CALL OF THE MEETING/ PLEDGE OF ALLEGIANCE

President John Anglce on Tuesday, July 23, 2013, called the Special Meeting of the Board of Aldermen to order at 5:30 P.M. in the auditorium, of Shelton City Hall and led the group in a Pledge of Allegiance.

ROLL CALL

Alderman John F. Anglce, Jr., President – present
Alderman Lynne Farrell - present
Alderman John “Jack” Finn – present (departed around 5:40 P.M.)
Alderman Stanley Kudej – present
Alderman Noreen McGorty – absent for the votes (arrived around 5:45 P.M.)
Alderman John P. Papa – present
Alderman Eric McPherson - present
Alderman Anthony Simonetti – present

ALSO IN ATTENDANCE:

Jim Ryan, President of SEDC
Paul Hiller, City Finance Director
Judson Crawford, Member of Board of A&T
AGENDA ITEMS

1. CONTRACT BETWEEN CITY OF SHELTON/MACKENZIE PAINTING COMPANY

Alderman Papa MOVED to approve the contract between the City of Shelton and MacKenzie Painting Company to repair and repaint surface ceiling at the Shelton Community Center Pool; and authorize Mayor Mark A. Lauretti to sign all documents pursuant to the agreement and to effectuate said agreement.

Further, Alderman Papa MOVED to appropriate the sum of $235,000 with funding to be provided by Aldermanic Bonding, pursuant to Section 7.16 of the City Charter. SECONDED by Alderman Kudej. A voice vote was taken and the MOTION PASSED 7-0.

Discussion:

Alderman Papa: After twenty years of service, the Community Center ceiling has built up a lot of rust that is peeling. What we are going to do is sandblast the ceiling, drain the pool, put the staging in, prime and repaint it. It should be done by the 21st of August.

Alderman Anglace: How was this decision made with what to do?

Alderman Papa: As you know, we approved to have an engineer to go out to the site, and prepare engineering specs on what had to be done. They went out to bid to the purchasing agent.
Alderman Anglace: So, the pool will be closed for a period of time?

Alderman Papa: It will be closed until the 21st or 22nd of August.

Alderman Simonetti: Why did you choose MacKenzie? Did they give you the best price?

Alderman Papa: We went out to bid; it was a bid process.

2. WAIVER OF BIDDING FOR AIR CONDITIONING UNIT REPLACEMENT AND INSTALLATION AT SHELTON POLICE DEPARTMENT

Alderman Papa MOVED to waive bidding for the purchase of 18 Mitsubishi air conditioning units for the Shelton Police Department.

Further, Alderman Papa MOVED to add this purchase to the Capital Improvement Plan in an amount not to exceed $30,000 with funding to come from LOCIP. SECONDED by Alderman Finn. A voice vote was taken and MOTION PASSED 7-0.

Discussion:

Alderman Anglace: When this went down, three air conditioning units, two of them on the roof, are not working. So we are left with one, especially during the hottest week of the year. So when they went to get to the bottom of this they thought they were going in the direction of replacing the units, until they found out that they were the original equipment on the building and had to be made from scratch. It was going to take more than a month to maybe get them, so they looked at another approach and they are going to be using the 18 Mitsubishi air conditioning units, put them on
the roof and pipe them down. Just this afternoon, we have received the details and cost to buy these units. It is going to cost $19,134.55; that is the quote on it. The City is going to do the installation on it, so we won’t be using the entire $30,000 that we are appropriating because we do not know the exact amount; we are making sure that they have enough to get the job done.

3. IMPROVEMENTS AND UPGRADES TO RIVERWALK VETERANS’ PARK

Alderman Papa MOVED to provide improvements and upgrades to Riverwalk Veterans’ Park (i.e., fence replacement, purchase of trash and recycling receptacles, purchase of shrubs & trees) in the amount of $15,000 with funding to be provided by bonding, pursuant to Section 7.16 of the City Charter. SECONDED by Alderman Simonetti. A voice vote was taken and the MOTION PASSED 7-0.

Discussion:

Alderman Anglace: Apparently the fence has to be replaced, among other things.

4. PRESENTATION- JIM RYAN- WALKWAY BEHIND AVALON & BIRMINGHAM TO BLUE TRAILS

Alderman Simonetti: I was down at the Riverwalk for the last two weeks, I found young people in their 20s, 30s, with rollerblades and skateboards on the concrete. I called the police and that got rid of them.

Alderman Papa: The skate park is right down the street.
Alderman Simonetti: They were down there, near the Pavilion, making a mess destroying the property over there. If we can do better and get some cameras. We should because it is a tragedy to see out there.

Alderman Finn: In response to Alderman Simonetti’s comments, we requested surveillance cameras down there years ago, especially after the last time when someone was down there, and spray-painted it from one end to the other. We are still waiting for cameras down there.

Alderman Simonetti: I just think it is sad the way that our property gets treated that way.

