



Board of Aldermen
Shelton, Connecticut
Full Board Meeting Minutes
Thursday, October 13, 2016

Call to Order / Pledge of Allegiance

President, John F. Anglace, Jr. called the meeting of the Board of Aldermen to order at 7:05 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 Jim Capra – present
Alderman Eric McPherson – present
Alderman Anthony Simonetti –present

Raymond S. Anglace
2016 OCT 19 P 2:56
CITY OF SHELTON
TOWN CLERK

Administration:

Attorney Thomas Welch, Corporation Counsel

Alderman Anglace: The mayor said he was coming tonight but Tom just reminded me that the city is being given an award by Team at Team’s annual meeting and the mayor has got to be there to accept the award. So we’ll get started.

Alderman Anglace asked if anyone wished to speak at the public portion and address the board.

PUBLIC PORTION

Greg Tetro, 281 Buddington Road

I want to thank the aldermen for having this public hearing again tonight. I’d like to let everybody know that the hearing for Shelter Ridge has closed. They are now in deliberations. I wanted to come and thank the three of you who did come and speak at the

original meeting. Thank you very much for your words. I think it will help greatly. During this time, I am watching the meetings go on and I keep researching things we can do and say to take part in it. I think the environmental did an amazing job on their report on saving it. I think I have a lot of notes from the actual charter on (inaudible) that could be saved for appeals if needed or how inland/wetlands goes. I am trying to cover all the bases on this. As you understand I am very, very, very much into this. My wife got me into this, she cried when she heard it was lost, once I knew that, I was on it until I could find a resolution. So what I did is call the CT DEEP, they actually sent me to another website that showed an environmental team that would do a complete survey on this. They do it at no cost. They come in and find what the valuable resources are that we could lose. Now I can't make out the report. I would need an alderman or another department to actually make the request. Again, they can make recommendations. I also did as much research as I possibly could, I have a nice paper here called the Economic Benefits of Land Conservation that shows that maybe the tax dollars you think you got are not the tax dollars you could get if some other ideas were ventured and what we are really losing which I think is some valuable land. I know that something is going to go there. I know that conservation would like to save 26%, I believe is what they made as their new cut off line. I'm okay with that. We are going to have to settle somewhere. Now the question is can we purchase this land? The state will entertain paying a portion of the land. There are a lot of other places that still have to be checked out with the federal government to see if they will invest any money in the property. I also looked at a lot of our tax base from what I can see. I found out that we have 10,000 homes in here and I found out that it only takes two dollars a week, one from each household, not from each person, two dollars a week can make a million dollars in a year. Is that something that is considered as a tax increase? If that's what it has to be called, that's what it has to be called. And I don't think people would be afraid to pay a couple dollars more if it's presented the proper way. What do we want to give up, what are we going to give up? We already know we have a hotel and a restaurant coming in. We already know we don't have 37 but we probably have 24 units on Bridgeport Avenue. We know how over developed that's going to be, somewhere there has to be a drawing line. Somewhere there has to be some reduction or we are going to lose this city. We are truly going to lose this city. We are already starting to lose it. I am not going to go back over the traffic and the accidents and all the issues that we lose. But all I am here to do is to ask for you to look over the application and decide if this is something that you would like to put your name on. I don't think it has to be everybody, I think it has to be one person to fill out an application and get it in to get an environmental team here. I think if you try to take 26% of the land it's probably \$3 million dollars. It's a lot of money but \$2 a week from 10,000 households can give you \$5 million dollars in extra money. I also was very frustrated again with the website. I was here in April and discussed the website for the very first time. I think it was said that we were going to look into it and see what we were going to do. It's actually gotten slightly worse. I looked at the Zoning Board of Appeals, there's one meeting in there in 2013 in the minutes. I looked to go onto the Board of Appeals website and I get Error 404. I went to the mayor's department to try and get an email or something and I get an 8.5 by 10 glossy of the mayor with no information. It's a very very sad state of affairs. This is a city, this is not a Podunk town like Kent or something like that which does have a

website which is interactive. This is a city and it's a city that's growing quickly. Somehow the IT department has to grow with the city so people can get the information they need. The information is not easily found and I truly believe some people have given up looking for stuff because it's impossible to find. We shouldn't have to come to City Hall every time we need something. We need to be able to get the information off of the website in my opinion.

Alderman Anglace: No, in everybody's opinion. That's the goal.

Greg Tetro: That is the goal. And there is a football game tonight and the goal line is the goal line. Do we have any idea where the goal line is when the goal line can be (inaudible)?

Alderman Anglace: We did contract with a firm who is working on it currently with Jack Bashar and while the board doesn't have up to the minute details on where they are, I am sure Jack could provide something if you'd like to call him.

