in the application to the City the Jones Family included letters that they receive from large developers asking, “would you sell us your property?” We know those letters are going out to all the property owners that have large acreages. It’s really – they’re all under pressure, no matter the size, too.

Mayor Lauretti stated, it’s been that way for a number of years. It is extremely difficult because each property owner has a different set of conditions that they’re guided by. As an example, we pursued Wabuda for years – the 80-acre parcel. He didn’t want to sell to the city, because I think that he felt that he could get more from a private developer. So he avoided us like the plague. Terry Jones and I have personally met with four of the other farm owners in the White Hills area. We could not get any movement. I say that – to create a level playing field – I know that Terry feels the same way. Nobody wants to have any criticism levied for not being fair or not letting people know that these programs are available. Neither does Terry. That is why I wanted to put this out.

Alderman Finn stated, if you look at the community, just try to picture the Far Mill River Greenway, after listening to what is going on here, with the preservation of the Jones Tree Farm in this area of town we’re maintaining rural character and that is very important that we maintain the quality of life that exists there at the present time. It is a short timeframe, this has to all be prepared and submitted, but if we don’t go with Joneses is there another farm that would go in it’s place in a short period of time to be submitted on May 12th?

Mr. Harbinson replied, no.

Mayor Lauretti added, because people don’t know about it. That’s why I’m talking about a level playing field – that’s what I want you to understand.

Alderman Finn stated, we can get the people ready for the next round.

Corporation Counsel Welch stated, [inaudible] title search, appraisal, I think you also need a funding source as well, part of the City [inaudible].
Mr. Harbinson stated, as I’ve read the grant, they have changed a few things. There has to be a bona fide offer from the City to make the purchase and then there would have to be back up of funding to be a bona fide offer. Based upon the appraisal. This federal grant can contribute up to a maximum of 50 percent of the offer value. The State of Connecticut has been allocated just in excess of just over $3 million as the allocation to the State of Connecticut, so there are some other farms that are applying for this, I’m sure, but they also will face a short deadline. The pool of applicants will be limited in this go-around. I’m sure there are a number of other communities that are facing this as well and saying, “gee, we’re not going to get it done by May, but let’s put things together for next year,” and then it will be more competitive and perhaps less funding.

Alderman Finn stated, in the short period of time, would you be able to get an appraisal together?

Corporation Counsel Welch stated, that’s why we need a motion for tonight – get the information together. Probably the first large acquisition. You do have to authorize the Mayor to negotiate. The Conservation Commission will proceed with an appraisal.

Mr. Harbinson stated, we have a list of five appraisers who meet the Yellow Book Standards and have indicated that they can have the appraisal done by the deadline. To help facilitate that, this particular applicant is knowledgeable about the grant programs, as a businessman would be who wants to take this course of action. The Jones Family Farm, I have the report here from July of last year, engaged a soil scientist to do a survey of the entire 140 acres as to the agricultural quality of the property. That is a necessary component, so they spent several thousand dollars for that. They also have done a – enlisted an engineer to give an outline of what the development potential of their property would be. I do have a map here tonight that I cannot share with you, but it was given to me by the farm family, and it shows a potential of 60 lots on this acreage.

Alderman Finn stated, the other 50 percent, the value, do we have to come up with the source of funding prior to submitting the application?

Mr. Harbinson replied, I’m not sure – there is one other component in that as the Joneses have done in the past, sometimes the property
owner will gift a certain percentage of the value, and they are limited to a maximum of 25 percent of the value can be gifted by the seller.

Alderman Finn asked, Mr. Jones has done that in the past?

Mr. Harbinson replied, they have.

Alderman Panek asked, what is the other Jones properties – did the grant money fund 50 percent of those? It’s not a guaranteed 50 percent?

Mr. Harbinson stated, I, frankly, wasn’t around then, so I couldn’t speak to it.

Corporation Counsel Welch [speaks very softly – inaudible].

Mayor Mark A. Lauretti stated, not all of these properties had a grant attached to them. Some of them were just done by the City and funded through taxpayer.

[Corporation Counsel Welch speaking softly again.]

