CALL TO ORDER / PLEDGE OF ALLEGIANCE

Alderman Anglace called the meeting of the Board of Aldermen to order at 7:00 p.m. All those present stood and all rose to recite the Pledge of Allegiance to the flag:

ROLL CALL

Alderman John F. Anglace, Jr., President – present
Alderman Eric McPherson, Vice President – present
Alderman David Gidwani – absent
Alderman Stanley Kudej – present
Alderman Noreen McGorty – absent
Alderman Cris Balamaci - present
Alderman Jim Capra – present
Alderman Anthony Simonetti – present

Administration: Mayor Mark A. Lauretti
Attorney Francis Teodosio, Corporation Counsel

PUBLIC PORTION

Mayor Lauretti assumed the Chair, and asked if any member of the public wished to address the Board.

Guy Beardsley, 276 Leavenworth Road

I’m here tonight as Chairman of the little-known Citizens Advisory Board, which meets first Wednesday of the month. We were formed in the 1990s to provide input to the downtown revitalization program. As you can well imagine, most of our discussion involves the housing with its parking and business with its parking. I want to introduce myself and our organization and point out that with the opportunity to talk to the Board of Aldermen and others, we will plan to have a few comments with various points that we have discussed in our organization. We are appointed by the Mayor; 12 of us. We represent various different aspects of the City. Anybody is welcome to our meetings – we meet on the first Wednesday of each month, and we will not meet, however, on July 3rd. Thank you very much.

Glen Lucia, 36 Pine Tree Hill Road

I’ve lived in White Hills for over 30 years. I travel Beardsley Road quite often. In the last few years, specifically from Dimon Road to Route 110, the road has been in gradual
decline; there’s a lot of bumps, dips, waves, cracks. In the southbound lane just north of Perch there’s a sunken storm drain that I brought to the attention of Highways & Bridges at the beginning of the year. It has yet to be repaired. There’s a lot of wooded areas from Margaret to Dimon. Over the years those used to be mowed quite often. The last few years, that’s predominantly stopped. Same holds true on Pine Tree Hill Road, there are some open space areas in there, on the shoulder section of the road which is no longer being mowed. There’s curbing on Pine Tree Hill Road that was damaged in the winter of 2017-18 that has yet to be repaired. That’s all I have.

Lauren Moore, 5 White Birch Court

I agree with a lot of what Mr. Lucia just said. I’m hoping on record tonight that we can maybe address the 110-Beardsley-School Street-Birdseye intersection and look at that. I know the State is looking at the intersection but just tonight one of my neighbors texted me, they almost got hit on 110 from a car coming off School Street. I think there’s a lot of overgrowth, high weeds. I don’t even know if it’s City property to be honest with you because private property kind of goes up to there. Maybe we can take a look at that before the State does anything in two years, just to prevent another accident from happening.

Mayor Lauretti asked if anyone else wished to address the Board. Being none, he declared the Public Session closed.

MINUTES FOR APPROVAL

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

1. Regular Full Board Meeting – May 9, 2019
2. Special Public Hearing on the Budget – May 13, 2019
3. Special Meeting – May 29, 2019

SECONDED by Alderman Simonetti. 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
REPORT OF THE MAYOR

No report.

REPORT OF THE PRESIDENT

Alderman Anglace stated, a couple of announcements first. I’m reminding everybody that tomorrow is Flag Day Picnic down at the Riverwalk from 11:30 – 1:30. There’s a Harbormaster meeting June 27th at 6 pm. I will be out from June 18-23 on vacation. Prepare yourself because at the end of June we will have a year-end closing meeting as we always do. I don’t have a date on that yet.

I would like to address Item 9.4 on tonight’s agenda. We seem to have a difference of opinion with the Planning and Zoning Commission regarding the sale of downtown City property. This Planning and Zoning unfavorable 8-24 recommendation – that’s going to be before us - represents a departure from the previous Planning and Zoning opinion. Consequently, I felt it necessary to address this departure in a more formal manner.

You will recall that several months back, Planning and Zoning rendered a favorable 8-24 opinion regarding the sale of property next to the former Ferry School on Howe Avenue. They agreed with the Board of Aldermen that this sale to enable downtown economic development was in the best interest of the City. The current proposed sale of a much smaller piece is also being sold to enable downtown economic development, so why the change in position?

