



**Board of Aldermen
Shelton, Connecticut
Public Hearing on Ordinances
June 24, 2004**

CALL TO ORDER/PLEDGE OF ALLEGIANCE

Alderman John Anglace opened the Public Hearing at 7:30 p.m., immediately following the Aldermanic Special Meeting.

ROLL CALL

Aldermanic President John F. Anglace, Jr. - present
Alderman John "Jack" Finn - present
Alderman Stanley Kudej - present
Alderman Joseph Lanzi - present
Alderman Diane M. Marangelo - present
Alderman Nancy Minotti - present
Alderman Kenneth Olin - present
Alderman John P. Papa - present

LEGAL NOTICE - CITY OF SHELTON – published

Alderman Anglace noted for the record that the Legal Notice has been published in the newspaper.

1. **PROCEDURE TO SELL CITY PROPERTY ORDINANCE**

PROCEDURE TO SELL CITY PROPERTY.

Definition:

From time to time the City may be asked or may decide to sell property it owns. This property may be a small fraction of land or a full building lot or a parcel consisting of several acres. It could also be property containing buildings. This procedure pertains only to property of significant size (building lot or larger), with or without buildings on it.

PROCEDURE

- Request is received asking to sell City owned property or the BOA decides to sell City property of significant size.
- The Conservation Commission and Parks & Recreation Commissions are asked for their opinion. The BOA specifically wants to know if the property has Open Space, conservation or recreational value to the City.
- If the answer were “yes” and the BOA agrees, the BOA would be guided by this information.
- If no, the BOA would seek an 8-24 referral from Planning & Zoning.
- If the 8-24 were favorable to sell, the BOA would proceed with this process.
- If the 8-24 is unfavorable, the BOA must override the unfavorable by a 2/3 vote to proceed.
- If the 8-24 is favorable or if the unfavorable 8-24 is overridden, the BOA can then proceed to have the land appraised.
- Upon receipt of the appraisal, the City would advertise that it is accepting bids no lower than the appraised price (or another price agreed to by the BOA) with a cut off date to receive sealed bids. All bids are required to be accompanied by a certified check equal to ten (10%) percent of the bid price.
- The Purchasing Agent would open the bids and refer them to the Finance Committee of the Board of A&T who would determine the highest, responsible bidder.
- The BOA approves the price and authorizes the sale.
- A contract to sell is made up by Corporation Counsel and signed by the Mayor.

Proceeds from the sale go into the General Fund unless otherwise directed by the BOA.

Alderman Anglace asked if any member of the public wished to address the Board.

Alderman Anglace stated, our original document was modified – Alderman Finn offered an amendment which was incorporated.

Alderman Finn stated, what we have in front of us is not what the Finance Committee discussed at it's May 27th meeting. The only thing that was deleted from what we have in front of us was, “if the appraised value of the property is \$500,000 or higher, the Board of Aldermen must hold a public hearing before deciding to sell and advertise for bids.” I would like to see this reintroduced back to the Procedures. I'm sure it was a typographical error.

Alderman Anglace stated, it was omitted, it was not intentional. I didn't realize that it wasn't in there. There is, in there, one more bullet that is missing

that did appear at our last meeting when we referred this to public hearing, and that incorporates the fact that if the appraisal value is \$500,000 or more then we will hold a public hearing on it.

Patty Tenza, 14 Wopowog Trail

I was notified about this meeting. My question however has nothing to do with a piece of property that is \$500,000 or more. It pertains to a parcel of land that is owned by the City in the back of my home. Obviously you can't build on it, and I would like to purchase it if it's going to come up.

Alderman Anglace stated, so you think this procedure would serve your interest?

Ms. Tenza replied, yes.

Alderman Anglace stated, thank you. Very nice. If you would recall, Ms. Tenza had notified us that she had a piece of property to the rear of her home that would offer her – she would like to buy it – and she even said that she would deed restrict it.

Ms. Tenza stated, my reasoning is, I know that the City of Shelton doesn't want to get rid of any land – they'd like to keep a building restricted area, especially in Pine Rock where it's very overcrowded. However, the parcel of land that I'm referring to has become a dumping ground with leaves and trees falling – it's completely unkempt. It is unsightly from my back yard view and from Orowog – the surrounding street. If the City would consider selling a parcel of land that is serving no use whatsoever to anyone and I put in a deed restriction saying we would not build on it; it's just for access to my yard – because if you know Pine Rock, you cannot get in to fix anything on any angle of your home unless you do have an adjacent area. My thought its, better to collect the tax on it and the City get something from it than to just let it sit there and overgrow and become a dumping ground.

Alderman Anglace stated, it was because of Pat and the gentleman that asked about the lots on Tuxedo Avenue - those are the two requests that we got that prompted us to prepare this and put this in practice so if we decide that the City doesn't need the property or wants to dispose of it, that there is a fair way for everybody to know about it.

Alderman Finn stated, I just wanted to point out – you already knew that you obviously made mention of the fact that we had discussed, especially in the

Pine Rock Park section that is overdeveloped already, that if any property was sold down there we would look for deed restrictions, but you seem to be aware of that anyways.

Ms. Tenza stated, I'm very aware of that. I simply want to purchase it as a back yard area. Not for any building. We are completely overcrowded as it is. One more building is really not going to help Pine Rock. Thank you.

Alderman Anglace asked if any other member of the public wished to address the Board.

Alderman Papa asked, those changes that Jack made, do those have to be added to this?

Alderman Anglace stated, no, for some reason, this is the document that came to the Finance Committee. Then, when it left the Finance Committee, we recommended that change, and it was incorporated, but the new document didn't get printed for us tonight. It does exist and Brigitte will send it out to you Monday. I'll have her send it out Monday.

We are mainly interested in whether this is a practical approach and whether or not it's going to work. One of the things that I promised, and with your permission will carry out, I said I would leave this public hearing open, because of the other public hearing tonight. I would like to recommend to the Board to leave this public hearing open. We will continue to take comment even at our regular Board meeting in July, during the public portion.

Alderman Finn MOVED to leave the Public Hearing open on Procedures to Sell City Property and continue to hear public comment at the July 8th Board of Aldermen meeting; SECONDED by Alderman Papa. A voice vote was taken and the MOTION PASSED 8-0.

ADJOURNMENT

Being no other persons wishing to address the Board, Alderman Anglace closed the public hearing at approximately 7:45 p.m.

Respectfully submitted,

Patricia M. Regan
Clerk
Board of Aldermen

Date Submitted: _____

DATE APPROVED: _____

BY: _____

Mark A. Lauretti
Mayor, City of Shelton