



BOARD OF ALDERMEN  
SHELTON, CONNECTICUT  
**SPECIAL PUBLIC HEARING ON ORDINANCES**  
**THURSDAY, DECEMBER 8, 2016**

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**CALL TO ORDER**

Alderman Anglace called the Special Public Hearing to order at approximately 6:45 p.m. All present recited the Pledge of Allegiance.

**ROLL CALL**

Alderman John F. Anglace, Jr., President – present  
Alderman Lynne Farrell – not present  
Alderman John “Jack” Finn – not present  
Alderman Stanley Kudej – present  
Alderman Noreen McGorty – not present  
Alderman Jim Capra – present  
Alderman Eric McPherson - present  
Alderman Anthony Simonetti – present

Administration: Atty. Thomas Welch, Corporation Counsel

**AGENDA ITEM:**

**1. BIRDSEYE ROAD (#26-#53) WATER MAIN EXTENSION REQUEST**

Discussion:

Alderman Anglace: The City Engineer is here, perhaps to give us a little background and then we can proceed from there.

Bob Kulacz: Good evening. We mailed out a cost estimate and a neighborhood map of the 12 additional properties that petitioned to extend the existing project that is currently under construction. The approximate cost for each household estimated after the water main rebate on the water company, is about \$16,000, per household which can be paid over a ten-year period. The only thing that I need to add at this point, is that we had received two letters: One from 31 Birdseye Road, who was against this project- their well is fine. She is a single mother who cannot afford the costs of the improvement.

We had also received another letter from 38 Birdseye Road, who is in favor. At this point I will stand by and answer any questions that the board or residents may have.

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Alderman Anglace: The first phase of the project is currently under construction. There were five properties to be served, and the costs there were going to be \$19,620 per property.

Bob Kulacz: That is correct.

Alderman Anglace: Phase 2A and Phase 2B were brought up for Phase 2 Alternate A, and Phase 2 Alternate B were brought up for consideration and that is what we are considering tonight.

Bob Kulacz: That is correct.

Alderman Anglace: As far as the aldermen are concerned, what our interest is knowing that the people in Phase 2 Alternate A, that there is a majority that are interested and want it and/or Phase 2 Alternate A & Alternate B- the majority in that group are interested and want it. I understand that Phase 2 Alternate A numbers drop down from \$19,600 to \$17,000, and the numbers from Phase 2 Alternate B when everyone is involved, come down to \$16,685. That is a considerable drop. What we are interested in knowing is showing us there is a solid majority that want it. If they want it, our position becomes authorizing the funding and authorizing the project to proceed. We do not pay for it, but this comes as a request from the people. We are not requesting it; we have no stake in it with the exception that being one of the properties being assessed is City-owned open space so that helps bringing the price down. Mr. Kulacz, if everything is in order then we can take comment.

*Joyce Tichy, representing Helen & Vincent Tichy, 51 Birdseye Road*

I am an attorney representing my parents, Helen and Vincent Tichy, who have lived on the property at 51 Birdseye Road, for my father's case, his whole life. He is 90 years old and is in a nursing home and she lives on the property. They are both infirm, and I represent them both. They are both firmly in favor of the proposed Alternate B, which includes going down to 53 Birdseye Road. I am also going to mention that my brother, Michael Tichy, can speak on behalf of 53 Birdseye Road because he lives in the house over there.

*Michael Tichy, 53 Birdseye Road*

I live at 53 Birdseye Road. I am definitely in favor of the extension to 53 Birdseye Road. We have a well there, and it is just marginal in terms of volume. We are having problems with the water, so they were worried about the drought continuing and having insufficient volume. This water main would be fantastic there. A question that I have also: Years ago, there was some road improvements on Birdseye Road. Originally they were going to improve the sightline on Birdseye Road on the intersection of Birdseye Road Extension, and that did not get done there. They were considering lowering the hill of about 4 feet to make it safer, so I was wondering if that was going to be a project for the future? If it is, to make sure they are going to put the water line in low enough so that does not become a problem later on if they

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decide to do the road improvement over there. They improved the sightline in front of 53 Birdseye Road of about 3 to 4 feet and made it much safer. They were originally going to do that over the second spot but it ended up getting cancelled over there so I just wanted to suggest when the Engineer decides to engineer it, to factor that in so they could do that in the future if they want to; to not put the water main up too high. It is a definite yes for the water main extension.

*David Fuller, 26 Birdseye Road*

I am definitely for this project. The only good attribute that my well has is that it never runs dry. Other than that, it has a pH of 5, it rots pipes, it is full of iron, we are constantly fighting rust stains in the house. We had to replace every valve and faucet in the house a couple of times because they become corroded by the acidity. We have been treating this for the 43 out of the 45 years that we have been living there, and we still have a problem with it. Quite honestly I would love to have City water and get rid of that hole in the ground because it is very difficult to maintain and take care of. The quality of the water is not that great either; it is safe because we test it periodically but it does not have any metal or hydrocarbons. It has a lot of iron, and because of the iron it is acidic and it is difficult. I would love to have City water. Thank you.