Some have rumored that the Planning and Zoning Commission wants to send the Board of Aldermen a message that there is a need for a downtown parking garage. If so, I would comment that using the 8-24 Referral process to send such a message is the wrong method. Everyone knows that the Board of Aldermen commissioned a two-block study of the downtown area and one of the recommendations was a high-rise parking garage. Should Planning and Zoning believe that process needs further immediate action, they would be best served to submit their plan to the City Administration for consideration.

Meanwhile, there are some Board of Aldermen members who observe that Planning and Zoning has compromised their downtown parking requirements by approving, and then reducing, the number of parking spaces required to be provided by developers. One parking place for a two-bedroom apartment simply adds burden to a perceived downtown parking shortage. Then we’ve heard that downtown businesses are clamoring for more parking, yet there are no vacant downtown storefronts, and there is nobody going out of business because of parking.

Shelton’s downtown business district was designed at the turn of the century and it is being utilized today by a more mobile society. Cars v. horses. As the planning board for the City, it is incumbent upon Planning and Zoning to provide the direction for change to
accommodate today’s needs. One would rightly observe that parking for customers might be inconvenienced, but parking has not impacted the ability to do business in the downtown area. The property in question is currently underutilized. Private ownership addresses the economic need, enhances the area, and puts the property back on the tax rolls.

Downtown economic development is not just restaurants and stores; it also includes apartments and people who need to be provided with unencumbered walking to and from those businesses. To this end, we have provided for and are hoping to address a Canal Street to Center Street walkway as soon as possible. This property enhancement enables the City access to that walkway site.

Overall, on behalf of the City, Planning and Zoning has been very business-friendly, resulting in continued private investment in the Shelton downtown area. We hope this minor difference of opinion is something we can build on, resulting in continued downtown economic investment.

Consequently, I recommend that the unfavorable Planning and Zoning 8-24 recommendation be overridden tonight. Thank you.

6.0 LEGAL REPORT

6.1 CORPORATION COUNSEL BILLING

Alderman McPherson MOVED to authorize a total payment of $2,736.79 to Corporation Counsel Teodosio Stanek, LLC, for services rendered per statement dated June 3, 2019, with funds to come from the following Legal Services Accounts:

<table>
<thead>
<tr>
<th>Legal Fees</th>
<th>001-1900-411.30-03</th>
<th>$2,557.50</th>
</tr>
</thead>
</table>

**Disbursements totaled $179.20

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

6.2 ASSISTANT CORPORATION COUNSEL BILLING

No invoice.

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 JUNE STATUTORY REFUNDS

Alderman Anglace MOVED that the report of the Tax Collector relative to the refund of taxes for a total amount of $7,740.87 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.

(Supporting documentation from the Tax Collector is on file with the Board of Aldermen Clerk or Town Clerk’s Office)

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

9.2 2019 NEIGHBORHOOD ASSISTANCE TAX CREDIT PROGRAM

Alderman Anglace MOVED to approve the proposals for the Neighborhood Assistance Tax Credit Program as submitted by the Community Development Director and authorize the proposals to be submitted to the State of Connecticut Department of Revenue Services:

Shelton Economic Development Corporation $15,000
Boys & Girls Club of the Lower Naugatuck Valley $50,000
Junior Achievement of Western Connecticut, Inc. $25,000
Southwestern AHEC, Inc. (Area Health Education Center) $10,000
Housatonic Council, Boy Scouts of America $2,250

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

9.3 ADOPTION OF TAX COLLECTOR’S SUSPENSE LIST

Alderman Anglace MOVED that the Tax Collector’s Suspense List in the amount of $526,368.65 be adopted and transferred from the Grand Lists into Suspense per State Statue Sec. 12-165:
June 13, 2019

BOARD OF ALDERMEN
FULL BOARD MEETING

2003 $14,939.08
2004 $15,504.30
2005 $15,977.50
2006 $15,979.82
2007 $17,022.58
2008 $22,939.82
2009 $43,197.74
2010 $43,104.88
2011 $52,216.46
2012 $50,079.16
2013 $56,590.68
2014 $55,324.97
2015 $52,800.54
2016 $31,695.20
2017 $38,995.92

_____________________

TOTAL: $526,368.65

SECONDED by Alderman McPherson.

