



**BOARD OF ALDERMEN  
SHELTON, CONNECTICUT  
PUBLIC HEARING ON ORDINANCES & WATER MAIN  
EXTENSIONS  
TUESDAY, AUGUST 27, 2019**

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**CALL TO ORDER**

Alderman Anglace called the Public Hearing to order at approximately 7:00 p.m. All present recited the Pledge of Allegiance to the Flag of the United States of America.

**ROLL CALL**

Alderman John F. Anglace, Jr., President – present  
Alderman Eric McPherson, Vice President – present  
Alderman David Gidwani – not present  
Alderman Stanley Kudej – present  
Alderman Noreen McGorty – present  
Alderman Cris Balamaci – present  
Alderman Jim Capra – not present  
Alderman Anthony Simonetti – present

**AGENDA ITEMS:**

**1. WATER MAIN REQUEST – FAIRLANE DRIVE, MILLBROOK ROAD, AND SHORT STREET**

Alderman Anglace: We are here tonight for the Water Main Request encompassing Fairlane Drive, Millbrook and Short Street. Let me explain how the process works. Generally, people have an interest in water main extension and you sign a petition and let us know you have an interest. Then it has to be determined what the scope of that interest is, which streets it encompasses. Sometimes it works out and sometimes it doesn't. Our City Engineer, Rimas Balsys, is here. Rimas has done some preliminary work and based on the petition that was submitted, he has drawn up a map. That's the map over there against the wall. What has to be determined next is what the degree of interest is and what the scope of the project could be. Rimas will share with you a few thoughts about the process and where we go from here.

Rimas Balsys: Good evening John. You pretty much covered what I was going to say. We have a map that shows 39 homes in the neighborhood. There were at least 29 signatures on the petition, 21 of which were actually homeowners. That is indicated on the map. People are welcome to go up and take a look at it. I prepared an estimate based on our last water main project on Birdseye Road and that took place last year.

Figures are pretty current but then again once you go out to bid, the economy changes, contractors are more aggressive in their bidding, so the price could change. The estimate is on the high side due to the amount of rock in the neighborhood. Rock is one of those unknowns. There could be nothing for a while and then it pops up. There are also two streams crossings in that area and we are not sure how deep they are and what's going to be involved with the water main location there. If the Board decides to go ahead with the project the City would have to enter into agreements with Aquarion to go forward and I have included that in the packet that I provided the timeline. Once we get the bid, with a project like that, you are probably looking at about four months before that would happen, probably about two months to bid it and award the contract and probably two to three months of construction activities. Based on what I have seen for the amount of signatures requesting it and how many people didn't sign it for whatever reason, we don't know if they weren't home or if they refused to sign it, I would strongly recommend sending out a secret ballot so we can determine the final numbers before we proceed.

Alderman Anglace: That usually is the way we proceed. He has a map of those who signed the petition and the homes of those who didn't sign the petition. What the aldermen need to know is who definitely wants water and all we can give you at this point is a reasonable estimate of the cost to each homeowner based on prior project's costs and what we may expect we run into. Some things are uncertain, like Rimas said, such as running into rock, that will add to the cost. The numbers that Rimas has come up with are \$22,000 to \$23,000 per house. The next step is to poll everyone in this area and get from you a ballot with your signature on it so we will know with certainty how many people want it and how many people don't want it. It's been the practice of the Board of Aldermen over many years to not approve a project unless there is a significant showing of interest. We can't define the word significant. It may change from one project to another. If we have ten houses in one project and eight want it then that may be construed by the aldermen as significant but if you have 30 houses and only 15 who are interested that would not be significant. We would do the ballot and we would propose to get back with you on or about September 12<sup>th</sup> when we have the next Regular Board of Aldermen meeting. We would get you the results because we would ask everyone to sign a ballot, send it back to the City Engineer, and then he would compile the results and provide them to the aldermen and to you, and then we can go forward and determine whether there is significant interest or there is not. Does that make sense? Nobody wants to get barreled in for \$23,000 or whatever costs. Unfortunately, at the time we make the decision, to go forward with the project or not, all we have to work with is an estimate. Keep that in mind as you fill out the ballot. This is only an estimate and it could change based on difficulties encountered along the way. All these projects are let out to bid and we always choose the lowest bidder. If we can wiggle some additional reductions, we try but usually it's the lowest bidder that comes in who gets the project. So that's another uncertainty that we don't have. First step is to find out what the absolutely level of interest is and then we can move forward from there. Does that make sense to everyone?

Rimas Balsys: Can I add that the estimate that I sent out does not include the connection to the house. It only includes the meter pit. Everything from the meter pit

to the house and any piping associated with it and any work with the well is not included in this cost.

