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 – not 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:

- Corporation Counsel Tom Welch

PUBLIC PORTION

Judson Crawford, 8 Jordan Avenue

I probably can answer this question myself, but I would like to pass it on since you have seconded it, Mr. Anglace. When will the information, that was received from David J. Dunn, for the Mayor’s salary be passed on to the Full Board of Aldermen?

Alderman Anglace: Since we do not answer in the public portion, I will answer this for you because it is a fair question that is timely. David Dunn is the HR Consultant that the Board hired for the salary survey. David Dunn came in and had a meeting with the Finance Committee. The Finance Committee has accepted what he said and is going to be recommended to the Full Board at its January 2015 meeting. Purpose being, in order to do anything on this you have to change the ordinance. So, we are going to submit this in the form of an ordinance change, and then it will go to Public Hearing. He has held another briefing with a couple of the aldermen that were available to be briefed and they sat through it. There are two more aldermen that need to be briefed as well. Then, we will move ahead on it in January.
Judson Crawford: Okay, so that will happen in the January Full Board minutes?

Alderman Anglace: Yes.

**Andrew Mollo, 64 Applewood Drive**

I just had a question for tonight. I had information that the Mayor had forwarded a recommendation to you, for the selection of an architect to do architectural planning for the renovation to the Plumb Library, for the addition of an elevator. I am not quite sure if you had received that? On behalf of the Friends of the Library, a group that I am a member of, would just like to speak in support of approval of the Mayor’s recommendation because it is a top priority of the Friends of the Library and members of the library staff that this project precedes as expeditiously as possible. Why? It is because of the issue of accessibility. The main stacks of the library, the accessibility to the reading room, to the periodicals areas is severely restricted for the elderly, disabled and even for those of us who are sometimes temporarily disabled with back problems, etc. It is very difficult to get into the second floor of the library and that is why it is our top priority. Thank you.

**Add-Ons**

Alderman Papa MOVED to add the following items to the agenda:

**FINANCIAL BUSINESS - NEW**

9.4 *PROFESSIONAL SERVICES FOR HANDICAPPED ACCESSIBLE ELEVATOR AT PLUMB LIBRARY- LOCIP ELIGIBLE*

**LEGISLATIVE – NEW**

10.4 *EMERGENCY MANAGEMENT PERFORMANCE GRANT APPLICATION*

SECONDED by Alderman Finn. A voice vote was taken and the MOTION PASSED unanimously.

**Agenda Items**

**MINUTES FOR APPROVAL**

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

1. Regular Full Board Meeting - November 13, 2014
SECONDED by Alderman McPherson. A voice vote was taken and the MOTION PASSED unanimously.

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**

No items.

**REPORT OF THE MAYOR** - none

**REPORT OF THE PRESIDENT** - none

6.0  **LEGAL REPORT**

6.1  **CORPORATION COUNSEL BILLING**

Alderman Papa MOVED to authorize a total payment of $1,911.25 to Corporation Counsel Welch, Teodosio, Stanek and Blake, LLC, for services rendered per statement dated December 3, 2014, with funds to come from the following Legal Services Accounts:

<table>
<thead>
<tr>
<th>Description</th>
<th>Account Code</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Legal Fees</td>
<td>001-1900-411.30-03</td>
<td>$1,870.00</td>
</tr>
<tr>
<td>Foreclosure Fees</td>
<td>001-1900-411.50-01</td>
<td>$ 41.25</td>
</tr>
</tbody>
</table>

SECONDED by Alderman Kudej. A voice vote was taken and the MOTION PASSED unanimously.

6.2  **ASSISTANT CORPORATION COUNSEL BILLING**

Alderman Papa MOVED to authorize a total payment of $247.50 to Assistant Corporation Counsel Ramon Sous for services rendered per statement dated December 1, 2014 with funds to come from the following Legal Services Accounts:
DECEMBER 11, 2014
BOARD OF ALDERMEN
FULL BOARD MEETING

Legal Fees

001-1900-411.30-03 $247.50

SECONDED by Alderman Finn. A voice vote was taken and the MOTION PASSED unanimously.

