Call to Order / Pledge of Allegiance

Mayor Mark A. Lauretti called the meeting of the Board of Aldermen to order at 7 p.m. All those present stood and pledged allegiance to the flag.

Roll Call

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

Mayor Mark A. Lauretti

PUBLIC SESSION

Mayor Lauretti asked three times if any member of the public wished to speak. Being none, he declared the public session closed.

Add-Ons

Alderman Anglace MOVED to add the following item to the agenda:

9.4 Costs and Expenses for Dikovsky Property Purchase

SECONDED by Alderman Finn. A voice vote was taken and the MOTION PASSED 7-0.

Agenda Items

MINUTES FOR APPROVAL

Alderman Anglace asked to hold the approval of the minutes of the meeting of December 13, 2012 in abeyance until the next meeting.
5.1 **FINANCE COMMITTEE**

5.1.1 Funding for Fire Department’s Tower 7 Repairs

Alderman Kudej MOVED per the recommendation of Finance Committee to appropriate funds for Tower 7 repairs in the amount of $37,089 with funding from Contingency General Account 001-9900-900.99-00; SECONDED by Alderman Simonetti. A voice vote was taken and the MOTION PASSED 7-0.

5.1.2 Tate & Associates Professional Services Invoice – Belden Pavilion

Alderman Kudej MOVED, per the recommendation of the Finance Committee, to appropriate $1,520 for Professional Services rendered by Tate & Associates LLC for the Belden Pavilion with funding to come from Contingency General Account 001-9900-900.99-00; SECONDED by Alderman Simonetti.

Mayor Lauretti stated, this actually incorporates a little more than that – it has to do with the Riverwalk, the Farmer’s Market – particularly the irrigation system.

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

5.2 **PUBLIC HEALTH & SAFETY COMMITTEE**

No items.

5.3 **STREET COMMITTEE**

No items.

**REPORT OF THE MAYOR**

None presented.

**REPORT OF THE PRESIDENT**

None presented.

6.0 **LEGAL REPORT**

6.1 *Corporation Counsel Billing*

Alderman Anglace MOVED to authorize a total payment of $1,475 to Corporation Counsel Welch, Teodosio, Stanek and Blake, LLC, for services rendered per statement dated January 1, 2013, with funds to come from the following Legal Services Accounts:

<table>
<thead>
<tr>
<th>Account Type</th>
<th>Account Number</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Legal Fees</td>
<td>001-1900-411.30-03</td>
<td>$1,400.00</td>
</tr>
<tr>
<td>Foreclosure Fees</td>
<td>001-1900-411.50-01</td>
<td>$75.00</td>
</tr>
</tbody>
</table>
SECONDED by Alderman Kudej. A voice vote was taken and the MOTION PASSED 7-0.

7 **LEGISLATIVE - OLD**

No items.

8 **FINANCIAL BUSINESS OLD**

No items.

9 **FINANCIAL BUSINESS NEW**

9.1 **January Statutory Refunds**

Alderman Anglace MOVED that the report of the Tax Collector relative to the refund of taxes for a total amount of $24,543.76 be approved and that the Finance Director be directed to make payments in accordance with the certified list received from the Tax Collector with funds to come from the Statutory Refunds Account 001-0000-311.13-00; SECONDED by Alderman Finn. A voice vote was taken and the MOTION PASSED 7-0.

9.2 **Conveyance Tax Refund**

Alderman Anglace MOVED to approve the refund of Town Conveyance Taxes in the amount of $2,035 made payable to Jeffrey M. Wasikowski of Wasikowski Law Firm with funding to come from Contingency General Account 001-9900-900.99-00; SECONDED by Alderman Kudej. A voice vote was taken and the MOTION PASSED 7-0.

9.3 **Broker of Record Agreement**

Alderman Anglace MOVED to approve the extension of the Agreement for Agent of Record Services between the City of Shelton and Ned Miller Agency, a Division of Starkweather & Shepley Insurance Brokerage Inc., and waive the request for proposals resolution regarding professional services; and further

MOVED to authorize Mayor Mark A. Lauretti to sign all documents necessary to effectuate said agreement. SECONDED by Alderman Simonetti. A voice vote was taken and the MOTION PASSED 7-0.

9.4 **Costs and Expenses for Dikovsky Property Purchase**

Alderman Anglace MOVED to appropriate an amount not to exceed $2,500 for costs and expenses related to the purchase of the Dikovsky property with funding to come from Contingency General Account 001-9900-900.99-00; SECONDED by Alderman Finn.

Alderman Anglace stated, this $2,500 counts toward the money that goes against the Open Space Trust Account. It’s not in the motion, but I want that understood.
Mayor Lauretti asked, why aren’t we appropriating $2,500?

Corporation Counsel Welch stated, I’ve got the title search and we’ll get title insurance, which we didn’t do. Originally I didn’t think title insurance because you’re paying it over three fiscal periods that title insurance would be available, but the title company said they would do it as an executory contract and give us the title insurance and then roll it over to an owner’s policy on July 15, 2014. We’re going to get title insurance to protect our interest in the property now. He doesn’t know the cost of that, so I expect it to be about $1,500 and the title search is $460.