Alderman Anglace: So, there is two parts to this. One part is to bring the water main up the street and bring the meter pit to the front of your house at a location that you will designate for us to do. The second part would be, if you want to hook up from the meter pit to your house, bringing the water from the meter pit to your house is totally your responsibility. The city does not get involved with that. The city will coordinate bringing the water main in. Let me say again, you are on the hook for the whole thing. All the costs associated with it is borne by the homeowners. The city does not share the costs. Any questions, please come up to the microphone and state your name and address. Thank you.

**Chris Campanelli, 15 Fairlane Drive**

You are saying that you are looking for significant balance for this project, but you won't define significant. It's project by project how it's defined. We have this project, there are 39 members, what is significant? What would be significant number of ballots if you have 39 homes? I do understand it's different from project to project, but we aren't talking project to project, we are talking this project.

Alderman Anglace: That's a good question but it's one that we can't answer at this point. We haven't talked about it amongst ourselves and sometimes we don't even have to define it because it's obvious. Fifty percent want it, fifty percent don't, it's rejected, right off the bat.

Chris Campanelli: That is a number where before you weren't giving any number. Are you looking for 75% participation?

Cris Balamaci: I understand what you are saying. You are looking for a percentage, but we don't have all the information, that's why we send the ballots out to see if it's an overwhelming majority versus no one wanting it and then we go from there, that's a baseline.

Chris Campanelli: What's overwhelming?

Cris Balamaci: I know you are looking for a definitive definition.

Chris Campanelli: Otherwise we are listening to all this and we don't know what the percentage is and what's needed...

Cris Balamaci: This is just the beginning of the process. There will be future discussions. This is the preliminary. This is typically how it starts. Then as it moves forward. we all get a little more information.

Alderman Anglace: Let me give you an example, suppose you had 40 people in the project that came forward and said they want water, and 21 said they are in favor of

it, that's a majority. So, what do we do? Do we sock it to the 19 who say no? To those who say my well is fine, I don't want the water. This is what I am talking about.

Chris Campanelli: So, it's a question you are not able to answer right now.

Alderman Anglace: Each case is on its own merits.

**Gary Feigenblat, 22 Fairlane Drive**

I know we talked about a ballot, but it's really hard, you said that it may be on the high side. I understand you asking for a ballot but you are balloting based on a high number. I guess in 2003 we had the same situation, the price then came in at \$9,700 per house, so obviously the economy has changed, I get that, but it's probably two different questions. One is who wants it and two, based on the estimate who still wants it? If you ask the question two different ways then you will get two different answers. You are probably going to get a majority who want it but the price is prohibitive. It's a big nut, \$23,000 like you said and another \$7,000-\$10,000 to hook up.

Alderman Anglace: Let me explain something, and I don't mean to interrupt you, the reason we want to do a ballot, in the past we have had projects that we have had to turn down. The City Engineer looked at it and the way the ballots came back were something like the first seven houses all wanted it, so he was able to change the scope of the project and we extend the water main to just those seven, without inconveniencing the rest, so we made it a shorter project. That's something the City Engineer can do after he knows exactly where everyone stands.

Gary Feigenblat: I guess what I am asking is there any way to get an estimate from the low bidder before we make this decision? Because we are going to make a decision and ten years from now, we are going to be having the same conversation, that we had ten years ago and it would have been paid for by then.

Rimas Balsys: You could do core borings all the way down the road but to be accurate you probably need to do them every 25 feet, so you are looking at an added expense of that and then you have just added another cost on top of it and then you decide you may not go forward with the project. So, you would be wasting your money on it. I typically want to estimate high to give people an idea that you could be looking at this number. If it comes in lower then, well...

Gary Feigenblat: I guess we are going to decide based on \$23,000.

Rimas Balsys: I am kind of stuck. I don't want to tell people it's \$10,000 and have it come in at \$25,000.

Alderman Anglace: The bids that we get are all bids that do not include blasting. Blasting would be extra. I don't know how we can do it differently.

Rimas Balsys: I wish we could see the rock.

Alderman Anglace: It's a process and we ran under the same thing when the cost of extending the water main was \$2,000 or \$5,000 or \$9,000. We have run into the same problems.

**Pete Monteiro, 18 Fairlane Drive**

You mentioned a few things. You mentioned the Birdseye project, what was that estimate and what was the final cost that came in compared to what the estimate was?

Rimas Balsys: Well, I don't have the original estimate but I believe it came in at twice our estimate.

Pete Monteiro: What was the cost per house to have that?

Rimas Balsys: About \$19,000.

Pete Monteiro: The cost was \$19,000 and it came in at \$38,000?

Rimas Balsys: No, it was originally estimated to be about \$9,000 and it came in about \$19,000 and we are still working on it.

Pete Monteiro: Okay and the difference between that project and what we are talking about is what? In terms of, were there more people?

Rimas Balsys: No, the houses are spaced about the same distance apart. That water main was about 1,100 feet total, and yours is about 3,600 hundred feet total, basically it's about the same, the ratio of pipes to the houses but we encountered an extraordinary amount of rock.

