Call to Order / Pledge of Allegiance

Alderman Anglace 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 – present
Alderman Eric McPherson - present
Alderman Anthony Simonetti – present

Administration:

Attorney Ramon Sous
Attorney Kevin Blake

Also in Attendance:

Robin L. Skowronski, Benefits Administrator

Public Portion:

Judson Crawford, 8 Jordan Ave, Shelton

I am sorry to jump ahead in the agenda, but I would like to ask a question in reference to Item 9.3: Waiver of Bidding Process for Food and Kitchen Supplies for the Senior Center. Speaking to you as a Commissioner from the Senior Center, if it is in your discretion to pass this ordinance and to put it in ruling is it for this fiscal year or next fiscal year?

Alderman Anglace: It will be for this fiscal year because this board cannot find any other board. We can only do one year at a time. This is not an ordinance. We are waiving the bidding process. We are waiving the bids for this fiscal year only.
Agenda Items

MINUTES FOR APPROVAL

Alderman Papa MOVED to waive the reading and approve the following meeting minutes:

1. Regular Full Board Meeting- August 14, 2014

SECONDED by Alderman Finn. A voice vote was taken and the MOTION PASSED 8-0.

Minutes can be viewed on the city website: www.cityofshelton.org.

5.1 FINANCE COMMITTEE

No items

5.2 PUBLIC HEALTH & SAFETY COMMITTEE

No items

5.3 STREET COMMITTEE

5.3.1 RELEASE OF MAINTENANCE BOND, SCENIC GROVE ESTATES, RICHARD BOULEVARD

Alderman McPherson MOVED, per the recommendation of the Street Committee, to release the $78,000 maintenance bond for Scenic Grove Estates, Richard Boulevard.

SECONDED by Alderman Kudej. A voice vote was made and the MOTION PASSED 8-0.

Discussion:

Alderman McPherson: The City Engineer has submitted a letter; all of the conditions have been met. At first, not all of the conditions were met when the City Engineer wrote his letter. Those items, since then, have been taken care of and Mr. Kulacz has submitted a letter to me that he is satisfied with all of the conditions that have been met.

Alderman Anglace: The Street Committee is satisfied; the City Engineer is satisfied and recommends that we pass it.

Alderman McPherson: Yes sir.
REPORT OF THE MAYOR

None presented.

REPORT OF THE PRESIDENT

None presented.

6.0 LEGAL REPORT

6.1 CORPORATION COUNSEL BILLING

Alderman Papa MOVED to authorize a total payment of $2,382.25 to Corporation Counsel Welch, Teodosio, Stanek and Blake, LLC, for services rendered per statement dated September 4, 2014, with funds to come from the following Legal Services Accounts:

<table>
<thead>
<tr>
<th>Legal Fees</th>
<th>Description</th>
<th>Code</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>001-1900-411.30-03</td>
<td></td>
<td>$2,341.00</td>
<td></td>
</tr>
<tr>
<td>Foreclosure Fees</td>
<td></td>
<td>001-1900-411.50-01</td>
<td>$41.25</td>
</tr>
</tbody>
</table>

SECONDED by Alderman Kudej. A voice vote was taken and the MOTION PASSED 8-0.

6.2 ASSISTANT CORPORATION COUNSEL BILLING

Alderman Papa MOVED to authorize a total payment of $412.50 to Assistant Corporation Counsel Ramon Sous for services rendered per statement dated August 1, 2014 with funds to come from the following Legal Services Accounts:

<table>
<thead>
<tr>
<th>Legal Fees</th>
<th>Description</th>
<th>Code</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>001-1900-411.30-03</td>
<td></td>
<td>$412.50</td>
<td></td>
</tr>
</tbody>
</table>

SECONDED by Alderman Finn. A voice vote was taken and the MOTION PASSED 8-0.

7 LEGISLATIVE - OLD

7.1 ITEMS FROM PUBLIC HEARING

7.1 A. NO ITEMS
8  FINANCIAL BUSINESS OLD
No items.

9  FINANCIAL BUSINESS NEW

9.1  SEPTEMBER STATUTORY REFUNDS
Alderman Papa MOVED that the report of the Tax Collector relative to the refund of taxes for a total amount of $17,909.22 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 to from Statutory Refunds Account 001-0000-311.13.00.

SECONDED by Aldermen Kudej. A voice vote was taken and the MOTION PASSED 8-0.

9.2  FUNDING FOR CHAMBERLAIN DRIVE CULVERT REHABILITATION
Alderman Papa MOVED to add the Chamberlain Drive Culvert Rehabilitation, Public Bid No. 34-90 to the Capital Improvement Plan with funding in the amount of $128,000 to come from LOCIP.

SECONDED by Alderman Simonetti. A voice vote was taken and the MOTION PASSED 8-0.

Discussion:
Alderman Finn: The Mayor has contacted me on this last month. They became very concerned with the fact that the sinkhole actually developed in May, and no work was being done at that time. I did go out and look at it and it had to be well over 5 or 6 feet deep; which swallowed my car. I contacted George at the Highways and Bridges department with two additional plates on top of the sinkhole. It seems to be working out quite well. One of the concerns of the parents was not only did they not know what was going on, but the Board of Education did announce that was a school bus stop. George and his department went right over there and fixed the problem. I think this will take care of the problem.