Alderman Anglace: A question for the City Engineer for clarification: If Phase 2 Alternate A consists of which number of houses?

Bob Kulacz: Alternate A is house #26-#38.

Alderman Anglace: That is six houses.

Bob Kulacz: It would be a total, including the city property.

Alderman Anglace: Is the city property in there?

Bob Kulacz: Yes it is. The city property is included in all calculations.

Alderman Anglace: So that will be seven properties in Alternate A. Alternate B is five properties, is that correct?

Bob Kulacz: There is another five properties in Alternate B, so there is a total of twelve properties.

Alderman Anglace: So far we only heard from five properties; we need more for the majority.

*Kenneth Koch, 42 Birdseye Road*

I am in favor of the water main going in. I have no other comments. Thank you.

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*William Dean, 35 Birdseye Road*

I lived there for over 45 years. My well is fine and I really do not need the water from the city, however to support my neighbors who do need it, I will support the project.

Alderman Anglace: So we have seven people that we have heard from, out of eleven because the city is in favor of it.

Michael Tichy: Last week, the person who lived at 34 Birdseye Road came around with a petition that we had signed, that we are in favor of it. I do not know if that was presented to you at all? When I saw it, it had most of the names of the people on it. His first was Joe but do not remember what his last name was? I do not know if the petition was presented because it seemed like they were all in favor, and I do not know if that gets included here.

Bob Kulacz: The petition was submitted by 34 Birdseye Road. However, the signing of the petition is for holding the public hearing and to get to the numbers. So when the petition was submitted, no one had numbers or cost estimates of the actual impact of the finances. That is why we have the public hearing, and sometimes we need to send out ballots to have all of the people attending the public hearing.

Alderman Anglace: Right now we have seven yes, in favor of it. We have one person that said no, they are against it and four persons unheard from. If there are any other residents here other than those who have already spoken, they can tell us how they feel: Yes or No. It seems to me that we have seven properties that are in favor, one opposed and four unheard from. We have to make a decision, and we will make a decision based on that count. We are going to close the public hearing and go into regular session on the regular board of aldermen meeting. At some point during that time we will take an action on this; yes or no.

Alderman Simonetti: Mr. President, you made the statement that we have 7, 1 and 4. Does the engineering department agree with that? Or do you have ballots that we do not know about?

Bob Kulacz: No, I only received those two letters that I spoke about. Those are the only two correspondences that we received- no emails, no faxes. Just two letters- one mailed and one hand-delivered.

Alderman Anglace: We have one person that is known to be opposed to this. We have seven people to be known that are in favor of this, and we have four people unknown, so that is what will go forward and that is what we will make a decision on.

Bob Kulacz: Just to let you know, I do not know if we are going to be able to continue the project much past next week because of the temperatures taking a dive. I do not know how the contractors are going to operate. At this point we are trying to wrap up, and the water main is in for the first five homes; the water main is going to be charged and chlorinated and then the contractor can tap it, so we can get the water services in

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for those first five homes. We are not going to have the contractor start to extend the main; we do not want to lose the window of opportunity that we have right now before it really gets cold. We want to get the water services in for those five homes.

Alderman Anglace: The construction is a separate phase from what we are doing. Once we approve this project, you then can proceed to sign the contract to get the estimates. These are cost estimates; they are not signed in blood. Based on those cost estimates, our experience is they do come in very close to the number that they estimate.

Bob Kulacz: In this case here, the contractor that is on the job agreed to hold his unit prices to extend the contract, so the numbers that we have are pretty solid except for the quantity of rock, of which we do not know.

Alderman Anglace: Our action would then lock up these numbers as best as we can. We won't come back next year and go out to bid all over again, because that would only need to raise the price of the cost.

Bob Kulacz: I will give you the numbers for recommendation for numbers. It looks like we are looking at Phase 2 Alternate B, all the way up to #53.

Alderman Anglace: After this project is completed, when all of the costs are in, the City Engineer will sit down and finalize and give us a final number which should be close to the estimate. It may not be exact, but it will be close. At that time, we will call another meeting and approve the payment. Right now we need to make a decision; we told you facts we need to make and it looks like people are predominantly in favor of it. Going with the larger group brings the cost down considerably, which is another benefit for us to think about.

Alderman Simonetti MOVED to close the Special Public Hearing on Ordinances on December 8, 2016.

SECONDED by Alderman Kudej. A voice vote was taken and the motion passed unanimously.

There being no other speakers, the Special Public Hearing on Ordinances was closed at 7:05 pm.

ADJOURNMENT

Alderman Simonetti MOVED to adjourn the Special Public Hearing on Ordinances; SECONDED by Alderman Kudej. A voice vote was taken and hearing was adjourned.

Respectfully submitted,

*Brittany Gannon*

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Brittany Gannon, Clerk  
Board of Aldermen

Date Approved: \_\_\_\_\_ BY: \_\_\_\_\_  
Mayor Mark A. Lauretti

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