Pete Monteiro: Understood. One other thing that you said earlier was a scenario of 40 houses and 51 percent of them want it and you mentioned that you don't want to stick it to the other 49 percent. It almost seems like we are more concerned with who doesn't want it than the people who actually do want it. It seems they carry more weight than the people who are willing to move forward.

Alderman Anglace: It sounds that way but if you look at the map and here's what you see when you get this map back and the ballot back. You are going to see three houses want it and then the next house doesn't want it, the next house wants it, the next house doesn't want it, and so on. Now if you take that project and approve it, all the people who are in the scope of the project have to pay and you can't get around it. No ifs, ands, or buts. Once we adopt it as a project, even though they don't want the water, they are going to have to pay. Some people have gotten real concerned about it for one reason or another, and they said, 'look I can't afford to pay. I am not going to

pay.' So, what happens is the city has to put up all the money and then we charge 18 percent interest, that is a state law, and we lien the property.

Pete Monteiro: That goes to my last question. How come the city doesn't offset some of the cost to the homeowner?

Alderman Anglace: The city has never offset the cost because the total city is not getting the benefit. Only one group of citizens are getting the benefit.

Pete Monteiro: Right, but existing houses that were built, so every person in Shelton who has city water at some point paid in between \$10,000-\$15,000 to have city water?

Alderman Anglace: Yes.

Rimas Balsys: It's a private water company, it's not the city's.

Alderman Anglace: When they did my project at my house, I can tell you it was a nightmare.

Pete Monteiro: So, there is no budget for infrastructure when it comes for this?

Alderman Anglace: No.

Rimas Balsys: No, we don't own that utility.

Alderman Anglace: No. What we are talking about here, let's say Shelton has historically had homes with wells, not city water, and then over the years it has progressed. We have gone into areas and this is the process that's been used. The city has never contributed. If we were to change that, if we were going to say 'oh, the city is going to contribute now,' all those people who already paid are going to say 'get in line' or 'how about me?'

Pete Monteiro: I know. Understood. Birdseye, I am not familiar with, is that a new development?

Rimas Balsys: No, it's an existing road.

Pete Monteiro; It's an existing road, and in the case of a new development, the develop pays for it?

Rimas Balsys: Right. The developer pays for it but he gets it back through the cost of the house.

Pete Monteiro: Thank you.

**Jeanne Kellogg, 36 Fairline Drive**

First, I am wondering, if this happened to go through, for all of us who have already paid off our home, are we going to have a lien on our house if we don't pay this upfront?

Alderman Anglace: Everybody gets a lien on their house immediately and when the project is complete, we have another session where everyone is invited and we share with you the final cost before we take an action.

Jeanne Kellogg: Then the other thing is that on these ballots that are going to be going out, are you going to clearly spell out how much this is going to cost? Because I was speaking with a neighbor just today and she thought it was going to cost \$900 and I said, 'where did you get that from?' and she said, 'some people that came around with the petition said it,' so I don't know where she got this from but anyways I tried to explain to her, 'no you need to go back and read your letter.' I am hoping that you will reiterate again, exactly what is involved in this whole project so the homeowners take a second look at it. I also don't know why people buy a house that has a well, if they don't want a well, there are a perfectly large amount of houses in Shelton that have city water that they could have bought instead of moving into a community and expecting everybody else to pay for them to have city water. I like my well. My well is fine. My water has been tested. I don't see any need at all to hook up to city water and I really don't want the expense. How much does it cost to dig another well if somebody is having a problem with their well?

Alderman Anglace: A lot depends on how deep the well goes and what kind of terrain they are going through.

Jeanne Kellogg: Has anybody spoken about why they want this city water?

Alderman Anglace: We don't delve into it that deeply. People may say why they need it or why they don't want it at the public hearing but that's not really something we delve into.

Jeanne Kellogg: I would think there would have to be a reason why we want to put in this city water. Are the wells infected with something?

Alderman Anglace: Well, if there is a health problem that's a different story, and then we take other actions. If it can be proven we would bring Valley Health in immediately to assess the situation and then we would go from there.

Jeanne Kellogg: But at this point, there is no health reason why we would need to put city water in.

Alderman Anglace: None that we know of.

Jeanne Kellogg: Does somebody else want to speak about why...

**Sarah Cerreta, 24 Millbrook Road**

Our issue is hell. My husband is a transplant, he is on lots of medication, and we have a note from our doctors stating, which I gave to you, and he has lots of skin irritations, and is on extra medication because of it. So that's our biggest issue. Anybody else? Thank you.

**Linda Campanelli, 15 Fairlane Drive**

My son lives on 15 Fairlane Drive. I am wondering when the ballots come back to you if instead of doing the whole area you might consider segmenting it because I know my son does want water and maybe many of his neighbors that are next to each other also want it, my question is will you look at this individually once you get all the ballots back? Maybe it is 50/50 but maybe there is a smaller group in a neighborhood that does want it...