7  LEGISLATIVE - OLD

7.1 ITEMS FROM PUBLIC HEARING
7.1 A NO ITEMS

8  FINANCIAL BUSINESS OLD

8.1 NO ITEMS

9  FINANCIAL BUSINESS NEW

9.1  NOVEMBER STATUTORY REFUNDS

Alderman Papa MOVED that the report of the Tax Collector relative to the refund of taxes for a total amount of $3,308.01 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 unanimously.

9.2  MUNICIPAL SOLID WASTE DISPOSAL AGREEMENT

Move to approve the agreement between the City of Shelton and Wheelabrator Bridgeport, L.P. for the disposal of Municipal Solid Waste subject to review by Assistant Corporation Counsel.

Further authorize Mayor Mark A. Lauretti to sign all documents and effectuate said agreement.

Seconded by Alderman McPherson. A voice vote was taken and the MOTION PASSED unanimously.
9.3 **FUNDING FOR PARKS & RECREATION VEHICLE (S)**

Alderman Papa MOVED TO reappropriate funding in the amount of $50,000 from 2013-2014 aldermanic bonding pursuant to Section 7.16 of the City Charter for the purchase of Parks & Recreation Vehicle(s). SECONDED by Alderman Kudej

Discussion:

Alderman Simonetti: Which vehicles are you buying?

Alderman Papa: We will be buying a dump truck.

A voice vote was taken and the MOTION PASSED unanimously.

9.4 **PROFESSIONAL SERVICES FOR HANDICAPPED ACCESSIBLE ELEVATOR AT PLUMB LIBRARY- LOCIP ELIGIBLE**

Alderman Papa MOVED to add architectural/engineering and construction administration services for the installation of a handicapped accessible elevator at the Plumb Memorial Library to the Capital Improvement Plan with funding in the amount of $8,500 to come from LOCIP.

SECONDED by Alderman Simonetti.

Discussion:

Alderman Finn: This is for the public record. As everyone knows, my daughter is disabled. She was employed by the Plumb Memorial Library for fourteen years, and at that time it was not a priority to make it accessible to her, to go upstairs to the second floor to the adult section. The ADA Compliance Law came into effect in 1991, so we are finally catching up with the law. At our October 2014 Public Health & Safety Meeting, when the Library Board came in front of us for a stop sign, I pointed out to them that they have two parking lots and not one handicapped parking spot. There is nothing marked in either parking lot, no signage on the side of the building indicating a handicapped entrance. They put a brand new handicapped crosswalk without the axe, so there is no way that anyone in a wheelchair or in a walker can use that crosswalk over by the library. They advised me at that meeting they were going to address it, and now we are in December and no one has addressed it. I just want to say for the record that I brought it to their attention in October; they said they would address it and never addressed it. I just hope they do in the future for those who have a disability. I do commend that the new member on the board at the library that has been pursuing to put the elevator in. From what I have read in the backup information, it sounds very similar to what we have at St. Joseph’s Church.
There is one question that I have and hopefully someone can answer it. We do know that the library conducts their own projects within the departments. Now we are looking at the structure itself, a change in the structure so would this require that this to go a Building Committee? Or would this be with the library?

Alderman Anglace: The motion in front of you is for professional services, which is for architectural services and engineering services, to develop what is needed to go there. That is the extent to which I believe the motion covers. The funds are going to be provided for.

Alderman Papa: If the project is over $100,000, is that when we need to have a building committee?

Alderman Anglace: Once the engineering cost is determined, if it is over $100,000 the City Charter requires a building committee.

Alderman Finn: Thank you, but I do believe it will be over $100,000, which is money well spent.

Alderman Simonetti: With what Alderman Finn has said, when they took down the house to make a parking lot didn’t that cost over $100,000?

Alderman Finn: Yes it did.