Alderman Anglace: Obviously, security cameras are not the only way to go. They sometimes do not produce the same quality to catch the perpetrator. We did look into this, in fact, the Chief of Police asked me to look into it. We want to take the line from Coram Avenue, down two blocks from the Riverwalk and put cameras down there. It would be absolutely costly to put the line in, and then there was a monthly charge on top of it. The price was ridiculous so we decided not to go with it. The Chief of Police had some cameras that he was anticipating on getting, and he is still waiting for them. They still have not come in, yet.

Alderman Finn: Their location is right on top of the flagpole, so you cannot see the Riverwalk from the street because everyone is down lower to the ground.

Alderman Simonetti: The police were down there to patrol; it wasn’t like they were not down there at all.

Alderman Anglace: I think the Aldermen are all in agreement that the cameras are necessary to protect our interests.
Jim Ryan: The Board of Aldermen fully understands; several years ago, they received a federal earmark from the government, to help you work on your Riverwalk project and plans for downtown: around $1,000,006. They have adjusted that amount, so it is around $1,000,004. You conducted a number of preliminary engineering studies to what your next area was going to be, and about one year ago, you arrived at that one around Avalon; in between the Birmingham building, going up the river and towards the end of the Avalon property. Last September or October, you commissioned a final design for that area with a local firm. I know you are aware of it; we always regret when a relationship does not work out; that relationship was terminated within the past six weeks for failure to comply with our contract.

However, working with Mayor Lauretti, there seems to be a great opportunity to bring this up and it won’t take terribly long to explain. The design was unfinished, and it was suggested that it would cost $650,000 to build this Riverwalk, which is shy of 900 feet and additional proceeds up to $850,000 will go to engineering. It is quite expensive; most of the costs in the federal system that requires a lot of oversight, a lot of paperwork and all sorts of requirements that we are familiar with project costs.

ALDERMAN FINN DEPARTED AROUND 5:40 P.M. (HE WAS INCLUDED IN THE VOTING PROCESS FOR ITEMS 1 THROUGH 3).

ALDERMAN McGORTY ARRIVED AROUND 5:45 P.M. (SHE WAS NOT PRESENT DURING THE VOTING PROCESS FOR ITEMS 1 THROUGH 3)

So, what Mayor Lauretti asked us to do is to bring in a possible team to see if we can do a design-build, and get it done this year. I gave you one picture in that one little area, but it does show the beginning of the Riverwalk. The area has been left in a condition
right now by Avalon, as they worked around the site. There is an easement on that entire area that you were able to negotiate as part of the Planning and Zoning process, so you have control of that entire right-of-way. This actually shows you that it is ready to be built on. It needs final grading, sub base, brick pavers, some lighting, a retaining wall, etc.

The Mayor’s suggestion, on which we are beginning to implement, but that, has to come back to you for your agreement. An engineering team would be putting together the final plans and specs, bid package and get it out into the marketplace as soon as possible; review the bids, award it and get it built this fall. I will tell you in our opinion on why it is important to get this built this fall: we are really disappointed that we couldn’t make this happen with the other firm, but Avalon as you know, has 250 units that have been approved by the City of Shelton. I verified to the Aldermen and have asked me how we are progressing with that project. Alderman Anglance and Alderman Papa asked the question, and they have approximately 190 certificates of occupancy so far, 145 leases and about 22 tenants in place. The response has been incredible, so obviously, as they planned this facility and as you planned your Planning & Zoning site improvement program; having access to the Riverwalk in manner as soon as possible with handicap accessibility, attractive and open to the entire public were big goals for us. We wanted it to happen this year, and up to the Mayor’s suggestion several weeks ago, it is going to happen. He has indicated to us that we are going to do everything that we possibly can to make it happen.

Now, what it means that sometime, very soon, we would bring back an agreement from an engineering and consulting team. We are looking at Milone and MacBroom and James Tate. Milione and MacBroom, when we competed, came in second; they are highly qualified. The other part of the team is James Tate and Associates. He was the designer on the original Riverwalk. I will tell you that we have significant confidence in his
work, and how he implements things. In fact, he just completed an assignment with you and the Rotary, on the attractive Pavilion that you dreamt of so many years ago. So we think we have the right team; the Mayor has asked them to sharpen their pencils, and get a correct cost. What we believe will happen, if you approve that, we will get pricing that will be significantly lower than the $650,000. The Mayor indicated that if you authorize this, he would ask for all City funding for the engineering and construction, and that you, through us will save the money; the federal earmark- we will not lose that money-and you would use it on the next phase: Phase 3 on the Riverwalk, that is just north or west of Avalon. I would tell you that it is much more complex-there are structures that are involved with streams that come out of there. We are going to need more money there, anyhow. So, we have been put on a fast track to get this going; I would tell you the Avalon ownership is interested in seeing this happen as soon as possible. I think you know that some of the improvements went ahead to do the sidewalks, on their side of the street. They helped install streetlights, which you provided; they did some of the drainage work on their side of the street. You now have awarded that contract to Guerrera Construction: $607,000. The work is underway, and it should be finished in about four months.