Mayor Lauretti stated, I’ll give you another example – we received a $560,000 grant from the State, and the property owner decided not to go forward with it – at the last minute. We were already awarded the grant. And they held the grant for about a year and a half for us. We kept trying to prod the guy.

Alderman Papa asked, so if we don’t act on this by May,

Mr. Harbinson interjected, the application would be due May 11.

Alderman Papa stated, if we don’t act on it by that date, then we lose that grant opportunity on that property?

Mr. Harbinson replied, if the grant isn’t submitted by that date, you would not be participating in this year’s funding through that grant program.

Alderman Papa stated, and if we have nobody, say there are no other farms that we could go after this year,

Mr. Harbinson stated, it could not be done.
Mayor Lauretti stated, well, there’s no other landowner that could be ready like Jones is ready for this round.

Alderman Papa stated, so would it behoove us to go forward with this, since we know there’s a possibility of getting a grant for this particular piece of property?

Mr. Harbinson stated, I’ll use a sports metaphor – when you’re skiing, you complete your turns, and when you swing the racquet, you follow through. We’ve started this process, and I don’t see any negative to attempt to reach this deadline. It’s challenging, as the Mayor stated, and there is other funding in the future that we can attempt, and there is the public perception as, this is the third go-around and so on. I think the community has said, as illustrated in those two examples, that this is an area that they do value in the community and if there has ever been an advocate to demonstrate how you can preserve your property at the local level or at the state level through the Working Lands Alliance, Terry Jones has done that.

Alderman Papa stated, and like I said, the Jones family has come forward to help us in preserving this property – no other farm owners have come forward.

Mr. Harbinson stated, we have had other property owners come forward to try and preserve their land, as the most recent one you’ll be deciding on shortly along River Road. However, properties are unique. That particular property has no agricultural value. This property has agricultural value, as they’ve done through their soil study. Certain grant programs have restrictions to them. The State land acquisition grants as will be used on some other properties requires that you have public access. If you have a working farm, that’s a difficult component to accept. This program here is specifically for agricultural properties where those kind of restrictions –

Alderman Papa stated, if this complies and they’re talking about a 50 percent grant on the property,

Mr. Harbinson stated, the maximum value that the grant would contribute, if we were awarded it, would be 50 percent of the value you’ve agreed to purchase it for.

Alderman Papa asked, any idea of the value of this?
Mr. Harbinson replied, I don’t know if that would be appropriate to say publicly.

Alderman Panek stated, I follow the Mayor’s logic as far as making it a level playing field – we certainly don’t want to make it seem like only one person is getting all these things. What other farms would fall into this? How many farms do we have that would fall under the potential use of this grant – because it has to be agricultural. This isn’t something that might be called a farm in White Hills, it might be, 50 acres that is grass and overgrown and they don’t use it for anything. I’m assuming something like that wouldn’t fall under this.

Mayor Lauretti stated, to answer that, there is one right across the way from Terry Jones that is 164 acres that is being farmed right now. Then there’s Stearns, 55 acres, and right across from Hudak’s which is 164. I mean, there are other potential property owners.

Alderman Papa stated, but they haven’t come forward.

Mayor Lauretti stated, they don’t know about this round. Nobody knows about this round.

Mr. Harbinson stated, obviously this round was only announced in March, so the only way we knew about it was through the insight of the Jones family to try and prepare. We were waiting through Charlene DeFilippo’s Community Development Office with baited breath for when it would be announced in the federal register. As soon as it was, we were able to pounce on it, but there was a lot of legwork and components that would have to be submitted through the grant that were already done by the Jones family.

Mayor Lauretti stated, I think Tom has made a couple of suggestions about an approach that we could take.

[Corporation Counsel Welch speaks very softly – inaudible] obviously if there is $3 million available, . . . appraisal . . . , we’re going to have to come back to the board and keep proceeding along your path, the Board can’t make a commitment until they know what the appraisal is. I think the approach is, to proceed forward with the grant application and have a commitment of 50 percent provided you get a grant for 50 percent, that way it leaves it open, so that if the appraisal is for $5 million and you get a grant for $300,000, then you’re off hook, and you can wait until the next round. Once you get that appraisal and . . . commit to 50 percent participation . . . just get into the ballgame.
Mr. Harbinson stated, well, that may be more like negotiations. I would suggest that a simple component that would have to happen and could be done tonight is to authorize the Mayor to negotiate for acquisition of the farm. Then whatever proceeds from that, discussions and authorization, there’s something left to decide on.