Alderman Anglace: Yes, that's what I said before, we will do that. That is definitely something that we will do. Once we know who has a specific interest, that gives the City Engineer the opportunity to look at the map and see what can be done. You might come up with a much smaller group and it might be possible to go forward with that smaller group. That has happened in other projects. We have a history of that too. Those other projects, how it worked out, those people who didn't want it, weren't involved in the reorganization then made it a much more significant finding, so the people who wanted it, we went forward with it.

Linda Campanelli: What happens to the existing well if it's not being used? Does it just get filled in?

Rimas Balsys: You can use it for watering your lawn if you want. Sometimes, Aquarion has said you have to abandon it and fill it in.

Alderman Anglace: Once you bring in city water, the existing wells can be used for watering your garden but no longer for drinking water.

Rimas Balsys: It has to be disconnected from the house.

Linda Campanelli: Okay. I didn't know that. Thank you.

**Joe Welsh, 4 Millbrook Road**

Thank you for the opportunity to get up and talk about our wells. Obviously, we wouldn't be having this meeting if there weren't a bunch of people who are interested because we have concerns with our wells. Water quality issues are among them. We have septic systems that are as old as our wells. Anything that we flush down into our toilets is going into the ground water and as we learn more about chemicals, there's more tests that can be done, and more contaminants that could affect us and our



health. I don't want to get sick because we do something dumb in the neighborhood and contaminate it as we all share it. So, we are all in this together. Part of my public service announcement here is that there is this *privatewellclass.org* and it's this online thing that anyone can sign up for. If we are going to have wells, the biggest thing is that we need to educate ourselves, know the ins and outs of your wells such as ground water functions, how to maintain your septic system, how to maintain your softener equipment that could harbor bacteria. The other issue is that this is a public health concern. Both Valley Public Health, and I look to the aldermen, as the leaders in our city, you want to know that your residents are drinking water that isn't going to cause health issues. Some information for you, again we are learning more and more about what's going into the ground, and contaminates that could affect it. They are finding that road salts are a huge issue and I believe it's something that Public Works could benefit from looking at. This publication talks about over-salting. Everybody, including myself, when we want to melt the snow and ice on our drive way we throw another bag on, you don't need that much. UConn did a study where they saved \$100,000 in the first year in their salt budget and they sunk monitoring wells in the ground, because they are a school, they have tons of money, and they were monitoring the salt levels and chlorides in their ground water and they were able to reduce that. The last thing I want to do is come back here and say hey, the city contaminated my well from salt. So, I will leave this for you. Then the other thing is a real hot topic at the state level. The State Department of Health and DEEP, it's PFAS chemicals, they are found in firefighting foams, car wash soaps, you name it and they are everywhere but in high concentrations they could cause problems. So, if there is a neighborhood that does have wells, and there is a fire, I know that foam is used sparingly, but, certain types, if our guys are using it, we might not want to use that on structure fires in areas where it could contaminate a well. Anyway, that's it on that.

Alderman Anglace: Do you know of anybody who comes in and tests wells for free?

Joe Welsh: I don't. The best person to talk to is Tiziana Shay. She runs the Private Well Program at Connecticut Department of Public Health. I would recommend to anyone in this room to reach out to them first, and get some guidance if you do have some concerns. I have my own concerns for my well and groundwater is tricky. You could hit a vein and have perfect water and then two houses away you could have orange rusty water coming out. I wish my well was fine. I wouldn't be here. I don't enjoy having to spend a ton of money but to safeguard my family, I think it might be worth it. I do have a softener. You could add all sorts of treatment but that comes at a cost that you bear as a homeowner. That's all I have. I will leave this upfront. Thank you.

Alderman Anglace: Can the clerk put some of those references in the minutes? That would be helpful and within seven days, our minutes are posted on the city website: [www.cityofshelton.org](http://www.cityofshelton.org). These minutes will be translated verbatim?

Clerk: Yes.

Alderman Anglace: That way you can all go back and see what was said.

*(Simonetti arrives at 7:33 p.m.)*

**Beth Monteiro, 18 Fairlane Drive**

I would like to preface this in a neighborly way, please remember that we are all here as a neighborhood, we are all neighbors, so let's just try to continue to operate with a level of respect to one another and operate with integrity. No one is here, believe me, I have two children that are headed off to college one day, do I want to spend \$33,000 for city water because I want heavier water to wash my hair? Absolutely not. We would not be here unless there were some significant issues. I've never been able to use the water to boil, use it when the kids were little for baby bottles, I am constantly bringing in water. I am concerned about the fluoride issues that we don't have access to, things like that but I will bring in city water from my parents who live up the street in a development that's just about as old as ours. We have been lifelong residents of Shelton. My brother Joe, we all live around the same neighborhood. My parents are right up the street on Christmas Tree and they are lucky enough to have city water. Unfortunately, we don't have a great well either. So that's why we are here. Not to make it difficult, not to spar with our neighbors, we have a great neighborhood. I think Joe brings up a lot of good points that I haven't heard until tonight. I think database decisions are the most important. When we start talking about a ballot, I had a couple of questions. Yes, we would love city water but obviously it's going to have to come at the right cost for us as well. My first question is, if we sign this ballot, does that lock us in undeniably, or can we say yes, we want it but we are going to have to meet certain contingencies for that to happen?