Greg Tetro: I am going to see Jack next as I am going over to Code of Ethics.

Alderman Anglace: If you'd like to call him you could or any one of us could call him except that he hasn't provided us with an interim report of where he is. I know they are working on it and I know that some things haven't happened. Like I said, from where we were to where we want to go for the website the goal is to make it so you don't have to come in here. The board approved some money a while back for the assessor's office and the tax office too so that you could pay your taxes online, so you could do everything through the website. I know there is a way to communicate with whomever you want in the city because we get these inquiries all the time.

Greg Tetro: Well there are some departments that I am sure that work but I went to try and find an updated budget when I was looking for the number on households and the last one I could find was 2014.

Alderman Anglace: The budgets should be on there, Greg. The adopted budget definitely should be on there.

Greg Tetro: Maybe you could send me a link to do that?

Alderman Anglace: Yes. Ok.

Greg Tetro: A million dollars a year is not a lot of money. I already have 1,000 people who said they would do \$20 a week to get a million dollars.

Alderman Anglace: I don't want to appear like I am back and forth with you but I just want to give you some thoughts quickly on what you said. This isn't one site that we are looking at to purchase. You do it once then you do it throughout the entire city. Every time

someone submits something they will want us to buy the property. That's the biggest fear. And taking it by eminent domain, that's another road to travel with a great deal of...

Greg Tetro: Show me another site that has a colonial road, waterfalls, Indian artifacts found on it, the Blue Dot trail, then by all means I would try to save that too. I am talking about what has some real intrinsic value and I am not talking about the whole lot.

Alderman Anglace: I understand that but we have a Conservation group, an excellent group that you alluded to before, they provide us with a direction they think we ought to go with this particular piece. I am glad to hear you say that you read it and that it's a good piece because as you know I circulated it. Conservation has not approached the Board of Aldermen with any recommendations to purchase any property in quite a while. That's been our practice, the ladies and gentlemen here can correct me if I am wrong, but I don't believe we have ever turned down one piece that they gave us good reason to purchase. We found a way to do it. The latest one I think was up off of Meadow Street. They are building an acreage and if this property is part of what they want to do then they pursue it and recommend to us but it would have to start with them because that's the practice we have followed for 25 years with one exception and that's the Bridgeport Hydraulic property and that was done through a negotiation over a couple of years.

Greg Tetro: Well I do know they recommended to P&Z to try and restrict it to save that much land but I don't think they requested a purchase because they are hoping to get a settlement or agreement or best case scenario a denial which gives us time to pursue state or federal money or several zoning items that we think would reject the project anyways. I just wanted to come here and thank you very much for all the work you've done, you guys have been wonderful to me, you've let me speak you let me bash when I thought I had to, you let me speak when some people wouldn't speak. I sit here alone because people are afraid to speak. I am not afraid to speak but I am afraid of what could happen. Thank you very much for your time.

Alderman Anglace: Well we appreciate what you have to say and we will continue to work with you.

Alderman Anglace asked if anyone else wished to address the board. There being no one the public portion was closed.

Add-On:

Alderman McPherson MOVED to add-on Item 9.6 Over Expenditure for Registrar of Voter's Office to the October 13, 2016 Full Board agenda.

SECONDED by Alderman Kudej. A voice vote was taken and the motion passed 7-1; Alderman Finn abstained.

MINUTES FOR APPROVAL

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

1. Regular Meeting – September 8, 2016

SECONDED by Alderman Capra.

Alderman Finn: I would just like to note for the public record that I was absent do to the fact that I was still recovering from surgery.

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

5.1.1 NO ITEMS

5.2 PUBLIC HEALTH & SAFETY COMMITTEE

5.2.1 NO ITEMS

5.3 STREET COMMITTEE

5.3.1 NO ITEMS

REPORT OF THE MAYOR – None presented.

REPORT OF THE PRESIDENT – The mayor is collecting another trophy for the city. I also want to add that tonight you have the budget runs and that's back on track. Look it over.

6.0 LEGAL REPORT

6.1 CORPORATION COUNSEL BILLING

Alderman McPherson MOVED to authorize a total payment of \$2,035.00 to Corporation Counsel Welch, Teodosio, and Stanek, LLC, for services rendered per statement dated October 3, 2016, with funds to come from the following Legal Services Accounts:

| | | | |
|------------------|---|--------------------|------------|
| Legal Fees | - | 001-1900-411.30-03 | \$1,952.50 |
| Foreclosure Fees | - | 001-1900-411.50-01 | \$ 82.50 |

SECONDED by Alderman Farrell. A voice vote was taken and the motion passed 7-1; Alderman Finn abstained.