Alderman Anglace noted that there’s a good trend in 2016 and 2017. The four years prior to that the unpaid numbers were around $50,000 and they’ve gone down to about $30,000. That’s a good sign.

A voice vote was taken and the MOTION PASSED unanimously.

9.4  TRIANGULAR PARCEL BETWEEN CANAL STREET WEST AND CANAL STREET EAST – 8-24 REFERRAL

Alderman Anglace MOVED to override Planning and Zoning’s unfavorable 8-24 Referral passed at Planning and Zoning’s Regular Meeting of May 14, 2019 regarding the sale of a triangular parcel between Canal Street West and Canal Street East; SECONDED by Alderman McPherson. A voice vote was taken and the MOTION PASSED unanimously.

9.5  EXTENSION OF RECYCLING AGREEMENT – WAIVER OF BID

Alderman Anglace MOVED, per the recommendation of the Purchasing Agent, to waive the bidding process for the acceptance and processing of recycling materials and approve the extension of the agreement between the City of Shelton and Oak Ridge Transfer Station, LLC (formerly Winter Bros. Transfer Stations of CT) to accept and process “Acceptable Recycling Materials.”; and further,
MOVED to authorize Mayor Mark A. Lauretti to execute any and all documents necessary to effectuate same. SECONDED by Alderman Simonetti.

Discussion:

Alderman Anglace noted that the period of this extension is five years, through June 30, 2024.

Mayor Lauretti stated, much has changed in the recycling world over the last couple of year, largely due to what’s going on in China, which was the biggest buyer of recyclables. A lot of that has changed.

Alderman Anglace added that the amount of money we receive for the recyclables as a result of that has gone down. But being that we’re the host community and we’re depositing the recyclables right here in Shelton, we’re saving big time on the transportation costs. That’s the reason why we should approve this.

A voice vote was taken and the MOTION PASSED unanimously.

9.6 RESCISSION OF ACTION FOR ITEM 8.1 PASSED AT THE OCTOBER 12, 2017 BOA REGULAR MEETING – WPCA PLANT PROCESS IMPROVEMENTS

Alderman Anglace MOVED to rescind Item 8.1 passed at the October 12, 2017 Board of Aldermen Regular Meeting; and further,

MOVED to approve the agreement between CH Nickerson and the City of Shelton Water Pollution Control Authority plant process improvements, in the amount of $2,395,447 with funding of $1,960,355 to come from WPCA Capital Sinking Fund Account and $435,092 to come from General Fund Surplus to be reimbursed by the United Illuminating Efficiency Program Grant. This reimbursement is to revert back to General Fund Surplus. And further,

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

SECONDED by Alderman Simonetti.

Discussion:

Alderman Anglace stated, this is a restructuring of the finances.

Mayor Lauretti added, the reimbursement from United Illuminating has already taken place.

A voice vote was taken and the MOTION PASSED unanimously.
9.7 AGREEMENT FOR UPGRADES TO CHROMIUM PROCESS GARAGE BUILDING

Alderman McPherson MOVED to approve the agreement between Tate & Associates and the City of Shelton for upgrades to the garage on the former Chromium Process site in the amount of $1,500 for the project renovation plan, and $4,000 for the project administration, totaling $5,500 with funding to come from LOCIP monies appropriated at the August 9, 2018 Board of Aldermen Regular Meeting; and further,

MOVED to authorize Mayor Mark A. Lauretti to sign any and all necessary documents to effectuate same. SECONDED by Alderman Simonetti. A voice vote was taken and the MOTION PASSED unanimously.

9.8 FUNDING FOR ADDITIONAL RENOVATIONS AT 58 PERRY HILL ROAD BUILDING

Alderman McPherson MOVED to add additional renovations at 58 Perry Hill Road in an amount of $14,077.75 to the Capital Improvement Plan with funding to come from LOCIP; SECONDED by Alderman Simonetti.

