Call to Order
Mayor Mark A. Lauretti called the meeting of the Board of Aldermen to order at 5:40 p.m. All those present rose and pledged allegiance to the Flag of the United States of America.

Roll Call
Alderman John F. Anglace, Jr., President – present
Alderman Lynne Farrell - present
Alderman John “Jack” Finn – present
Alderman Stanley Kudej – present
Alderman Kenneth Olin - present
Alderman John P. Papa – present
Alderman Jason Perillo - present
Alderman Anthony Simonetti - present

There was a quorum present.

1. WAIVER OF BIDS & APPROVAL CONTRACT FOR A PUBLIC ADJUSTER

Alderman Anglace MOVED, per the recommendation of the Purchasing Agent, to waive the bids for a Public Adjuster for the Shelton High School Fire Rehabilitation project and approve a contract subject to final negotiations by Mayor Mark A. Lauretti and Corporation Counsel; and further,

MOVED to authorize Mayor Mark. A. Lauretti to sign any and all necessary documents; SECONDED by Alderman Papa.

Alderman Finn asked, on the public adjuster, does the City have anybody in mind that they will be sitting down and negotiating with?

Mayor Lauretti replied, the City does. The Superintendent and Schools and myself spent a better part of the weekend interviewing a couple of different firms from different parts of the State that are experienced in public adjusting. We’ve narrowed our decision down to a particular person. I unfortunately have not been able to even sit with the person to talk about a contract, just because we’ve been so preoccupied with the ongoing activities with getting the building cleaned and some of the future activities that are going to need to be done to the space in the coming weeks and months.

If it’s the Board’s pleasure, I would think that maybe we would approve at least a portion of the motion and if you’re interested in seeing a final contract, I can certainly do that. I’m probably a day away from finalizing that, but I think it’s important for the Board to recognize that this really is a professional service and a waiver of bids is necessary.

Alderman Finn stated, usually when you have a public adjuster involved, his salary is based on the amount of money he secures from the insurance company. Let’s say for a million dollars it might be 10 percent, am I correct in that?

Mayor Lauretti stated, there is a standard in the industry, that’s correct.

Alderman Finn asked, is his salary going to be based on the amount of money he’s able to get out of our insurance company for the high school?

Mayor Lauretti replied, I’ve got to say that I really haven’t decided how to structure it yet. I am entertaining a couple of different approaches, one would be just a flat fee for his services, or a percentage of a portion of the work, because some of it has already been
undertaken and really was done and under the guidance of this building committee that we’re going to ask you to approve very shortly. It won’t be a standard contract that public adjusters normally get from, let’s say the standard 10 percent of all the monies recovered or the money spent on the project. I can tell you that it’s going to be reduced, I just haven’t had the time to even get to the point to try to put it together and get him to agree to it. If you want to do another special meeting later on this week to approve this specific contract so you have all the details, I’d be happy to do that.

Alderman Finn asked, would that be available for Thursday night’s meeting?

Mayor Lauretti replied, it should be.

Alderman Finn stated, just add it to the agenda for Thursday night.

Mayor Lauretti stated, that’s okay by me.

Alderman Papa asked, is this going to hold anything up by waiting until Thursday, or does it make any difference?

Mayor Lauretti replied, I don’t know if it’s going to hold things up. It certainly won’t hold our work up because we have some stringent time frames and a lot of things that need to be done. I think the Building Committee who has been diligently on the job since the day after the fire occurred made some critical decisions already, and will continue to do that. I think it can wait until Thursday, I don’t think today’s a drop dead date. I certainly would like to see you approve the waiver of bid portion.

Alderman Perillo stated, I think as you negotiate an arrangement with the vendor, it’s important to remember a lot of this is already governed by the insurance contract. Three are a couple of specific areas where there may be a dispute. I think if you can try and flush those out now and include only those portions that are subject to dispute, quite frankly I don’t see any point in a public adjuster getting 10 percent of money that is already coming our way regardless.

Mayor Lauretti stated, exactly. I think that is what I was trying to say when I responded to Alderman Finn’s question about the 10 percent and lump sum of project.

Alderman Anglace we have no intention of paying 10 percent or any percentage carte blanche. We have to work with him and see what he can do and what he comes up with.