Alderman Simonetti: It does not make sense to me that they would not engineer it.

Alderman Anglace: Was it done with Library Funds?

Alderman Finn: Yes. The library at that time is saying that the City of Shelton made all of these promises that they would upfront the money. When it came time for the invoices to be paid, the City said no it is the library’s responsibility.

Alderman Anglace: What I think the record should show clearly the intent of this discussion if the professional services could offer some guidance on the issues that were brought up by Alderman Finn, regarding handicap accessibility. It would be most appreciated if they should take such note.

Attorney Welch: Mr. President, if I could, if the motion can be amended with the following: further to approve the agreement by and between John Ruffalo III and the City of Shelton dated September 30, 2014, and to authorize Mayor Mark A. Lauretti to execute any and all documents necessary to effectuate said agreement.

Alderman Papa MOVED to amend the motion to say: Move to approve the agreement by and between John Ruffalo III and the City of Shelton, dated September 30, 2014, and to authorize Mayor Mark A. Lauretti to execute any and all documents to effectuate said agreement.
SECONDED by Alderman Finn.

Discussion:

A voice vote was taken and the motion to AMEND THE ORIGINAL MOTION PASSED unanimously.

Alderman Anglace asked if there was any discussion regarding the motion as amended. There was none.

A voice vote was taken and the AMENDMENT TO THE ORIGINAL MOTION passed unanimously.

10. - LEGISLATIVE - NEW

10.1 A BOOTH HILL ROAD & OXFORD DRIVE WATER MAIN EXTENSION RECOMMENDED ASSESSMENTS

Public Hearing to be held on January 27th, 2015.

10.2 TRANSIT-ORIENTED DEVELOPMENT PILOT PROGRAM

Alderman Papa MOVED to the following resolution:

Be it hereby resolved that the Board of Aldermen of the City of Shelton authorize the City of Derby, on behalf of the City of Shelton, to submit the Derby-Ansonia-Shelton Pilot Program for Transit Oriented Development Planning, in accordance with the Transit-Oriented Development (TOD) planning Grant Program Request for Applications;

Further, authorize the City of Shelton to enter into and, if necessary, to amend a Memorandum of Understanding (MOU) with the City of Derby and City of Ansonia, or any successor organization, which incorporates the requirements outlined in the Transit-Oriented Development (TOD) Pilot Program Request for Applications; and

Further, authorize Mayor Mark A. Lauretti, Mayor of the City of Shelton to negotiate terms and conditions of the MOU, to sign the MOU on behalf of the City of Shelton and to sign any other documents associated with administering the grant, if awarded, including any amendments thereto. Such grant application is attached to and made a part of this record.
SECONDED by Alderman Simonetti. A voice vote was taken and the MOTION PASSED unanimously.

10.3 SOLAR CITY POWER PURCHASE AGREEMENT

Aldermen Papa MOVED to approve the Solar Power Purchase Agreements and the Performance Guarantee Agreements by and between the City of Shelton and Solar City Corporation regarding Long Hill School, Perry Hill School, Sunnyside School and Elizabeth Shelton School. Further authorize Mayor Mark A. Lauretti to execute any and all documents necessary to effectuate said agreements.

Seconded by Aldermen Simonetti.

Discussion:

Attorney Welch: If I may, there was one change in the contract that came about in the last 24 hours. It was just some clarification that if there was any damage caused to the roof by the solar company or their agents, it is their responsibility. It was a concern that if you put these on top of the roof, we just wanted to be 100% clear that it is their problem if there is damage caused to the roof.

Alderman Papa: What is the cost on this? I do not have any cost factors on this?

Attorney Welch: You would have to buy all of the power from them. Each of the four contracts has a different price per kilowatt-hour that you end up paying.

Alderman Papa: So the energy we get, we get from Solar.

Attorney Welch: That is correct. You buy all of the power that is solar generated.

Alderman Papa: So it is obviously an advantage to us because it is less expensive than our other basic utility costs.