Discussion:

Alderman Anglace noted that this continues what we’ve already started. We originally put $20,000 in. It’s a step in the right direction.

A voice vote was taken and the MOTION PASSED unanimously.

9.9 RESCISSION OF ACTION FOR ITEM 9.2 PASSED AT THE MAY 9, 2019 BOA REGULAR MEETING – UPPER ROOF REPLACEMENT AT CITY HALL

Alderman Anglace MOVED to rescind Item 9.2 “Funding for Upper Roof Replacement at City Hall” passed at the Board of Aldermen Regular Meeting held on May 9, 2019; and further,

MOVED to add the replacement of the upper roof at City Hall located at 54 Hill Street to the Capital Improvement Plan with funding in an amount of $193,800 to come from LOCIP; and further,

MOVED to authorize Mayor Mark A. Lauretti to sign any and all necessary documents to effectuate same. SECONDED by Alderman Kudej.

Discussion:
Alderman Anglace stated, this is another restructuring of our finances. We’re putting the whole project under LOCIP, and taking some of the money and putting it back into the Board of Aldermen bonding.

A voice vote was taken and the MOTION PASSED unanimously.

9.10  267 CANAL STREET – STAR PIN FACTORY PROPERTY

Alderman Anglace stated, this resolution is the resolution required by the State. This is going to the State for their approval.

Alderman Anglace MOVED to adopt the following Resolution:

Be it hereby resolved that the execution, delivery and performance of the financing agreements with the State of Connecticut Department of Economic and Community Development, including but not limited to the Assistance Agreement, and any other obligations of the City, with such changes as the person executing the same may approve, his approval to be conclusively evidenced by his execution and delivery thereof, are hereby approved; and further,

Be it resolved that Mark A. Lauretti, Mayor of the City of Shelton, is hereby authorized, in the name of and on behalf of the City, to execute and deliver the financing agreements with the State of Connecticut Department of Economic and Community Development, including but not limited to the Assistance Agreement, and any other obligations of the City and to do such other acts and things as may be required or as he, in his sole discretion, may consider necessary or appropriate in order to carry out the foregoing resolutions and the transactions contemplated thereby.

SECONDED by Alderman Simonetti.

Alderman Anglace stated, I think you’ve established a good relationship and a good rapport with the State and they’ve been very positive on Canal Street and really helped and put in their share. It’s been a really good, positive move. They really like to see the economic development.

Mayor Lauretti added, the Board should know that as part of this grant that we were awarded, there is a local share. Our share is $145,000. I’ve petitioned the State to accept the loss of back taxes in the amount of $600,000 on this property as our cost share.

A voice vote was taken and the MOTION PASSED unanimously.
10 - LEGISLATIVE - NEW

10.1 ITEMS TO PUBLIC HEARING
10. 1A No items.

11 - EXECUTIVE SESSION

11.A REQUEST TO GO INTO EXECUTIVE SESSION

At approximately 7:25 p.m., Alderman Anglace MOVED to enter into Executive Session to discuss the following items:

   11.1 City of Shelton v. Rancourt
   11.2 City of Shelton v. CB Associates

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

Mayor Lauretti left the meeting at this point; Alderman Anglace assumed the Chair.

11.B RETURN TO REGULAR SESSION

At approximately 7:52 p.m. Alderman McPherson MOVED to return to Regular Session; SECONDED by Alderman Kudej. A voice vote was taken and the MOTION PASSED unanimously.

It was noted that no votes were taken in Executive Session

11.1 CITY OF SHELTON V. RANCOURT

Alderan Balamaci MOVED to adopt the following Resolution:

Resolved, that the City of Shelton accept $65,000 as settlement of a blight lien litigation entitled City of Shelton v. the Estate of Rancourt; SECONDED by Alderman Simonetti. A voice vote was taken and the MOTION PASSED unanimously.

11.2 CITY OF SHELTON V. CB ASSOCIATES

No action.
12 ADJOURNMENT

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

The meeting adjourned at 7:53 p.m.

Respectfully submitted,

Trish Bruder

Patricia M. Bruder, Clerk
Board of Aldermen

DATE APPROVED: ____________________ BY: ________________________________

Mayor Mark A. Lauretti