6.2 ASSISTANT CORPORATION COUNSEL BILLING

Alderman McPherson MOVED to authorize a total payment of \$2,227.50 to Assistant Corporation Counsel Ramon Sous for services rendered per statement dated October 1, 2016, with funds to come from the following Legal Services Accounts:

| | | | |
|------------|--|--------------------|------------|
| Legal Fees | | 001-1900-411.30-03 | \$2,227.50 |
|------------|--|--------------------|------------|

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 NO ITEMS

8 FINANCIAL BUSINESS OLD

8.1 NO ITEMS

9 FINANCIAL BUSINESS NEW

9.1 OCTOBER STATUTORY REFUNDS

Alderman McPherson MOVED that the report of the Tax Collector relative to the refund of taxes for a total amount of \$2,375.34 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 from the Statutory Refunds Account 001-0000-311.13.00.

SECONDED by Alderman Kudej.

Alderman Anglace: How do you like the report that she submitted? If you want any improvements on this just let me know.

A voice vote was taken and the motion passed unanimously.

9.2 CHROMIUM PROCESS BUILDING PARCEL – EPA GRANT

Alderman McPherson MOVED to approve the following resolution:

Be it resolved that the Board of Aldermen accept the EPA Grant BF-00A00144-0 for the remediation of 113 Canal Street, also known as the “Chromium Process Building Parcel”, and to authorize the Mayor of the City of Shelton to take any and all actions necessary to implement the grant, and to designate the Shelton Economic Development Corporation as the implementation agency for this program. Further, the City of Shelton appropriates \$40,000 with funding to be provided by bonding pursuant to Section 7.16 of the City Charter to meet the 20% matching requirement of the EPA Grant, with the shares as follows, \$200,000 US EPA and \$40,000 City of Shelton.

SECONDED by Alderman Kudej.

Alderman Capra: Alderman Anglace, I had sent an email over to Paul Grimmer about when it was going to be knocked down. I was under the impression that last month it was going to be knocked down and nothing has been done on it. I am looking for a time frame. I think when we were at the brick breaking they said it would be down that week and nothing was done there. My second question to him, which I haven't gotten a response back yet, is what is going to be there? Is it going to be a parking lot or is something else going to be put there?

Alderman Anglace: We were all told by the mayor a parking lot.

Alderman Capra: OK, so I just want to make sure that's still the plan going forward. Do you have a time frame of when you think it will come down?

Alderman Anglace: I have no time frame.

Alderman Finn: Alderman Anglace, I was made aware that the building was going to come down next week or the week after.

Alderman Anglace: There are hidden difficulties in some of these grants. I remember someone saying that on one of the grants someone from the state asked a question and nothing could be done until that question could be answered and then seven days later it continued. So things like that take place. Us putting up \$40,000 and them putting up \$200,000 is a pretty good deal.

A voice vote was taken and the motion passed unanimously.

9.3 ROLFITE – 131 CANAL STREET – REMEDIAL ACTION PLAN

Alderman McPherson MOVED to approve the following resolution:

BE IT RESOLVED that the Board of Alderman hereby authorizes the Shelton Economic Development Corporation to enter into Task Order 04 (03) in the amount of \$20,500 by and between The Shelton Economic Development Corporation and AECOM for the purpose of preparing and a Remedial Action Plan as part of the Rolfite Site Assessment and Remedial Planning activities. Further, that the City's obligation is limited to \$8,000 with funding to come from bonding per Section 7.16 of the City Charter and the balance of funds totaling \$12,500 being allocated from the State of Connecticut Department of Economic and Community Development's OBRD's Rolfite Site Assessment Grant.

SECONDED by Alderman Kudej.

Alderman Finn: Alderman Anglace, is there any other source of funding besides bonding \$8,000 for this plan? Like General Fund Surplus? Why do we have to use bonding?

Alderman Anglace: I think the reason it's bonding is to be consistent with what we have done with the other parcels, that's all. This then results in a nice record throughout the year that at the end of the year we approve, it generates a record. Otherwise if we took money from here or there it wouldn't all be in one place at the end of the year. Do you know anything about this Tom?

Tom Welch: About the task order itself?

Alderman Anglace: Yes.

Tom Welch: When you agreed to the contract in regards to the sale of the property our obligations as a city was to get through this remedial action plan and the buyer is responsible for implementing the remedial action plan and the environmental conditions that exist on the property and things of that nature. This is to get through this next phase so I expect that we have a contract that goes through September 30th and they have asked to extend it to December 31st to close and we are going to meet next week on it to try and close that gap because once this is completed, the remedial action plan is approved by the state. We are ready to close. The developer that has to implement it, they are asking for it to go to December 31st, we want to close sooner.

Alderman Finn: Would you go along with the recommendation for \$8 million dollars in bonding?

Alderman Simonetti: \$8,000 in bonding.

Alderman Finn: I mean \$8,000.