Alderman Anglace: Signing the ballot is giving the aldermen an idea on where people stand so we can make a final decision. The aldermen ultimately are going to have to make the final decision for this project to go forward. What our decision is this, our decision would be to say this project would cost the city x amount of dollars, and we would be willing to put the money upfront to pay for it, then assess each homeowner in that area that was chosen for it to go in and once we decide to do that, nobody is off the hook. Everybody is included. Whether you voted for or against. Doesn't matter. So that is why we are careful on how we make the decision.

Beth Monteiro: Right and I think the other question too is that I think the point has been raised about the well water and you know how much pesticides go into the ground water, everybody is getting their lawn sprayed and this and that, is there ever an opportunity that we look into some sort of a well test to make sure we are drinking safe water? I think that's a really important thing, but the ballot has to be done this evening is what I am hearing?

Rimas Balsys: It will be mailed out.

Alderman Anglace: It's a paper ballot. It will be sent to each homeowner from the City Engineer. It is to be returned to the City Engineer.

Beth Monteiro: That return by date would be when?

Alderman Anglace: It will give you a date.

Beth Monteiro: Okay, because that will at least give us time to think about it and talk about it and then to do the necessary research to get the water tested if need be.

Alderman Anglace: It wouldn't be fair for us to make a decision tonight.

Beth Monteiro: That's good. Okay, thank you very much.

**Dennis Cerreta, 24 Millbrook Road**

My wife and I were the ones who put the petition out. The first thing is, we never did Short Street. We just did down Millbrook and down Fairlane and the two that are on Short Street that signed, their water was so bad they sent us over to them so they could sign it. When we first moved up here to 24 Millbrook, I had, I am a transplant patient, I started having funny things, things that the doctor has had to cut off and test, they couldn't figure out what changed for me and we told him, the well. The doctor came up to me and said, 'you gotta do something about it,' because my immune system is so low, I had to put a UV light in, \$1,800 to hopefully counteract that but I am still drying out and although it's not as much, I am still getting things that have to be removed. We love Shelton, we want to stay here if we can do it. As far as the amount for it, isn't that over the course of so many years?

Alderman Anglace: Yes. I believe it's over a course of 10 years. It's spread over 10 years.

Dennis Cerreta: And like you said, from the curb to the house is our responsibility?

Alderman Anglace: Correct.

Dennis Cerreta: Okay, thank you very much.

**Andy Valeri, 10 Fairlane Drive**

I worked for the City of Bridgeport for 29.5 years. I am the first guy who came in 2003 to try and get city water. That was a long time ago, I never pursued it again after that. I have been dealing with my well since then. The one thing that people didn't bring up is that, and I just want everyone to be aware, as far as the investment over 10 years, it will pay for itself. Even if you have a brand new well, when you go to sell your house, most people will take city water over well water. I will give you an example. My daughter just bought a house and she wanted to make sure she had city water. You are looking at the long picture, lot of us are older, a lot of us may have our health in 20 years but eventually we are all going to die. We are either going to give it to our kids or we are going to sell our houses. Even if you don't hook up to that line, it's at the curb box. When you sell your house and they know it's there, trust me it's not going to cost \$9,000 to hook up. I have been doing this for many years. Yes, I

understand if you hit rock, it's going to cost more money, I understand that, but there is no way it's going to cost you \$9,000 from the curb box to your house. It will never cost you that much money. If that's the case I will be your contractor tomorrow and start doing everyone's houses. I am just letting you know it won't cost you that much but it's the investment you are going to make. When you decide to sell your house or you are giving it to your kids, when they go and sell that house and they hook up to city water it will pay for itself in the long run. That's all I am letting you know. I have five grandkids, they come to my house, they don't understand what city water is compared to well water. They sometimes forget to shut the water off. One time I had a leaky faucet and I ran out of water. It was just a little part that I had to go to home depot and fix this little thing on it but I didn't catch it, I kept wondering why I was running out of water and it was because it was dripping constantly. That's all I want to tell you. I hope we get it because it's well worth the investment.

Alderman Anglace: I think he brought up some good points and that is the reason we are here tonight is essentially to learn. To learn all we can learn so that you make your decision with some background. Like the woman said before, you get as much information as you can and make your own decision. You don't make a group decision, you make individual decisions. I hope what's being said tonight is good information for everybody.

Andy Valeri: By the way, I spoke to several real estate companies so I know about this stuff.