Alderman Anglace: Our information indicates that we will use more than they can generate. A couple of months ago when the Board of Education was talking about this, I am told that the rate at that time was $1.70 per kilowatt-hour. It really drops down costs.

Alderman Finn: Mr. President, I have some questions for the record. First of all, this is a Board of Education project, not the Board of Aldermen. We are only here to approve the agreement because they cannot. How did the Board of Education go about selecting a California-based company? Why was there not a bidding process? Were all companies interviewed by a panel, or was it just one company?

Alderman Anglace: Does anyone know the answer to that? I don’t know, but I would suggest respectfully that the Board of Education or the Purchasing Agent one or the
other, if they have worked with the Purchasing Agent because sometimes they do, they might be able to answer that.

Alderman Finn: That comes down to the fact on how can you make a decision when you do not know the companies’ proposals? Hopefully they went to all of the other companies, and not just this one company for this purpose. We, meaning the Board of Education, are going to be locked in for this for twenty years. After twenty years, they will have the option to purchase it. Also, that brings up the question of what is the startup costs to the City of Shelton? What is our obligation? I am sure that Solar City is going to come in, place them on the roof, bolt it and screw it down but there has to be some cost to the City of Shelton for startup.

Alderman Anglace: As I have showed you earlier, the contract and the explanation are voluminous. It does address most of the issues that you are talking about. Solar City puts together a group of investors who upfront the money, and Solar City is responsible for implementation. The reason this is before the Board of Aldermen versus the Board of Education because the City owns the buildings; they do not have the authority.

Alderman Finn: They cannot sign the agreement.

Alderman Anglace: Correct. So if we believe that not only today, but also in the future that this could result in considerable electricity savings. When you get into the peaks and valleys at the rate structures, as you all see all too often in the past, this will eliminate it and our costs will be fixed.

Alderman Finn: Did the Board of Education talk to other companies, besides the California-based company, as to inquire what other school systems that are in Connecticut or elsewhere in the United States that have solar power? It would be nice to see them if they were somewhere in Connecticut.

Alderman Anglace: I was looking in here to see if there was anything in here to that effect; I do not recall seeing anything about the preliminaries.

Alderman Papa: I was just curious, and maybe we should have the company that they represent to come in and give us some information on it. Also, find out from the Board of Education if they went out to quote to get any prices. I think we should have that to have an idea of what other companies that did quote, and also these people that were recommended. They should present to us to tell what our costs and what our savings will be before we vote on something that we are really not that firm on.

Alderman Finn: It would be nice to know too, if they showed the Maintenance Department if it is actually functioning on the roof. They can put the panels up there, and it may not be working. Who is going to know? There are a lot of things that I would like to see the company do to make sure this is working properly. It is a great idea, it is a great way to save money and nice to invest in technology like this, but let’s make sure that we are doing the right thing.
Alderman Anglace: I think that we would all agree that it does give a long-term fixed
cost, which historical prices have not gone down but have gone up. If you are looking
for a way to level your costs, this is a positive step. I am not at liberty, and I do not think
anyone else is, about what the Board of Education did. That was not provided to us.

Alderman Finn: I agree with Alderman Papa, that the information should be provided to
us. I went to Home Depot today because I have been looking for solar panels for my
own home this past year. They have the option to purchase for five, ten, fifteen or for
twenty years. We are looking at twenty years, but it would be nice to know if we can go
ahead to purchase after ten years because the technology is going to change so fast. If
we can get out of it by purchasing in ten years, and to improve upon the panels that
were already up there on the roof. Or is that something that Solar City is going to be
doing as technology continues to change?

Alderman Anglace: Ok, motion on the floor to table, pending receipt of receiving more
information as pointed out by Alderman Finn earlier.

Alderman Papa MOVED to table the item, pending receipt of receiving more information,
as pointed out by Alderman Finn earlier.