Tom Welch: From a Corporation Counsel standpoint, and I say this respectfully, it doesn't matter to me really.

Alderman Anglace: The total cost of the remedial plan is \$20,500, I am not sure and I am asking the Clerk to check for me if we have appropriated any other money for this project? Perhaps if we have we can give you a report on what the total allocation of the project has been seen the inception.

Alderman Finn: I would appreciate the report thank you.

Alderman Anglace: I think that would be a good idea for the clerk.

Board of Aldermen Clerk: I think the first amount of money that was appropriated, SEDC paid for it, correct Tom?

Tom Welch: Yes, that's correct. This is an SEDC state grant that we had and there is only \$12,500 left. So we need \$8,000 more.

Alderman Anglace: We will put something together to show where it came from.

Board of Aldermen Clerk: OK.

Alderman Anglace: Alright.

A voice vote was taken and the motion passed unanimously.

9.4 FUNDING FOR TIMBERLANE DRIVE ROAD REHABILITATION

Alderman McPherson MOVED to appropriate an amount of \$117,600 for the reclamation of Timberlane Drive with funding to come from bonding per Section 7.16 of the City Charter.

SECONDED by Alderman Simonetti.

Alderman Anglace: I believe Mr. DiMauro and Mr. Kulacz did a good job of negotiating this. They picked up on the fact that since the road was going to be all torn apart anyway. They did a good job pulling this together. The people on Timberlane will come out with a new road and it's only going to cost us \$117, 000.

Alderman Finn: the other half (inaudible).

A voice vote was taken and the motion passed unanimously.

9.5 WAIVER OF BID FOR VEHICLE FOR SENIOR CENTER

Alderman McPherson MOVED, per the recommendation of the Purchasing Agent, to waive the bids for the purchase of a vehicle for the Senior Center.

SECONDED by Alderman Finn.

Alderman Finn: Last month when I wasn't here funding for the vehicle was approved for \$25,000 but in discussion it says that this went out to bid and the bid was awarded, so why are we now waiving the bid?

Alderman Anglace: I can explain. What we approved was the expenditure of up to \$25,000 and we said we didn't think they were going to spend that much money. What they did is they went out to bid and a number of bids came in that were used vehicles that were on the lot and in the meantime and they finally got approval and they went to go back to all those vehicles that they thought they might buy but they were all sold. So they are going back for another one, they don't want a van, so they asked for a waiver so they can review what's on the lot and pick something.

Alderman Finn: I am in agreement with the purchase. It's well overdue. Their vehicle, they had duct tape holding the ceiling up so it wouldn't fall down on the people inside the vehicle. They came to a stop one time and the back seat went into the front seat with the person in it. They used to stop at the stop signs, and this is the funny part, they put on their blinker lights and the wipers would go on. And if they used it in the evening they had no headlights.

Alderman Anglace: I am laughing because that's what my car does.

Alderman Finn: It's well overdue. I am glad to see it's moving forward.

Alderman Anglace: It's overdue, you are right. The seniors are working with the purchasing agent trying to come up with something so the waiver will help expedite it.

A voice vote was taken and the motion passed unanimously.

9.6 OVER EXPENDITURE FOR REGISTRAR OF VOTER'S OFFICE

Alderman McPherson MOVED to authorize the over expenditure of the following Registrar of Voters' accounts:

| ACCOUNT | ACCOUNT NAME | Estimated Amounts |
|----------------|---|-------------------|
| 0500-413.30-07 | Printing & Advertising---Ballots. memory cards, posters, post cards | \$2,300 |
| 0500-413.10-02 | PART TIME EMPLOYEES | \$1,200 |
| 0500-413.80-41 | COMMISSARY | \$1,200 |
| 0500-413.80-41 | POLL WORKERS | \$10,050 |
| 0500-413.40-05 | Postage | \$1,000 |
| | Total | \$15,750 |

SECONDED by Alderman McGorty.

Alderman Anglace: We have done this before. It's worked out fine. We make the adjustments at the end of the year.

A voice vote was taken and the motion passed 7-1; Alderman Finn abstained.

OCTOBER 13, 2016

BOARD OF ALDERMEN
FULL BOARD MEETING

10 – LEGISLATIVE – NEW

10.1 ITEMS TO PUBLIC HEARING

10.1 A NO ITEMS

EXECUTIVE SESSION

11.1 NO ITEMS

ADJOURNMENT

Alderman Anglace MOVED to adjourn; SECONDED by Alderman McGorty. A voice vote was taken and the motion passed unanimously.

The meeting adjourned at approximately 7:35 p.m.

Respectfully submitted,

Theresa Adcox

Theresa Adcox, Clerk
Board of Aldermen

DATE APPROVED: _____ BY: _____

Mayor Mark A. Laretti