Alderman Anglace: So you do oppose the funding for this?

Alderman Finn: Not at all.

9.3  WAIVER OF BIDDING PROCESS FOR FOOD & KITCHEN SUPPLIES FOR THE SENIOR CENTER
Alderman Papa MOVED, per the recommendation of the Purchasing Agent, to waive the bidding process for the purchase of food and kitchen supplies at the Senior Center.
SECONDED by Alderman Simonetti. A voice vote was taken and the MOTION PASSED 8-0.

Discussion:

Alderman Finn: Occasionally, I stop at the Senior Center for lunch. I eat there and the food is delicious and the staff is wonderful. I support this 100% for the waiver.

Alderman Anglace: It seems like a reasonable request. You cannot be going out to bid to bring food in. You cannot develop a menu for the entire year like that.

9.4 REPLACEMENT OF UNDERGROUND HEATING OIL STORAGE TANK AT LAFAYETTE COMPLEX - LOCIP

Alderman Papa MOVED to add the purchase of an above ground heating oil storage tank for the Lafayette Complex to the Capital Improvement Plan with funding in the amount of $22,000 to come from LOCIP.

SECONDED by Alderman Finn. A voice vote was taken and the MOTION PASSED 8-0.

Discussion:

Alderman Anglace: I would like to point out one thing here: if you look at the back up for this item, any technical information from the backup information is absent. I am not going to ask any questions because apparently not too many questions have been answered by the request, so maybe someone knows something.

Alderman Finn: The only thing that I know, is because my office is located in the Lafayette Complex, is about two months ago they removed the underground oil tank. The tank was removed, and the Highways and Bridges department came in and paved; they did a good job. They planted seed, but now they are going to have to dig that out, and put in a concrete slab. They are going to have to put the tank on top of that.

Alderman Anglace: What I was more concerned about is if $22,000 is a reasonable amount? I have no way to judge.

Alderman Simonetti: Can you put natural gas in there?

Alderman Finn: Yes, they are going to do that next year; it will be a combination of oil and gas.

Alderman Simonetti: Natural gas would certainly be less than $22,000, for sure.

Alderman Papa: I think the gas company would bring the line to the building at no cost.
Alderman Anglace: I want to propose that we pass this. The Mayor is not here tonight, but I am sure that he would want to take a closer look at this. If this doesn’t work out, the Mayor can veto this if he wants to stop it.

Alderman Anglace: My understanding is that the gas will be coming into the building next year. If you recall, we have TEAM coming in with 18 youngsters, and it is important to have heat in the building for them.

9.5 WAIVER OF BIDDING PROCESS FOR REPAIR & SERVICING OF CITY VEHICLES

No action taken at this time.

9.6 LOUIS SANTELLA- ZBA REFUND

Alderman Papa MOVED, per the recommendation of Gerry Glover, Chairman of the Zoning Board of Appeals, to refund the Zoning Board of Appeals application #914-2 in the amount of $360 to Mr. Louis Santella with money to come from the General Miscellaneous Refunds account.

SECONDED by Alderman Finn. A voice vote was taken and the MOTION PASSED 8-0.

9.7 AGREEMENT FOR PROVISIONAL OF MEDICAL EMERGENCY COMMUNICATIONS BY SOUTHWESTERN REGIONAL COMMUNICATIONS CENTER, INC.

Alderman Papa MOVED to approve the contract for Medical Emergency Communications between the City of Shelton and the Southwestern Regional Communications Center, Inc. with start-up funding in an account up to $30,000 to come from Contingency Account # 001-9900-900.99-00 subject to any changes as may be recommended by the Mayor and/or Corporation Counsel.

Further, authorize Mayor Mark A. Lauretti to execute any and all documents necessary to effectuate same.

SECONDED by Alderman Finn. A voice vote was taken and the MOTION PASSED 8-0.

10. LEGISLATIVE - NEW

10.1 ITEMS TO PUBLIC HEARING

10.1 A. AMENDMENTS TO CODE OF ORDINANCES ARTICLE III. ANTI-BLIGHT SEC. 3-41 TO SEC. 3-45

Public Hearing originally set for Tuesday, September 23, 2014, however, due to last minute revision, the Public Hearing will be scheduled on Thursday, September 25, 2014.
10. 1 B. REPEAL OF CODE OF ORDINANCE DIVISION 4 SEC. 2-81 TO SEC. 2-84- DRUGS AND ALCOHOL COMMISSION

Public Hearing originally set for Tuesday, September 23, 2014, however, due to last minute revision, the Public Hearing will be scheduled on Thursday, September 25, 2014, per President Anglace.