Mayor Lauretti stated, we’ve done these transactions a number of different ways. Sometimes I’ve come to the Board with a negotiated price and say, hey, these people want to do ‘x’ and then we would get an appraisal. Sometimes the appraisal came in less, sometimes more, but we had a price that was established. Now for these grants, you’re required to get an appraisal. I think if we did two things – authorize the negotiation and authorize an appraisal and make a decision once those two things are accomplished.

Mr. Harbinson stated, the Conservation Commission has already authorized that at our March meeting and we’ve started that process. So we have a list of five appraisers that meet the qualifications and stated that they can meet the deadline. We have not commissioned anyone to do it yet.

Mayor Lauretti stated, if you want to proceed that way, you can make a decision in a couple of weeks.

Mr. Harbinson stated, I would suggest that the authorization for the Mayor to negotiate for acquisition of the property would be appropriate.

Mayor Lauretti stated, and don’t be surprised if I come back in a month or so and say, “okay, here’s a restructured deal that doesn’t involve a grant. Do you like it or not?” We’ve done that before, too. You can’t buy all these on grant money because you’re not going to get all the grants. As Tom said, what if you get $300,000? Connecticut’s pool is $3.2 million – you know there are a lot of competitive applications that are out there – they’re going to split the baby – I’d be surprised if they gave it all to one person.

Mr. Harbinson stated, I’m trying to do some research on what they’ve done in the past. We were under the impression that they were unlikely to give a grant out in excess of $1 million to one individual property. We’ve since discovered that’s not the case – they have done that in the past and could possibly do that in the future. The awards of the grant are made on June 12, 2006 – so they announce the awarding of the
grant – not in terms of funding or reimbursement – I’m not entirely sure about that.

Mayor Lauretti stated, the closing would probably take place, more than likely some time in 2007.

[Corporation Counsel Welch speaking very softly.]

Alderman Anglace stated, the downside is, other property owners would say third time for Jones. But it’s also the third or fourth time for everybody. We have written them letters, we have talked to them. You’ve got to get off the dime if they want to get in the play here. You’ve got to take some action and meet us halfway. You can’t just sit there and say no, no, no, or I don’t know. This is a positive thing. If we don’t apply for the grant, then we just lose it; lose any chance for it. I think we should take the approach to authorize the negotiations and authorize the approval and authorize working on the grant. Let’s go forward with it. There is nobody else in the picture. Buying development rights is a heluvalot cheaper than buying land. I don’t know what it is, but I know it’s significantly cheaper and we’d protect it.

Mr. Harbinson stated, a recent example was the purchase of the development rights of the Shelton Family Farm. You can run numbers in your head as to what the cost of that was and what the acreage is and then apply that matrix to this acreage and get an idea of what was acceptable in terms of valuation a couple of years ago.

Alderman Anglace stated, our letters, as we pointed out many times, have fallen on deaf ears. They don’t come back. We follow up, we talk to them.

Mr. Harbinson stated, to step into the property owners shoes, as most of you know, our family still has a farm in Ireland. We have a very harmonious relationship between my brother, my sister, and the wishes of my father. That doesn’t always exist in every family, especially when you have a large property that has a large value.

Mayor Lauretti stated, that’s why I said, in all of these landowners are different variables that you’re dealing with.

Alderman York stated, other than the land being used for an agricultural use, were there any other conditions given in the grant application to let you know if they were going to give preference to a farmland that met
these conditions? You know, sometimes they’ll tell you, if you have ‘this’ going for you then your chances of getting more money are ‘this.’

Mr. Harbinson stated, there are a number of components that give you points, if you will, for ranking for their decision as to whether you should get the grant over somebody else. Things like building structures that may be preserved – stone walls – the character of the soil and its suitability for agricultural purposes. I actually have an e-mail that was forwarded to me from Kip Kolesinskas who is with the NRCS – a division of the DEP. He stated if we had any concerns that we could give him some maps and a quick look and they can give us a rough idea of how our proposal might rank against others compared to past years. We’ve got a very good working relationship with the people who we are submitting this to, and we have a very good track record – a willing family who is wanting to participate in this program, and a likelihood that very few other communities will be able to react as quickly as we can in this go-around.