Jeanne Kellogg: I didn't see any proof of that because when I bought the house, I wanted a well, so I am not sure. I looked online to see if that's true and I don't see any evidence of that. I wanted to know that myself so I did research it and it ran both ways. I am not positive about that and I'd like to see some hard evidence that it is definitely a selling point that your house has city water.

Andy Valeri: Talk to Carey and Guerrera right down the road.

Alderman Anglace: I had my house recently appraised and guess what? It didn't make a difference.

Andy Valeri Yes, but it's a selling point when you sell the house.

**Jose Fernandes, 27 Millbrook Road**

I am also in favor of getting city water. I have evidence, and we all do, of problems in your house because of the well water. Look at your faucets, they are green. Fill up a couple of glasses of water, drink it and you will get sick. I have a few questions about the connection. I know it's not as expensive as people say, I agree that it doesn't cost that much. How close do you put the meter pit to the house? Is it where I want it or where you want it?

Rimas Balsys: It goes at the property line.

Joe Fernandes: Okay so that will depend based on...

Rimas Balsys: On where our house sits, and if your well comes in the back of your house then they will want to lead the water to the back.

Jose Fernandes: I have dealt with a couple deals in real estate, and if you have city water the buyers will come at a better rate. You will sell your house faster. There's no doubt about that. If I go to a house and I am purchasing it, we all know we get an inspector. What he does is, we need to get the well tested, the septic tested, if there is city water then there is no test for that. We know we will have the pressure that we need. First year that I moved into our house, 2002, my daughters were six and ten, it was summertime and they were playing with the water, and they drained the well. We didn't know. It was the first time we had a well. So that was a bad experience. We had to wait until the next day so we could get water. I've done two softener systems, that cost me about \$5,000. So, if I am paying \$2,000 to \$3,000 a year extra to get my city water, it might take me about 15 years to get my money back but I paid for 10 so I lost five years. When I am selling my house, I am going to get more value out of it. Without a doubt because I have city water. Everybody wants city water. Healthwise I think it's a plus for everyone of any age. Comfort wise, it's also better because you know if you want to wash your car you have the proper pressure. You want to do something, whatever, you've got the proper pressure. Sometimes with our wells we don't have that. So, I am in favor of it and I was in favor of it back in 2003. I understand there are elderly people and I respect that because it's not easy to come up with that money. I look at it this way. I have been in the neighborhood since 2002. I might be there for another ten years or twenty, but I might not. So, through all the transactions that I have done, there were some sewer lines left to pay and there were some water bills left to pay, you pass it on to your buyer. You work it out and at the same time you are going to get more buyers coming in. That's a plus, and health wise, it's much better because the city water is controlled in a different way than your well because no matter what you do to it you are never going to get good water. We don't drink our water. I have to change my refrigerator filters every three months because they clog up. I look at my plumbing and I am forever worrying about all the faucets and all the fixtures that turn green. So, there is the proof right there that it's damaging your house and if we get city water you will get those benefits coming to you.

**Ken Swift, 42 Fairlane Drive**

I moved up there in 1966, we are still drinking out of the same well. I raised four boys, I am 87 and my wife is 86. So, a little bit positive aspect regarding this situation. I am not here to deny, they shouldn't get city water, or you should stay with your well, that's up to you. There is too much negative about the wells, just putting a little positive in here. I do have one problem, and that is I am on a fixed income and I am not the only one. There are several retirees, elderly people, here. That's fixed. There is nothing I can do about it and you are going to make everybody pay because we are all part of the same system. I don't want the water. I am happy with my well. Never had a problem with it, not one day. Is there anything that you can do or say that is going to

help the people who are retired, our seniors? I can't manufacture money and I can't have a job because no one will hire me anyway, so, is there any consideration for the people who are going to be strapped by this mandatory action? I shouldn't say this, but I will, it goes against the grain for me to kick in money to people who can afford this. I appreciate that they can but I don't like the fact that I may have to kick in too. I am not going to use city water. Is there any consideration down the line that you may have?

Alderman Anglace: Seriously, the only thing, if we approve a project, everybody has got to pay.

Ken Swift: That's the part I don't like.

Alderman Anglace: If you can't afford to pay, you don't have to come up with the money. We put a lien on the property, and if you don't pay that accumulates, that principal plus the interest accumulates against the house and when the house is disposed of then the city gets its money back. So that's the only relief. I don't know of any other relief throughout the years. I have been sitting up here 28 years. I aged in the job. I don't ever remember ever being able to decide one of these issues with water without some people getting hurt and that's just the type of person you are.

Ken Swift: I just don't want that to be me John.

Alderman Anglace: I remember one lady, I felt so sorry for her, but she was in the extreme majority. There were like ten people in the project, and she was one of two people who didn't want it. That was significant, 80 percent and the board went along with it. She said she wouldn't pay. Well, she didn't have to. We just liened the property and took care of it that way. That's the only thing we can do. It's unfortunate.