10.1 C. AMENDMENT TO CODE OF ORDINANCE ARTICLE VI. SEC. 9-111 TO 9-119 PAWNBROKERS, PRECIOUS METALS OR STONES, DEALERS, SECONDHAND DEALERS

Public Hearing originally set for Tuesday, September 23, 2014, however, due to last minute revision, the Public Hearing will be scheduled on Thursday, September 25, 2014, per President Anglace.

10.1 D. PROPOSED FEDERAL ROAD WATER MAIN EXTENSION (BOOTH HILL ROAD WESTERLY TO #11)

Public Hearing originally set for Tuesday, September 23, 2014, however, due to last minute revision, the Public Hearing will be scheduled on Thursday, September 25, 2014, per President Anglace.

10.2 APPOINTMENT- CITY FENCE VIEWER

Alderman Papa MOVED to appoint Clarence Arsenault (R) of 60 Belmont Avenue, Shelton, as the City’s Fence Viewer for a one-year term expiring November 17, 2015.

SECONDED by Alderman Simonetti. A voice vote was taken and the MOTION PASSED 8-0.

10.3 AMENDMENTS TO FARMER’S MARKET LICENSE AGREEMENT

No action taken at this time.

10.4 COMMERCIAL PROPERTY ASSESSED CLEAN ENERGY (C-PACE) AGREEMENT

Alderman Papa MOVED to approve the following resolution:

Whereas, Section 16a-40g, as amended, of the Connecticut General Statutes (the “Act”) established a program, known as the commercial Property Assessed Clean Energy (C-PACE) program, to facilitate loan financing for clean energy improvements to commercial properties by utilizing a state or local assessment mechanism to provide security for repayment of the loans; and

Whereas, the Act authorizes the Connecticut Green Bank (the “Green Bank”), a public instrumentality and political subdivision of the State charged with implementing the C-PACE program on behalf of the State, to enter into a written agreement with
participating municipalities pursuant to which the municipality may agree to assess, collect, remit and assign, benefit assessments to the Green Bank in return for energy improvements for benefited property owners within the municipality and for costs reasonably incurred by the municipality in performing such duties; and

Whereas, the commercial Property Assessed Clean Energy (“C-PACE”) Agreement (the “C-PACE Agreement”) between the City of Shelton and the Green Bank, as attached hereto, constitutes the written agreement authorized by the Act.

Now, therefore, be it resolved:

   a) That we, the Board of Aldermen, constituting the legislative body of the City of Shelton, hereby approve the C-PACE Agreement, and

   b) That Mayor Mark A. Lauretti is hereby authorized and directed, on behalf of the City, to execute and deliver the C-PACE Agreement, substantially in the form attached to this resolution, for the purposes provided therein, together with such other documents as he or she may determine to be necessary and appropriate to evidence, secure and otherwise complete the C-PACE Agreement.

SECONDED BY Alderman Finn. A voice vote was taken and the MOTION PASSED 8-0.

Discussion:

Alderman Anglace: This is essentially loan financing for clean energy improvements for commercial properties. The City will act as the collection agency.

Alderman Finn: I know that the Tax Collector is involved in this, as well as the City/Town Clerk’s Office with their responsibilities in this. However, is the Tax Assessor’s Office involved?

Alderman Anglace: The Assessor’s Office will get involved if improvements were to be made on those properties.

Alderman Finn: So there will be additional work for these three offices.

Alderman Anglace: Yes; however the improvements will result in increase in value of those properties. The City will benefit from that.

EXECUTIVE SESSION

At approximately 7:20 PM, Alderman Anglace MOVED to enter into Executive Session to discuss the following items:

11.1 1 HN PROPERTY VS. CITY OF SHELTON
11.2 DOBBINS WORKER’S COMPENSATION
11.3 QUINTILIANO WORKER’S COMPENSATION
and invited Assistant Corporation Counsel Ramon Sous, Attorney Kevin Blake and Robin Skowronski to remain in the auditorium during the Executive Session; SECONDED by Alderman Simonetti. A voice vote was taken and the MOTION PASSED 8-0.

**RETURN TO EXECUTIVE SESSION**

At approximately 7:40 p.m. Alderman Anglace MOVED to return to Regular Session; SECONDED by Alderman Kudej. A voice vote was taken and the MOTION PASSED 8-0.

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

**11.1 HN PROPERTY VS. CITY OF SHELTON**

Alderman Papa MOVED to approve the stipulated judgment of HN Property Owners VS. City of Shelton, and authorize Corporation Counsel to effectuate same.

SECONDED by Alderman Simonetti. A voice vote was taken and MOTION PASSED 8-0.

**11.2 DOBBINS WORKER’S COMPENSATION**

No action taken at this time.

**11. 3 QUINTILIANO WORKER’S COMPENSATION**

No action taken at this time.

**ADJOURNMENT**

Alderman Papa MOVED to adjourn; SECONDED by Alderman McPherson. A voice vote was taken and the MOTION PASSED 8-0.

The meeting adjourned at approximately 7:45 p.m.

Respectfully submitted,

Brittany Gannon, Clerk
Board of Aldermen
DATE APPROVED: ______________

BY: ________________________________  Mark A. Lauretti

Mayor, City of Shelton