Mayor Lauretti stated, let me just get a consensus here, because we can keep going on and on. I don’t think we need a motion for tonight. I can come back in a couple of weeks time with a negotiated price, if that’s to be done, the Conservation Commission can go on it’s way to get the appraisal and Charlene DeFilippo can go on her business about pulling all the other stuff together, and maybe we’ll present a package or the important ingredients of a package and you can say, yes or no.

Mr. Harbinson stated, as you know this is probably the first larger acquisition that I’ve been involved with in Conservation, so I’m not entirely sure of the procedure, but if you do have to authorize the Mayor to negotiate, that’s probably the least that could happen tonight.

Corporation Counsel Welch asked Mr. Harbinson, you’re going to proceed with an appraisal? That will help in terms of [inaudible].

Mr. Harbinson stated, just to be clear, as much as I have a relationship with Terry Jones and the Jones family, I’ve not negotiated or talked about any price or valuation, so that would really be up to you to authorize the Mayor to do. We would pay for the appraisal, we have money in our Conservation budget to do that.

Alderman Finn stated, Mr. Mayor, we probably should authorize you to enter into negotiations with Mr. Jones and you come back to us and we’ll decide whether or not to proceed.
Mayor Lauretti stated, if you’re going to do that, I would like to see us go a little step further and maybe be a little more inclusive for other property owners.

I think that we should at least start to re-notice people at a minimum. They’re obviously not going to be ready for this round. I think that we should notice them that we have an interest – do you have an interest? That is important from a credibility standpoint.

Alderman Panek asked, have any other property or farm owners been notified in the last 12 months, 24 months, past processes for grants?

Mr. Harbinson replied, we sent quality of life letters out but in terms of the process, quite honestly, if you are a business person and you are a farmer and you know these grant programs are available to you and you make a business decision to participate in them, you are going to participate in them.

Alderman Finn stated, Mr. Mayor I think the best way to proceed would be if the Conservation Commission provide you with a list of properties on the quality of life list and we can discuss that in executive session and authorize you on those properties and this way nothing is disclosed. In the meantime, just move forward on this property. We don’t want the developers knowing what parcels we’ll be looking at.

Mayor Lauretti stated, yes we do. They have a tendency to go the other way when they know that we’re interested. I’ve gotten scolded by landowners because of that.

If you want to do a motion, maybe we should also extend the motion for me to go to the Conservation Commission and to start to identify other possible candidates around the City that we could inquire of their interest for the next round of funding. I think we need to do something in addition to this particular application. I’m not opposed to this particular application.

Alderman York stated, I’m just thinking it is almost like an educational thing also – if we’re going to write them a letter or something, put a couple of paragraphs in there trying to educate them – this is something that is usually working against a timeline. If you’re interested please contact us, we need to begin to develop a working relationship – it doesn’t necessarily mean that something this going to happen right away. I guess maybe just to educate them to the fact that we need to know if they’re interested in working with us.
Mr. Harbinson stated, with all due respect, these issues quite often are so complicated with family ownership, valuations, estate planning, agricultural use of the property, that a simple letter, and say ‘get back to us’ really is not – it’s important as an initiation, but

Alderman York stated, I guess I’m talking about killing two birds with one stone. Notifying them that this grant is available, that we are pursuing it, and then using that opportunity also to educate them in a couple of more paragraphs in that letter to, ‘look, you might miss out on this time but this option will be available’ so they don’t feel like they’ve been slighted. They’ve been alerted, but they’ve also been alerted to the fact that it’s a complicated process.

Alderman Papa stated, the problem here is that the only ones that have come forward is the Jones family. The other people who own farms haven’t really come out and told Conservation ‘we want to get on this particular program, and we would like to work with you.’

So I think we should proceed with the Jones property and also continue, like Randy said, to continue the dialogue with the other people who own farms that might want to do the same thing in the future.