Mayor Lauretti asked, why are we taking this out of Contingency General Account? This probably should be incorporated into one of the payments – one of the progress payments that we’re going to make. I know there are costs associated with the closing, but my contention is it should come out of the other source of funding and not the Contingency General Account. Have we made the first payment?

Corporation Counsel Welch replied, next week.

Mayor Lauretti stated, then why don’t we just incorporate this dollar amount right into that.

Corporation Counsel Welch stated, you’ve allocated from Aldermanic Bonding to the Open Space Trust Account $150,000 at the December meeting. If you want to increase that funding by $2,500, so it’s $152,500...

Mayor Lauretti stated, that is what I think we should do. This way the accounting for this purchase is all in one place, so you know what the total dollar amount is at the end.

Alderman Anglace stated, let’s revise the December motion. Alderman Anglace WITHDREW HIS MOTION; Alderman Finn WITHDREW HIS SECOND.

Alderman Anglace MOVED to approve the contract between the City of Shelton and Basil Dikovsky for the purchase of approximately 12.35 acres of open space subject to the terms and conditions set forth in the contract; and further,

MOVED to authorize Mayor Mark A. Lauretti to execute any and all documents necessary to effectuate this; and further,

MOVED to allocate the sum of $152,500 to the Open Space Account with funding to be provided by bonding pursuant to Section 7.16 of the City Charter; and further,

MOVED to authorize the expenditure of the said $152,500 from the Open Space Account as the first deposit and cost required pursuant to the terms set forth in the contract.

SECONDED by Alderman Finn. A voice vote was taken and the MOTION PASSED 7-0.
10. - LEGISLATIVE - NEW

10.1 ITEMS TO PUBLIC HEARING

No items.

10.2 Reappointment to Board of Assessment Appeals

Alderman Anglace MOVED to reappoint Linda Schauwecker of 35 Blackberry Lane to the Board of Assessment Appeals effective immediately; SECONDED by Alderman Simonetti. A voice vote was taken and the MOTION PASSED 7-0.

10.3 Shelton Housing Rehabilitation Program Modifications

Alderman Anglace MOVED to reapprove the guidelines for the Shelton Housing Rehabilitation Program (under the Small Cities Block Grant Program) as recommended by Charlene DeFilippo, Director of Community Development, to include: raising the present cap of $25,000 per unit for extenuating circumstances on a case by case basis with approval by the Board of Aldermen and filing fees to be paid by the Department of Economic and Community Development grant to be added to the lien upon the sale of the property; SECONDED by Alderman Finn. A voice vote was taken and the MOTION PASSED 7-0.

EXECUTIVE SESSION

At approximately 7:15 p.m., Alderman Anglace MOVED to enter Executive Session to discuss the following:

11.1 Open Space Purchase
11.2 Chiave III Limited Partnership – Tax Appeal

and invited Mayor Lauretti and Corporation Counsel to remain in the auditorium during the Executive Session; SECONDED by Alderman Simonetti. A voice vote was taken and the MOTION PASSED 7-0.

RETURN TO REGULAR SESSION

At approximately 7:28 p.m. Alderman McGorty MOVED to return to Regular Session; SECONDED by Alderman Farrell. A voice vote was taken and the MOTION PASSED 7-0.

It was noted that no votes were taken in Executive Session.

11.1 Open Space Purchase

Alderman Simonetti MOVED to approve the contract between the City of Shelton and the FDIC for the purchase of approximately 6.3 acres of property known on the Tax Assessor's Map as Map 91 Lot 29 subject to the terms and conditions set forth in said
contract provided said contract is amended to provide that the FDIC shall be required to continue and be responsible for the performance of all ground water monitoring, inspection and closure activities as prescribed by the Department of Environmental and Energy Protection; and further,

MOVED to authorize Mayor Mark A. Lauretti to execute any and all documents necessary to effectuate this agreement; and further,

MOVED to allocate the sum of $5,000 to the Open Space Account with funding to be provided by bonding pursuant to Section 7.16 of the Charter; and further,

MOVED to allocate the outstanding taxes due the City of Shelton at the time of closing to the Open Space Account, which shall be credited against the purchase price; and further,

MOVED to authorize the expenditure of said funds from the Open Space Account as the full payment required pursuant to the terms set forth in the contract. SECONDED by Alderman Finn. A voice vote was taken and the MOTION PASSED 7-0.

11.2 Chiave III Limited Partnership Tax Appeal

Alderman Anglace MOVED to approve the stipulation for judgment as presented in the tax appeal titled “Chiave III Limited Partnership v. the City of Shelton”; SECONDED by Alderman Simonetti. A voice vote was taken and the MOTION PASSED 7-0.

ADJOURNMENT

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

The meeting adjourned at approximately 7:32 p.m.

Respectfully submitted,

Patricia M. Bruder, Clerk
Board of Aldermen

Date Submitted: __________________________

DATE APPROVED: __________________________BY: __________________________
Mark A. Lauretti
Mayor, City of Shelton