Mayor Lauretti stated, John, you also have to understand there is an awful lot at stake here, and there’s an awful lot of money on the table that really needs to be part of what we’re doing up there. We do need expertise. You know, when we do a school renovation, addition, or building project we hire architects, we hire engineers. The only difference with this thing is that time is really a major factor. We don’t have the planning time to be able to talk these things out like most of the building committees do for the duration that their project is going. An amendment to the motion would be in order then.

Alderman Anglace stated, we’re trying to expedite this project. Believe me, we’re under the gun. We need professional advice. We need professional choices. We’re capable of getting all that and making the decisions that have to be made. But there are things that the professional adjuster can point out to us that we wouldn’t otherwise have a clue about. That’s what we’re looking for. We don’t want to shortchange the school system on what could be done or what the claim is supposed to pay or is capable of paying in its entirety.

Alderman Anglace MOVED TO AMEND THE MOTION to approve the waiver of bids to procure a public adjuster for the Shelton High School Fire Rehabilitation Project; SECONDED by Alderman Finn.

A voice vote was taken and the AMENDMENT PASSED 8-0.
A voice vote was taken and the MOTION PASSED AS AMENDED 8-0.
2. APPOINTMENT OF A SHELTON HIGH SCHOOL FIRE REHABILITATION BUILDING COMMITTEE

Alderman Anglace MOVED to establish a Shelton High School Fire Rehabilitation Building Committee pursuant to 5.3.2 of the City Charter and appoint the following people effective immediately.

Bill Banfe - D
25 Riverview Ave.

Jim Tortora - D
28 Matilda Lane

Eliot Wilson - U
240 Meadow Street

Ken Lacroix - R
24 Stonehouse Road

Ned Miller - R
57 Brownson Drive

Mark Lauretti – R
14 David Drive

John Anglace - R
676 Long Hill Ave.

Al Cameron – R
307 Meadowridge Road

Lorraine Rossner – D
6 Daisy Drive

Robin Willink – Ex-Officio
197 Buell Road
Litchfield, CT 06759

Beth Smith – Ex-Officio
120 Meadow Street

SECONDED by Alderman Papa.

Alderman Anglace stated, the Building Committee is the same group that has been meeting and is predominantly composed of education staff, the Fire Marshal and the Building Inspector. It’s the same group that’s been concentrating on cleanup, remediation, getting the kids back into school. That is the primary intent of the group, to keep it going. There may be some large expenditures – you never can tell what’s going to happen so we thought if there’s a chance of spending over $100,000 we are required to have a Building Committee, so if we form this group that’s been working on it and let them go ahead on the basis that they’re a Building Committee they’ll have the authority to do the things they have to do. They won’t lose any time.

Mayor Lauretti stated, the other intent of this group is to work through all the outstanding issues with respect to the claim, both the present issues and the long term issues present, some of which would include some code upgrades. Once we get to that point, I think that we’ll probably turn those issues for rehabilitation over to the existing Shelton High School Building Renovation Committee. This group, I think, part of our responsibility is to get to the issues and to understand the scope and nature of how the claim will ultimately be settled and then turn it over to the Building Committee at that point to ensure that they’re carried out like any other building project is normally done.

A voice vote was taken and the MOTION PASSED 8-0.
Alderman Anglace stated, without objection I would like to make an announcement. Tomorrow night, the Superintendent of Schools is holding a press conference in the lobby of the Shelton High School at 6 p.m. We are not calling a meeting, the Board of Education is not calling a meeting, the Shelton High School Renovation Building Committee is not calling a meeting. They are limited in what they can do. They are going to bring press in to let them know what is going on. If any of you wish to be there, you may show up as individuals and they will allow you to be part of that press conference. When they go through the building, they cannot handle large groups, they’re going to break it up and take the press through the building. They are hoping to get out some information to the public so everybody can have it. That is the purpose that the Superintendent is calling this press conference. We aren’t calling a meeting, because we’re not having any meeting. We’ve been invited to attend the press conference as individuals. If you’d like to go, you’re welcome.

**ADJOURNMENT**

Alderman Papa MOVED to adjourn; SECONDED by Alderman Perillo. A voice vote was taken and the MOTION PASSED 8-0.

The meeting adjourned at approximately 5:55 p.m.

Respectfully submitted,

Patricia M. Bruder, Clerk  Date Submitted: ________________________________

Board of Aldermen

DATE APPROVED: _____________BY: _________________________________________

Mark A. Lauretti
Mayor, City of Shelton