Alderman York stated, Mr. Jones has all that knowledge – he knows.

Alderman Papa stated, if you want to sell your property, what are you waiting for? Come forward and say you want to sell it. This has been going on for how many years, you’ve been mailing letters to people.

Mr. Harbinson stated, if you want to participate in the program, come on in. I don’t think any community has been more vocal about open space issues than Shelton.

TAPE TWO

[Mayor Lauretti speaking] ... Sorrentino was one of them. I don’t know if you were around for Sorrentino, but,

Mr. Harbinson stated, just before my time. Pagliaro, Wasko,

Mayor Lauretti stated, for five years we had discussion with Pagliaro’s.

Mr. Harbinson stated, Bob Stockmal’s property is a good illustration. He wanted to preserve his property and wanted to ensure that it would
remain in that characteristic and sold the development rights. Shelton Family Farms – there’s another one we just accomplished. The people who know about these programs and want to participate in them will come forward, and you cannot twist somebody’s arm. You can put the information out there, you can educate them, introductory letters, try to establish a relationship, but I can’t control what people think, or the perception of, ‘oh, gee, it’s the Joneses again – it’s the third time.’

Alderman Anglace stated, the biggest thing we’ve got going for us is, when somebody steps up to the plate, like Jones, and we do a purchase of development rights, then they all perk up and say, ‘wow.’ It has worked because we’ve got a lot of small property owners come forward. But the big guys remain stagnant. They must have, whatever reasons, family reasons or whatever reasons. They’ll talk to others about, ‘that Jones gets everything.’ Talk to us! Talk to us! We want to talk to you!

Mr. Harbinson stated, one thing I want to mention again, in terms of the intent of the family, in terms of the funds that they receive, as they’ve done in the past, they’ve re-invested it back into the farm whether it was through the winery operation or the cooking and educational classes that they’re interested in conducting. They are interested in funding a foundation that would be dedicated to agricultural, environmental education. I think that is something that you do have to remember in the back of your minds in this particular application – the family not only has an interest in preserving their farm, but perpetuating the practices that have made the farm successful so that other people can learn from them.
Alderman Finn MOVED to authorize Mayor Mark A. Lauretti to commence negotiations to purchase the development rights relative to the property identified in the USDA grant application being prepared for Jones Family Farm; and further,

MOVED to authorize Mayor Mark A. Lauretti to meet with the Conservation Commission to discuss quality of life properties for future negotiations for purchase of development rights with other property owners; SECONDED by Alderman Papa. A voice vote was taken and the MOTION PASSED 7-0.

3. Purchase of Property

Mayor Lauretti stated, this is the property next to ‘Above the Overlook.’

Mr. Harbinson stated I believe it’s termed, ‘Aside the Overlook.’ We’re running out of terms to describe properties.

Alderman Anglace MOVED to proceed with the purchase of approximately 4.6 acres of land being a portion of 27 Cynthia Lane from the Wasko property for the sum of $45,000 subject to the approval and execution of a formal contract, title search, an acceptable survey, and any other conditions the City may deem advisable; SECONDED by Alderman Papa.

Corporation Counsel Welch stated, the seller of this property – the terms have been negotiated. The seller has to get a survey on the property. [inaudible] the back I’d like to sell the rear portion which is next to the open space. We need to see that and we need to approve that. A title search has to be conducted. His attorney needs to send to the City a contract. This is intended to basically give him the indication that the City is interested in purchasing at this price so he doesn’t waste his money by getting a survey, and cost him money to hire an attorney. That’s why it’s written in such a way that it has to come back before you with that information, but it certainly represents an intent on your part to proceed forward.

A voice vote was taken and the MOTION PASSED 7-0.

ADJOURNMENT

Alderman Kudej MOVED to adjourn; SECONDED by Alderman Panek. A voice vote was taken and the MOTION PASSED 7-0.

The meeting adjourned at approximately 8:55 p.m.
Respectfully submitted,

Patricia M. Bruder, Clerk
Board of Aldermen

Date Submitted: ________________

DATE APPROVED: ________________ BY: ________________

Mark A. Lauretti
Mayor, City of Shelton