SECONDED by Alderman Simonetti. A voice vote was taken and the MOTION TO TABLE
PASSED unanimously.

Alderman Finn: I know we just tabled it, but it would also be nice if Solar City would
come in and hold a session with the volunteer firemen, to address on how to put the
solar panels on top of the schools.

Alderman Anglace: I think that is an administrative thing that is part of the system. I
understand what you are saying, that maybe they should be talked to at least but I do
not think that should be a requirement for us to make. I think that is an administrative
thing.

Alderman Finn: I took a class on this, and you cannot put water on it, you cannot put a
tarp over it. The stars are out and it is still energizing the panels, and the moon is out
and it is still energizing the panels. As firemen, we are not even supposed to go near
the panels; we just shut off the electricity down in the ground.

Alderman Papa: Like I said, Jack, Solar City should come to our meeting and have them
explain to us the situation and what they are going to do. If you wanted the Fire
Department too, they can also come down to listen if there are any questions.

Alderman Simonetti: They can bring a list of questions to be answered.

Alderman Anglace: You have just taken an administrative issue and made a legislative
issue out of it. Let the administration do their thing and we will do our thing. There is no
money involved, so all we are doing is approving it in principle and allowing them to put
in the panels on the buildings. Before we do that, we want to make sure that there are
no impediments and no damage, etc. We need to proceed with caution and that is a point well taken.

**10.4 EMERGENCY MANAGEMENT PERFORMANCE GRANT APPLICATION**

Alderman Papa MOVED to approve the following resolution:

Be it hereby resolved that the City of Shelton Board of Aldermen may enter into with and deliver to the State of Connecticut Department of Emergency Services and Public Protection, Division of Emergency Management and Homeland Security and all documents which it deems to be necessary or appropriate.

Further be it resolved, that Mayor Mark A. Lauretti, as Mayor of the City of Shelton/Board of Aldermen, is authorized and directed to execute and deliver any and all documents on behalf of the City of Shelton/Board of Aldermen, and to do and perform all acts and things which he deems to be necessary or appropriate to carry out the terms of such documents.

SECONDED by Alderman Finn.

Discussion:

Alderman Anglace: I think everyone understands this; we have done this before. This grant is received by a portion of Mike Maglione’s salary.

A voice vote was taken, and the MOTION PASSED unanimously.

**EXECUTIVE SESSION**

At approximately 7:30 PM, Alderman Anglace MOVED to enter into Executive Session to discuss the following items:

11.1 CACCHILLO VS. CITY OF SHELTON
11.2 BRIDGEPORT HOTEL COMPANY LLC. VS. CITY OF SHELTON

and invited Corporation Counsel Welch to remain in the auditorium during the Executive Session; SECONDED by Alderman Simonetti. A voice vote was taken and the MOTION PASSED unanimously.

**RETURN TO EXECUTIVE SESSION**

At approximately 7:40 p.m. Alderman Anglace MOVED to return to Regular Session; SECONDED by Alderman Finn. A voice vote was taken and the MOTION PASSED unanimously.
It was noted that no votes were taken in Executive Session.

11.1 CACCHILLO VS. CITY OF SHELTON

No action taken.

11.2 BRIDGEPORT HOTEL COMPANY LLC. VS. CITY OF SHELTON

Alderman Papa MOVED to approve the stipulation for judgment in the tax appeal entitled, Bridgeport Hotel Company LLC. vs. City of Shelton, relative to property located on 780 Bridgeport Avenue.

SECONDED by Alderman Simonetti. A voice vote was taken and the MOTION PASSED unanimously.

ADJOURNMENT

Alderman Papa MOVED to adjourn; SECONDED by Alderman Simonetti. A voice vote was taken and the MOTION PASSED unanimously.

The meeting adjourned at approximately 7:43 p.m.

Respectfully submitted,

Brittany Gannon, Clerk
Board of Aldermen

DATE APPROVED: ______________BY: _________________________________________

Mark A. Lauretti
Mayor, City of Shelton