Mayor Mark A. Lauretti on Monday, October 7, 2013, called the Special Meeting of the Board of Aldermen to order at 5:35 P.M. in Room 104, of Shelton City Hall and led the group in a pledge of allegiance.

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

ALSO IN ATTENDANCE:

Mayor Mark A. Lauretti, City of Shelton
James Ryan, President of SEDC
James Tate, Tate & Associates, LLC.
Judson Crawford, Member of Board of A&T
AGENDA ITEMS

1. INSTALLATION OF FENCE- HOWE AVE. & CORNELL STREET

Alderman Anglace MOVED to appropriate the sum of $15,850.00 for the installation of fencing as described in Bid Specification #34-07 with funding to come from Bonding per 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: Is this the fence around the gas company property?

Mayor Lauretti: No, it is the fence at the bottom of the hill. It is the fence that goes around the Farmer’s Market parking lot.

Alderman Anglace: Do we lease that property?

Mayor Lauretti: Yes, we lease that property.

Alderman Anglace: We lease that property from the gas company. I was there yesterday, and I looked at that fence and there was nothing wrong with that fence. It just had a couple of poles that were broken, but overall pretty good. There are some places that are not secured very well.

Mayor Lauretti: This is not a channeling fence; it is a decorative-type fence that is going to dress up the area. The one that is up now is falling down; it is a hazard. I do not know who has the
liability; I do not think that we should worry about it at this point. I did not want to spend a lot of time arguing with the gas company, but at the end of the day we are using a lot and it is something that needs to get done; we need an upgrade.

We went out for a bid package, and there were three poles; it is pretty straightforward.

2. HOUSATONIC RIVERWALK PHASE II

Alderman Anglace MOVED the following Resolution:

Whereas the City of Shelton received a grant from the State of Connecticut to implement the design and construction of the second phase of the Housatonic Riverwalk which was previously estimated to cost $950,000.00, and whereas the City has decided to defer the State funding until a future phase, and whereas the City has elected to proceed with the project under a design build approach and has verified that the City will save approximately 70% of the project cost or $650,000.00 in real savings.

Now therefore be it resolved that the City of Shelton authorizes the appropriation of $299,915.00 with funds to come from Bonding per Section 7.16 of the City Charter which will fund the contract for the installation of brick pavers and associated work at the Housatonic Riverwalk Phase 2, and the direct purchase of pavers to be used for the project both of which have been publicly bid, and to authorize the Mayor to sign any and all agreements and contracts associated with this work and to authorize costs incidental to this project including but not limited to legal, administrative, engineering, inspection, testing, and related costs as further detailed on the project.
SECONDED by Alderman Papa. A voice vote was taken and the MOTION PASSED 7-0.

Discussion:

Jim Ryan: The City of Shelton and the Board of Aldermen made a commitment to recapture the riverfront in Downtown Shelton many years ago. We have all been at the forefront of that issue; it has been used by thousands of people, it is a destination.

The City was lucky and received two (2) $800,000 grants from the Federal Government that the City has been looking on using for the Housatonic Riverwalk phase to extension. We actually looked at Downtown, and then you carved an area alongside Avalon and the Birmingham; that was going to be Phase 2 after negotiations with the State. You also authorized an engineer to do work on that, but that engineering contract failed and the engineer was not able to provide what was needed to go through with that project, this year. So, when you are involved in government it is a pleasure to see government seize the moment. We might not have the authority, as an agency to go ahead and do something tomorrow, but Shelton has the authority to say we are going to do something and to do it this year, and those were the marching orders that we have received from Mayor Lauretti. We have an obligation to finish this as soon as we can. We have 103 residential units in the Birmingham, and we have 250 residential units in the Avalon building. I believe that they have over 80% occupancy, and everyone is expecting that the Riverwalk to be finished, in addition to the general public. Mayor Lauretti asked that I work with him, putting a team together with Tate & Associates, LLC and Milone & MacBroom, in which you have authorized around a month and a half to two months ago to look at an asset called a design build. That is basically when you go out for a quote-on-quote bid, and the construction company comes in and they do the final design, in accordance with the
guidelines that were developed by Jim, largely Jim and Milone & MacBroom.