So, these two pieces are actually companion pieces; people are going to be moving through the streets, on these new sidewalks they will be able to go to the original Riverwalk, up Canal Street, and it can be finished this year. What I mean by this year, it will be largely finished because we will be pushing for it to be moving against the calendar. There will be some things that will have to be squared away next year; there is some clearing on the riverbank that Mayor Lauretti has indicated that possibly, Public Works or Parks and Recreation could undertake during the wintertime. There would be some landscaping that would be buttoned up in the springtime as well, but we would get the pavers down- they would be of a quality to the original
installation, we would get our lights in place and we will be good to go.

This is something for you to reflect on as we go back to you. We are not asking for any authorizations tonight. The only cost that has been incurred on this so far, and the Mayor has indicated that he would recommend to you that you reimburse SEDC. There has been a survey that needed to be updated; again we are not looking for any authorizations tonight. It is $4,500 that my executive committee authorized that so we would be ready. We are going to need this one way or another. The survey that was provided by the other company is not up to the task. It is an A-2 type survey that would give us final elevations, so when we go out either this year or in the future, we will be able to build it and the contractors will have good information.

This shows you that this is a temporary situation right now; it has been seated. The other drawings show you the other extent of the Riverwalk. On the first page, I apologize; the ink was a little low. This just shows you that the engineering contract was terminated and the firm that we are dealing with. We are talking about a design-built approach; the design-built approach is a bid. That is basically a punch list of what my message is tonight. What you will expect to be seeing in the near term and the intent of the program. I would tell you that we are very excited; we wish we had more money in the federal earmark. With all of the plans that we had for the Riverwalk over the next five to ten years, we are still going to need other resources to get it done. This does get the second piece in place, and gives us resources that are necessary for the third phase.

Alderman Anglace: The Riverwalk starts at Canal Street, and where does it connect there?
Jim Ryan: It stays on the sidewalk. You made the decision not to go under the bridge, because of the cost of the structures. Eventually, you are asking the right question.

Alderman Anglace: Let me tell you why I ask that question: Everybody walking on this thing, is there going to be any signage of the linkage, that it goes here or there? It is going to go along the river, near the Rolfite property. Then, it is going to come back into the sidewalk, down a sidewalk? If I were a member of the public, I wouldn’t know any better. I would wonder if it would be ok to walk between those two buildings or are there going to be some sort of signage?

Jim Ryan: There is signage that is provided in this area, which is part of the bid if the City stays with it. So, yes for this area, but that is a good suggestion. Maybe we need other signage that connects all of the dots? What John has mentioned is the area with all of the Brownfield sites. We are in the home stretch of these cleanups so you cannot see visible progress. We are working on the Selastic waterfront this year, and you will be able to enter into the development phase at the end of the year or next year on that. We have that Riverwalk penciled in there; that is going to go from the current one and then come out onto Canal Street. The reason that it is partially going to go onto Canal Street is because the initial preliminary engineering report that you did had two structures in it and they were almost $4,000,000 for almost going underneath the Housatonic Railroad Bridge and under the Derby/Shelton Bridge. The administration indicated that the ability to maintain those types of structures in the long term, and the fact that we do not even have the money to build them. It made it unrealistic to consider it.

I would tell you that SEDC is really excited; we think this is a prospect that you should consider as you look at your priorities for the community, and we are at your disposal if you have any questions.
Alderman Anglace: What you are suggesting here tonight is that portion that goes around Avalon Bay; the portion that goes from the existing Riverwalk to the Rolfite property, and then in back to the sidewalk? What about that?

Jim Ryan: We do not have a schedule for that yet. The Mayor has indicated maybe something; we have the right-of-way established. The consultancy that we have terminated has shown a possible area of the placement. The administration has indicated to us that they may be doing it themselves. The next priority area is going to be the upper river. So, yes, that is going to be an area of the Riverwalk; the timing of that I do not know tonight. The sooner, the better; you do not want to do it until the Brownfield activities are completed and realistically that is not going to be this year. There is still going to be some sweeping next year, however, we can plan on it.

Alderman McGorty: I have a question, and I apologize if this question was already asked before I had arrived: Are you saying that the sidewalk is going to go straight through here? So, to my understanding, this area was supposed to be widened so the fire truck can get through?

Jim Ryan: It still can. It is fully accessible to emergency vehicles of all types. The material that is underneath it, the Avalon Company dug everything out, remixed it and it is all structural fill throughout the entire site.

So we look forward to coming back, hopefully, for your August meeting with some more information and possibly something that you can consider for a decision.
ADJOURNMENT

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

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

Respectfully submitted,

Brittany Gannon, Clerk
Board of Aldermen

DATE APPROVED: ________________ BY:

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Mark A. Lauretti
Mayor, City of Shelton