Call to Order / Pledge of Allegiance

Mayor Mark A. Lauretti called the meeting of the Board of Aldermen to order at 5:30 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 – absent
Alderman John P. Papa – present
Alderman Eric McPherson - present
Alderman Anthony Simonetti – present

Mayor Mark A. Lauretti
Corporation Counsel Tom Welch

1. Student Transportation Services – Waiver of Bid

Mayor Lauretti explained, there are two waivers being requested.

The first waiver is for the purchase of school buses. The City is in the process of purchasing school buses in the City of Shelton’s name; something we haven’t done before. It’s a new concept. I think it is one that will generate a significant savings over the life of the school buses.

The second part to this bid waiver is a waiver of bid for a service provider to operate our buses and transport students to and from our schools throughout the school year.

Corporation Counsel Tom Welch stated, understand that this will be back before the Board with a contract for the purchase of the buses, then you’re also going to get a contract in the next weeks for a contract with the service provider. This is the very first, preliminary step for your consideration. It just is permitting the City to proceed forward to get those contracts.

Alderman Anglace MOVED to waive the bids for the purchase of school buses, and further, MOVED to waive bids to provide for a service provider of the buses; SECONDED by Alderman Papa.
Mayor Lauretti explained, the Board of Education requested and received bids for school bus transportation – for what we normally do. In discussions with myself and the Superintendent of Schools, it was decided that we would attempt to deviate from the normal process to purchase, and own, our own school buses. In addition to that, the school buses we would be buying will be fueled not by the traditional diesel fuel, but by natural gas/propane auto gas. I believe there will be a significant savings, and I think that they would concur, in the per price per gallon on the purchase of fuel. In addition to that, there are also “green incentives” so there might be an additional financial enhancement to this deal on the purchase of buses, the fueling station, as well as the per cost per gallon of fuel.

In response to questions from the Aldermen, Mayor Lauretti explained:

- This is a similar concept to the sanitation and recycling – we bought the trucks and the vendor is leasing the trucks from us.
- The service provider will be responsible for the maintenance of the vehicles. It will be structured the same way we structured the contract with the recycling and trash collection.
- The ballpark figure for the purchase of 60 new buses is approximately $5.5 million.
- There is no company chosen as the service provider at this point in time; and we don’t have a firm lease-back number to propose to a service provider.
- The school buses will be registered in the same manner as the trash and recycling vehicles.
- If the service provider incurs costs associated with paying property tax, they will of course have that come back to us in the contract – so we will not be ‘losing’ property tax dollars. First Student, I am sure, has the maintenance, the debt service, and the taxes built into their contract. If they didn’t, they wouldn’t make money.
- The City will procure the buses, the filling station, and the bus lot. We will have all of those things in the City limits. The goal is to be able to fuel our garbage and recycling vehicles that currently get refueled in Bridgeport.

Corporation Counsel Welch stated, we were talking about the purchase of the vehicles – what is being looked at and evaluated by the City at present is a “lease to purchase.” So you would be paying a lease per year, there would be a non-appropriation clause if you didn’t appropriate the proper funds in any given fiscal year that the vehicles would be returned to the bank so to say. You’re getting “lease to purchase” that’s financed through some type of lending institution. That is what’s being sought or investigated at this point, so we’re not doing a flat-out purchase of the vehicles.

Mayor Lauretti stated, well, we are. At the end of the term we’re going to own the buses. We lease the buses back to the service provider; at the end of the service contract we still own the buses that we paid for.
Corporation Counsel Welch stated, with the garbage trucks, they continue to pay the automobile tax. In this case that would be the same thing – similar to when you’re leasing your own personal vehicle.

Mayor Lauretti stated, yes, but don’t think that is creating an advantage for us, because they are just back charging us with their monthly fees for the service as a cost of doing business. Anybody would do that – you have to expect that.

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

2. **WPCA Sludge Removal**

Alderman Anglace MOVED per the recommendation of the Purchasing Agent to waive the bidding process for the purchase of the hauling and disposing of waste sludge for the Water Pollution Control Authority; and further,

MOVED to approve the extension of the agreement between the City of Shelton and DW Transport & Leasing, Inc. as outlined in the January 16, 2013 letter from DW Transport & Leasing Inc. and authorize Mayor Mark A. Lauretti to sign all documents necessary to effectuate said agreement. SECONDED by Alderman Papa.

Mayor Lauretti explained this sludge is a by-product that is produced by our wastewater treatment plant on Riverdale Avenue. The most efficient way to dispose of it is through burning. For the last several years we’ve been sending it to a burn plant in Naugatuck. It’s probably the most efficient way to get rid of that substance.

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

3. **Rolfite Property Transfer – Discussion and Possible Action**

The Mayor, Aldermen, and Mr. John Guedes, discussed the handout titled “Canal Bridge Lofts & Riverside Commercial Center, Bridge & Canal Streets, Shelton CT.

Mayor Lauretti stated, you may recall a couple of weeks ago at the Finance Committee meeting, there was discussion about a proposal made by Mr. Guedes with respect to the Rolfite Property and the Canal Street access. Looking on the front page, you’ll see there is the creation of a new by-pass road which will be named in the future, but for all intents and purposes it will be the Center Street Extension By-Pass. It would eliminate the current route of travel that exists now where you go in between the bridge and the Spongex building. Planning and Zoning changed the zone to “downtown district” allow the type of development that Mr. Guedes is proposing – commercial and residential type of uses. Mr. Guedes’ proposal is to accomplish the Center Street by-pass that he would do the construction of that by-pass. It does include some of the land that he owns on the Spongex site that he controls.

The City owns the property on the other side. So if you’re looking at it, the City owns the property to the right – the Rolfite site. In order to do that he needs to have control of
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both pieces of property – the one that we own plus the one that he owns – so that development will be allowed to be built, and the road will be allowed to be put in.

During our discussions we were trying to assess the value and establish a number that would allow us to effectively act in getting the road and a swap for the property. The request today is to pursue appraisals on that property so that we could have a clear and transparent discussion and path of how values have been established, the road for the property.

The first step is to evaluate it, and we will need professional services to do that.

More discussion ensued on the handout pages. Mayor Lauretti concluded, I know there’s a lot here, and we’re not attempting to solve it all at once. We’re trying to do this in a step-by-step procedure that creates a methodology that explains it and gets you from one step to the next.

Alderman Anglace MOVED to retain the services of Nowakowski, Obymachow, and Kane to prepare a survey of the Rolfite Property and adjoining land as may be necessary in an amount not to exceed $2,800 with funds to come from Contingency General Account 001-9900-900.99-00; and further,

MOVED to authorize Mayor Mark A. Lauretti to execute any necessary documents to effectuate same. SECONDED by Alderman McPherson. A voice vote was taken and the MOTION PASSED 7-0.

Alderman McPherson MOVED to approve the retaining of an appraiser for the Rolfite Property at a sum not to exceed $5,000 with funds to be paid from Contingency General Account 001-9900-900.99-00; SECONDED by Alderman Papa. A voice vote was taken and the MOTION PASSED 7-0.

ADJOURNMENT

Alderman Simonetti MOVED to adjourn; SECONDED by Alderman McPherson. A voice vote was taken and the MOTION PASSED 7-0. The meeting adjourned at approximately 6:05 p.m.

Respectfully submitted,

Patricia M. Bruder, Clerk
Date Submitted: _____________________________
Board of Aldermen

DATE APPROVED: ________________BY: ________________
Mark A. Lauretti
Mayor, City of Shelton