There was a bid opening on September 26th; this sheet is where is it schematically located, it is not the latest layout but it is similar. The September 26th bids were opened and the low bid was just under $236,000. The estimate from before, not counting engineering and administrative costs and the like, was nearly $1,000,000. This low bid is going to allow us to save at least $650,000 to get it going as soon as possible. We will likely finish it this year; we have no control of the weather but it can be a 6 to 8 week project. The Mayor, Mr. Tate and myself have met with the construction company, and they are ready to go. This needs a few actions on your part; I do not have the name of the contractor in the draft of the resolution I have sent out. The company’s name is VAZ, which is one contract. The second contract is what Jim is qualifying, where the City is going to directly buy the materials. The brick will be considerably saving you a lot of money. Those bricks will then be available for the contractor to use. So, based on from what I heard the other day with the Mayor and Jim and the contractor, that should we decide with this, that was recommended that you will be ready to go in a couple of weeks and we can button this up this year. This is a new design; we are not using the work that was done before. The Riverwalk is just a little smaller and Jim can give you the details of the one that was schematically developed; it is just less wide. This is just as attractive; it will give us the lights, the illumination we need to make it safe and it will finish the job- we are ready to go. Planning and Zoning were successful on getting all of the easements in place when they were negotiating the usage of that parcel for its ultimate development. All of the right-of-ways are in place, so there is no reason not to start this as soon as possible.

Alderman Papa: If we went to the State, they were going to give us a grant. They have all the specs that are needed to do this project, at that cost?
Jim Ryan: At least $850,000.

Alderman Papa: Mayor Lauretti decided to not use that money from the State to go out and get bids, and we are going to save 70%?

Mayor Lauretti: It is not like we are saving. We are saving the taxpayers, whether they are Shelton taxpayers, anywhere from Connecticut or federal taxpayers. We are going to save them around $500,000. The issue is that we are not going to forfeit the $800,000 that we got from the federal earmark. There is Phase III of the Riverwalk that will start around January 2014. So, it will be a continuation of what we are putting in place. We just opted to pay for this ourselves at a tremendously lower cost.

Alderman Papa: Is it because of the regulations with the State?

Jim Ryan: It is burdened with regulations; we run into this with all of the DOT contracts that we have. There is an inordinate amount of overhead that is created.

Mayor Lauretti: The money that we spend on inspections, hiring a third party to do inspections while construction is taking place; it is almost sinful but that is what they require you to do, or you cannot use what they call “their money”. It is actually our money, not theirs.

Alderman Papa: You said that we could use the grant money later down the road for Phase III. Would you also decide instead of using that to go out to bid, and getting another price, instead of using their money?

Mayor Lauretti: That is a horse of a different color kind of issue, because that money is sitting there. As Jim said, it is around $1.3, $1.4 million dollars. I do not think that we want to let that go. I think we should bear the pain with what the government
makes you do, here. You will not have a better product than what we are doing here because we are not skimping on anything.

Alderman Papa: So that is grant money that we receive from the State that we do not have to pay back? It is a grant for the City to finish the project?

Mayor Lauretti: It was from when Congressman Shays was our Congressman; that is how far back it goes. It is really federal money.

Alderman Simonetti: This is going to save a lot of time, because that is why we are doing it this way?

Mayor Lauretti: That is part of the reason.

Jim Ryan: There makes a big difference when your vocabulary says that we are doing this; we are going to get this done. I can have this scheduled for next spring, but the Mayor wanted this done for this year. You have done the same thing with the Veteran’s Memorial Park: we had a piece of land that was unfilled. There was three months to go, and Jim Tate designed the walkway that you have appropriated the funds to build; in fact you needed some extra money to put the sidewalk into it, you moved it in the back and got it done before Veteran’s Day. You decided to move; government does not normally move that way. You are to be commended on your philosophy on administering these programs.

Mayor Lauretti: Just to get a flavor for the process, we terminated our contract with the engineer. What would be the time frame to go forward from that point on? Upon termination?

Jim Ryan: Around 6 to 9 months.
Those engineering services could take at least six months. You would likely get it done by the end of next year. This is begging to get finished right now.

Alderman Anglace: What are we looking at in terms of maintenance as we go forward?

Jim Ryan: In the earlier resolutions that you have passed on this, you committed to it, like you do with your other facilities to maintain your normal standards.

Mayor Lauretti: It is a hard question to answer because Parks and Recreation maintain everything. If there is vandalism, we go and correct it. If there is graffiti, which is a form of vandalism, that is ongoing maintenance, so it is hard to put a dollar amount on it because it is what it is. This is our structure that will be used by our residents for the next 50+ years, so we are committed to maintaining it.