Ken Swift: I guess what I am saying is will you take it into consideration?

Alderman Anglace: It's always in consideration. The Board has always considered the plight, and that's why we want to know. That's the purpose of the hearing to bring out how many people have this type of a problem and what kind of an issue it is. When I tell you that we do not make these decisions easily, or lightly, I mean it. We are serious about it and we want to look at every aspect of it. If there is anyone else who has your type of a problem, let us know. Put it on the record.

Ken Swift: As an honorable Coast Guard man I will take you at your word.

Alderman Anglace: Take care.

Ken Swift: Thank you.

Alderman Simonetti: Thank you for your service, sir.

Alderman Anglace: You can always tell a marine. Anybody else?



**Mr. Hayden, 31 Short Street**

I have lived in that same area since 1965. I've had two wells and they have been good. I am also retired and on a fixed income. I have a wife that's handicapped. As you get older, and I am not wishing anything on other people, but your plan can go awry. I thought I had all the things at my house taken care of, saved the money, paid to get all things done, and this is a real kick in the head. This is awful. By the way, I dropped off something to your office this morning and it was a bid to connect the water from the street to my house. He is an approved city contractor.

Rimas Balsys: An Aquarion contractor.

Mr. Hayden: Okay, an Aquarion contractor. The quote was \$9,200 from the street to my house. He has to come down around the back, so people who are thinking that they want it, you know, everybody wants it until they do the research. I have a good well. I don't need it. Plus, looking into it, the cost is phenomenal. That \$9,200 doesn't take into consideration any debris he finds along that trench and around the back. If you have a patio, or something that's going to obstruct it, like an engineered septic system, that you can't go down the side of and put material there so it doesn't leech out and go to the water source. I have a water system out in our backyard, it's Bridgeport Hydraulic, I have to stay away from that area. So, everything is in the front of my yard. The front of my yard is a cliff. So, you guys are going to find ledge on that section of Short Street. Thank you.

**Ken Bullard, 9 Millbrook Road**

I have lived there since 1991, I have issues with rust, calcium, and a filter. I've had to change every faucet in the house and the dishwasher is orange, but that's okay. I look at things more economically, roughly \$30,000 would pay for four or five premium filtration and if not that then what I am currently doing, I just filter it and that's fine. So, I am against it. Nothing against those who are for it, it's simply not economics. If I waited a 30 year period and took the \$30,000 it would be worth \$60k, that's me. Thanks.

**Omer Fortier, 12 Millbrook Road**

What most people don't think about, is going to city water on septic systems, they are going to flood their septic systems and they are not cheap right now. I have installed them and repaired them for over 40 years. I haven't been doing it lately, my son's been doing it, but still. It's going to be a big whack. A small repair is a couple thousand dollars. That's something that people should think about. A lot of these septic systems in this area are marginal. Not all of them, a lot of them have been repaired and modernized but most of them are marginal. Just wanted to let you people know this.

**Matthew Lavallee, 6 Millbrook Road**

Just a quick question, I think you have mentioned a couple times, 18 percent, is that what the going interest rate is?

Alderman Anglace: The interest rate is set by state law.

Matthew Lavallee: But if you pay in the ten years it doesn't apply?

Alderman Anglace: Wait a minute, let me take that back. If you didn't pay and we had to foreclose that interest rate is 18 percent set by law. However, the interest rate that we charge you if this project goes through and let's say the cost is \$20,000 and we charge that to you over ten years, that interest rate would be interest that is prevailing that the city can borrow for it at the time that we assess the project. I don't immediately know what it is today but it's usually around 2 to 3 percent.

Alderman Anglace: That's a big difference from the 18 percent so that's a good question to clarify it. So, whatever we pay, you pay. We just pass it through.

**Ken Bullard, 9 Millbrook Road**

I forgot to ask, what happens after you mail out the ballot?

Alderman Anglace: Once the ballots come in to the city engineer, he will identify the ballots and come up with the numbers and we will get together again. He will let everybody know. We will give you the information. We will get together again and continue this public hearing at that time. That way you are involved all the way. Fair enough? I want to thank the City Engineer for coming and all of you for coming.

Alderman Simonetti: How are they sent, regular mail?

Rimas Balsys: They will be sent regular mail because certified you need to be home and signed for. You will have it by the end of the week and if you don't contact my office. I believe everyone has that number or look on the website.

Alderman Anglace: A motion to continue the public hearing to a later date would be in order.

Alderman Simonetti: So moved.

Alderman Balamaci: Second.

A voice vote was taken and the motion passed unanimously.



Being no further comment, Alderman Anglace MOVED to close the Public Hearing on Water Main Extensions.

