Call to Order / Pledge of Allegiance

Alderman Anglace, called the Special Board of Alderman meeting to order at approximately 5:35 p.m. All those present recited the Pledge of Allegiance.

Roll Call

Alderman John F. Anglace, President-present
Alderman Lynne Farrell-present
Alderman John “Jack” Finn-present
Alderman Stanley Kudej-present
Alderman Noreen McGorty-excused
Alderman John P. Papa-excused
Alderman Eric McPherson-present
Alderman Anthony Simonetti-present

Administration

Attorney Tom Welch

AGENDA ITEMS

1. FUNDING & AGREEMENTS FOR DEMOLITION OF 22 & 24 BLACKS HILL ROAD

Part A.

Alderman Kudej moved to approve the agreement between the City of Shelton and Cherry Hill Construction, Inc. for the demolition of 22 Blacks Hill Road and existing outbuildings in accordance with Bid #32-72 with funding in the amount of $18,333.00 to come from Contingency General Account #001-9900-900.99-00.

Further authorize Mayor Mark A. Lauretti to sign any and all necessary document to effectuate same; seconded by Alderman Simonetti.
Alderman Finn stated, the third paragraph down it states “here at the City of Shelton the contract under consideration of $1.00.” Then further on it states the “City shall and it has $18,333.00”

Attorney Welch replied, correct, that paragraph is just a standard contractual clause. It is found in all agreements and in order to have a contract you have to have consideration. If you have an oral promise with no consideration; it’s not a contract. So every agreement that we have basically says for $1.00 is the value of the consideration. Then when you go into the body it states what you actually pay.

Alderman Finn asked, so he does not get the $1.00?

Attorney Welch replied, no he does not.

A voice vote was taken. All were in favor and motion passed 6-0.

Part B.

Alderman Kudej moved to approve the agreement between the City of Shelton and Cherry Hill Construction, Inc. for the demolition of 22 Blacks Hill Road and existing outbuildings in accordance with Bid #32-78 with funding in the amount of $9,388.00 to come from Contingency General Account #001-9900-900.99-00.

Further authorize Mayor Mark A. Lauretti to sign any and all necessary documents to effectuate same; seconded by Alderman McPherson.

Alderman Simonetti pointed out an address error read into the motion. Instead of 22 Blacks Hill Road the motion should have read 24 Blacks Hill Road.

Alderman Kudej moved to amend the motion to say 24 Blacks Hill Road instead of 22 Blacks Hill Road; seconded by Alderman McPherson.

Alderman Finn asked, has all the asepsis been removed already or is this part of the contract?

Attorney Welch replied, it is part of the contract that’s why the bids are different. The first one is $18,000 because there are more hazardous material and there are very limited hazardous materials in 24 Blacks Hill Road.

Alderman Finn questioned, so for example say on 22 Blacks Hill Road they are going to go in and remove 5ft on each side of the windows to remove any hazardous material?
Attorney Welch answered, the contract says they have to follow Federal and State law. They are responsible for handling anything inappropriate.

Alderman Finn asked, they are going to sign the documents as to where it gets disposed and we won’t be responsible?

Attorney Welch replied. Correct.

A voice vote was taken. All were in favor and motion passed 6-0.

2. PROPERTY CONVEYANCE AND CONSERVATION EASEMENT AGREEMENT FOR SOUNDVIEW CROSSING PARCEL A&B SUBDIVISIONS.

Alderman Kudej moved to accept the two (2) property parcels shown as open space on the Soundview Crossing Maps A&B with the understanding that the property conveyed for future road development (transitory open space).

Further moved to accept the conservation easement as shown on the Soundview Crossing Map B.

Further authorize Mayor Mark A. Lauretti to sign any and all necessary documents to effectuate same; seconded by Alderman Simonetti.

Alderman Anglace explained, I know everyone was given a small map but I brought two large maps with me so if anyone would like to reference them. It is a lot easier to read the bigger maps because you can see what they are conveying.

The Board took a few minutes to look over the larger maps.

A voice vote was taken. All were in favor and motion passed 6-0.

3. MCKENNEY MECHANICAL REVISED CONTRACT

Alderman Kudej moved to approve the revised contract by and between the City of Shelton and McKenney Mechanical Contractors, Inc.

Further authorize Mayor Mark A. Lauretti to sign any and all necessary documents to effectuate same; seconded by Alderman Farrell

Attorney Welch added, the Board previously approved this for approximately $570,000 included in the contract itself was a five year maintenance guarantee. This was for approximately $36,000.00; they could not get a payment and performance bond as required. Section 4.0 of the bid stated that they had to give a five year service contract as part of the bid. They did
not get a bond for it and said to the City we need to draw up a separate contract or separate contract with them or Tran directly. This is a Board of Education maintenance issue and after speaking with them; the Board of Education wanted the contract directly with Tran. At that point in time, since it was a maintenance issue at the Board of Education that it was not a City issue. With that being said; your bid has a one year guarantee that is in the bid specifications. The service contract maintenance issue has been pulled out. That has been the only thing that has been changed.

Alderman Kudej asked, what does McKenney Mechanical contractors actually do?

Attorney Welch replied, they purchase and install the whole project they are the contractor.

Alderman Kudej questioned, what are they installing?

Attorney Welch answered, the chiller for the Shelton High School.

Alderman Finn asked, why they could not get a bond.

Attorney Welch replied, they could get a bond but, they couldn’t bond the maintenance contract because the bond would have to be held for five years.

Alderman Finn asked, this was the only bid that came in on the chiller. Is there any reason why the Board of Education did not go out for re-bid? Usually the Board of A&T recommends to the Department head for re-bid when there is only one bidder.

Alderman Anglace replied, I would suspect due to the proprietary nature of the program that it is probably not going to be bid on by many others. I wasn't involved with the bidding I am however, just trying to offer a plausible reason.

A voice vote was taken. All were in favor and the motion was passed 6-0.

4. ADJOURNMENT

Alderman Farrell moved to adjourn the Special Meeting of the Board of Alderman; seconded by Alderman Simonetti. A voice vote was taken and the motion passed 6-0.

The meeting adjourned approximately 5:50pm.

Respectfully submitted,

Melissa Anglace, Acting Clerk