Alderman Anglace: The reason why I ask that question because it seems like I did a lousy job in the backyard. My pavers seem to be sinking in spots; there is always work to be done to keep it decent.

Jim Ryan: You obviously have a guarantee under the construction agreement for the work.

Alderman Anglace: It would look much better, than blacktop.

Jim Ryan: The bricks on the first Riverwalk had very little failure that I was aware of.

Mayor Laureetti: They held up well.

James Tate: We are going to apply the product that is going to be installed that same way that the original Riverwalk was, when
Phase I was done. When you see the outlay, down towards the Veteran’s Memorial from the street, that brick paver can hold up very well.

Jim Ryan: I would predict that, and I have heard it from their mouths, that Avalon will take a direct interest on how this looks. You are going to have 350 families living down there, and you want to make sure all of the normal things are taken care of.

Alderman Papa: Jim, what is going to happen when there is a snowstorm. Will the City have to plow?

Mayor Lauretti: We are going to handle it like we handle everything else. Everything is prioritized; that is not a priority. The roads are always the first priority.

Alderman Papa: I am saying that City will still have responsibility.

Mayor Lauretti: Yes, but do not build an expectation, because sometimes those expectations cannot be met.

I think Avalon has been a pretty good partner in this project. They went in, and did some site work, with grading. That made this project much more achievable for us. The last point that I will make is that this includes no landscaping, or beautification of it. That will come later; as time permits over the winter months, City crews, whether Parks and Recreation or Highways and Bridges, will go in the bank, trim some trees and start to prepare for any landscaping that we will do in the future.

James Tate: They will all be ADA compliant; no compromises were made there.

Alderman Finn: Who was the low bidder?
James Tate: VAZ Quality Works, LLC, from Bridgeport was the low bidder: $236,000. The next highest bid was $410,000.

Alderman Finn: What was their start and complete time?

James Tate: That is up to the contract signing and performance bond establishment; within 7 to 10 days.

Mayor Lauretti: Our goal is to try to get started before the end of the month, and through our discussions, without any unforeseeable weather events, this should be done around the end of December.

Alderman Papa: So Jim, you would think about a month to get the project completed?

James Tate: 45 days is what this job should take. We have sat down with them, and asked them if they can take that to do the job. They said they could, so I think we are heading in the right direction.

Mayor Lauretti: Come springtime, you will see some real progress with the completion of the road, and the completion of this walkway. You will see real progress that I think will inspire what goes on the rest of the way to the dam.

Alderman Papa: Jim, are those the pavers you are going to use?

James Tate: We bid on a concrete unit paver, concrete paver and a red brick concrete paver; this is the similar brick that is in front of the Avalon right now. These are real clay brick pavers, and that is what we are asking for the low price for the red-blend brick pavers. We feel it will hold out over time.
3. WAIVER OF BIDDING- HVAC PROBLEMS- SHELTON HIGH SCHOOL- BOYS’ LOCKER ROOM

Alderman Anglase MOVED per the recommendation of the Purchasing Agent, to waive the bidding process to correct the HVAC problems in the Boys’ Locker Room at Shelton High School. SECONDED by Alderman Papa. A voice vote was made and the MOTION PASSED 7-0.

Discussion:

Alderman Finn: Now, at least the Fire Department will not have to respond every time someone takes a shower.

Mayor Lauretti: What is the issue up there?

Alderman Simonetti: The issue is that the ventilation is not in the room, and we have some sealed vents up above that were caulked around them, so they actually had to be torn apart to get into the change filters, and to make sure the units are pulling the air out of it, bringing fresh air into the basement because there are no windows. The smell is phenomenal; it is really that bad.

Mayor Lauretti: So, are you putting ventilations in there?

Alderman Simonetti: Yes, the reason we are not going out to bid, because this company already worked on it, and they know where everything is. To go out to bid for a new company to come in would cost a lot more money.

Alderman Anglase: It is a proprietary system.

Alderman Simonetti: It would cost around $5,800.00.

Mayor Lauretti: Is this the closing project?
Alderman Simonetti: We have one more to look at, but this is one of the two closing projects. The last project will be the boiler room.

Alderman Anglace: Is it coming out of the Project budget?

Alderman Simonetti: Yes it will. Mr. Hiller told me that the money is there.

**ADJOURNMENT**

Alderman Anglace MOVED to adjourn; SECONDED by Alderman Papa. 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