**2. AMENDMENT TO CODE OF ORDINANCES SEC. 11-36 BOAT LAUNCHING RAMP/PICNIC AREA, PERMIT FEE, NON-FEE PARKING**

Sec. 11-36 Boat launching ramp/picnic area, permit fee, non-fee parking

Resident boat owners of the City shall be permitted access to and use of the boat launching ramp and the picnic area which are located east of the Ted Cowey Little League field and bordering the Housatonic River. Any boat owners wishing to use the boat launching ramp and picnic area must register and obtain a permit from the City/Town Clerk. The annual fee charged shall be fifty dollars (\$50.00) for Shelton residents and ~~one hundred dollars (\$100.00)~~ **one hundred twenty five dollars (\$125.00)** for all others. The permit will be in the form of a decal sticker which is to be prominently affixed on the ~~permittee's vehicle or boat trailer~~ **permittee's boat trailer** so as to be easily visible on any ~~vehicle or boat trailer~~ entering the area. Residents wishing to use the picnic area only, shall be able to do so at no cost.

(Ord. No. 188, 9-10-73; Ord. No. 515, 3-12-87; Ord. 689, 6-8-95; Ord. No. 778, 5-13-04)

**John Papa, Chairman of Parks & Recreation**

We have here the boat launching ordinance, we have two amendments we want to make if we can. One is to fix the seal to the trailer instead of the vehicle, and increasing the fees from \$100 to \$125 for non-residents at the boat ramp. So far we have about 200 people who are nonresidents paying \$100 and we have about 100 people who are residents who pay \$50. So, we bring in about \$30,000 in revenue. So, we wanted to increase the nonresidents \$25 and the fees for the city. So, any questions?

Alderman Simonetti: How much does it cost to run the boat ramp?

John Papa: We have an attendant from the holiday, Memorial Day, through Labor Day on weekends only. So, it's not the full week. I could get you the cost but I don't know exactly but it's something we have to have because he monitors the people coming in with the trailers.

Alderman Simonetti: So, you are only monitoring people on the weekends?

John Papa: On the weekends and the holidays.

Alderman Simonetti: So, if I drove my boat down there this afternoon, no one would be there then I could put it in the water without any questions?

John Papa: Right, but the police do monitor and they have given tickets to people who didn't have permits. It is active but they are not there every day. Only on weekends.

Alderman Simonetti: Thank you.

Alderman McPherson: John, how many out of towners do you estimate?

John Papa: There's 200 out of town permits and there is 100 residents who use the boat ramp. So, we want to put the sticker, instead of on the vehicle, on the actual trailer.

Alderman McPherson: That makes a lot of sense. I agree with that.

Alderman Anglace: John, this morning I mentioned to the Mayor that we were going to have this public hearing and I told him Parks and Recreation's recommendations and he said to tell you and to tell the Board, he is in favor of a much greater fee for out of towners. He also said, would you ask the clerk to call CCM and find out from them what other towns charge?

John Papa: So, you think it's too low?

Alderman Anglace: Yes, he thinks it's too low.

John Papa: Well this has been in effect since the 80s when we started the permits so we used to be \$100 for non-residents and \$50 for residents.

Alderman Anglace: Well he thinks the permit fee for residents is right on the money. He thinks \$125 for non-residents is too low. He thinks that other towns charge much, much more.

John Papa: Well we can check into that.

Alderman Anglace: That's why I asked the clerk and she can call Ron. As you know the Board can amend the ordinance as submitted and we won't take an action on this until our September 12<sup>th</sup> meeting and if the Board isn't ready then we can delay it for a month.

John Papa: Right. It's up to you. We don't want to charge too much. We want to make it reasonable for everybody to use the ramp. Our biggest problem is parking. When you bring your trailer in and you take the boat off the trailer you then have to bring your car up the road and park near the little league field or in the front of the school as we are limited on parking. So that's why we have a monitor because we do turn people away if there is no place to park. If you could find out what other towns are paying, I believe Ronnie Herrick has those numbers with other towns.

Alderman Anglace: Well you tell Ronnie to coordinate with Theresa.

John Papa: Okay. Good. So, you will hold off until next month?

Alderman Anglace: Yes, this is just a public hearing. We appreciate all the good things you do at Parks and Rec. Just by way of information also, South Bank, I understand the graffiti is still there and it keeps coming back. As fast as you can take it off it comes back. I think they are going to need some sort of camera system or something.

John Papa: Well if you want to fund it then you can. We would be willing to accept that. If you come up with some dollars, we would be happy to put it in.

Alderman Anglace: Tell Ronnie to look into it and get some specs. and get some costs.

John Papa: I will do that. Before you reach any conclusions, our state rep. here just told me that Stratford and Milford, it's \$125 for non-residents.

There being no other speakers, the Public Hearing on Ordinances was closed at 8:05 pm.

ADJOURNMENT

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

Respectfully submitted,

*Theresa Adcox*

Theresa Adcox, Clerk

DATE APPROVED: \_\_\_\_\_ BY: \_\_\_\_\_

Mayor Mark A. Laretti