Call to Order / Pledge of Allegiance

President, John F. Anglace, Jr. called the meeting of the Board of Aldermen to order at 7:30 p.m. All those present stood and pledged allegiance to the flag.

Roll Call

Alderman John F. Anglace, Jr., President – present
Alderman Lynne Farrell – not 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

Administration:

Mayor Mark A. Lauretti, Mayor City of Shelton
(arrived around 7:50 p.m.)
Attorney Thomas Welch, Corporation Counsel
Attorney Ramon Sous, Asst. Corporation Counsel

PUBLIC PORTION

Judson Crawford, 8 Jordan Avenue

Item 7.1A – When you go on that this evening, I spoke at the public hearing in response to that ordinance. My question is, and I am glad that someone from the Police Department is here tonight. One of the days that we had the large snow pile up, there were two vehicles that were soaring up Jordan Avenue. If it had been a circumstance like it had been for the other communities where the public works vehicle was in an accident with an ATV- if you see someone with an ATV right now after you vote on this, what are the procedures of reporting it to either you or to the Police Department?

Alderman Anglace: The Police Department is the enforcing authority; they would be the ones to call.

Alderman McGorty: Call the non-emergency number though.
Alderman Anglace: On that particular ordinance that you have referenced: 7.1A – we are going to table that item for next month because the board has asked for more information from Corporation Counsel, and from the Chief of Police. I spoke to the Chief of Police as of today, and he still has it under review. He is going to respond, and counsel can speak for himself.

**Agenda Items**

**MINUTES FOR APPROVAL**

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

1. Regular Full Board Meeting – January 12, 2017
2. Public Hearing on Ordinances – January 24, 2017

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

Minutes can be viewed on the city website: [www.cityofshelton.org](http://www.cityofshelton.org)

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**5.1 FINANCE COMMITTEE**

5.1.1 NO ITEMS

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**5.2 PUBLIC HEALTH & SAFETY COMMITTEE**

5.2.1 NO ITEMS

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**5.3 STREET COMMITTEE**

5.3.1 NO ITEMS

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**REPORT OF THE MAYOR –** None presented.
REPORT OF THE PRESIDENT – None presented.

6.0 LEGAL REPORT

6.1 CORPORATION COUNSEL BILLING

Alderman McPherson MOVED to authorize a total payment of $756.25 to Corporation Counsel Welch, Teodosio, and Stanek, LLC, for services rendered per statement dated February 2, 2017, with funds to come from the following Legal Services Accounts:

Legal Fees 001-1900-411.30-03 $756.25

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

6.2 ASSISTANT CORPORATION COUNSEL BILLING

Alderman McPherson MOVED to authorize a total payment of $321.75 to Assistant Corporation Counsel Ramon Sous for services rendered per statement dated February 1, 2017, with funds to come from the following Legal Services Accounts:

Legal Fees 001-1900-411.30-03 $321.75

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

7 LEGISLATIVE - OLD

7.1 ITEMS FROM PUBLIC HEARING

7.1 A - PROPOSED ORDINANCE – Restricting the Operation of Terrain Vehicle and Mini Motorcycle

Item tabled for the March 9th Full Board Meeting.

Discussion:

Alderman Anglace: As I said before, the reports are still pending from the Police Chief and Corporation Counsel so we will table this item now, and vote on it for the March meeting. If I get some information sooner, I will certainly share it with all of you.

Alderman McPherson MOVED to table Item 7.1 A – Restricting the Operation of Terrain Vehicle and Mini Motorcycle until next month.
SECONDED by Alderman Kudej. A voice vote was taken and motion passed unanimously.

7.1 B - PROPOSED ORDINANCE – DEPOSIT OF SNOW ON PUBLIC STREETS AND NEIGHBORING PROPERTIES FORBIDDEN

Alderman McPherson MOVED to adopt the proposed ordinance “Deposit of Snow on Public Streets and Neighboring Properties Forbidden” with amendments which is included by reference.

Further, move that this ordinance be published in summary form with a full copy available for review in the office of the City Town Clerk.

SECONDED by Alderman Simonetti.

Discussion:

Alderman Anglace: For the record, this was thought to already be an ordinance except no one was able to document where it was in the Ordinance book. That is why we are adopting it now. It has been enforced over the years.

Atty. Welch: Just for clarification, there is an ordinance out there that you shall not deposit anything in public streets, shall not deposit anything on the sidewalk. You obviously do not have the right to throw something on someone else’s property, which is the City of Shelton’s property. This about snow.

Alderman Anglace: There are some areas that the board is well aware of. There are some areas that we have agreed, and as a courtesy the city will plow around Ripton Road, Huntington School, Long Hill School. Parks & Recreation is still doing that.

A voice vote was taken and the motion passed unanimously.

PUBLIC HEARING WAS HELD ON JANUARY 24, 2017

No person shall throw, push or put or cause to be thrown or put, whether by snow blower, plow, shovel, or any other snow removal device, any snow or ice from private premises or from any area near or outside of the sidewalk or from any sidewalk into any street in the City onto the travel way portion of the street, or to cause the deposit of snow upon abutting or adjacent properties or properties which are not immediately contiguous to the property owners’ without the consent of the other property owner. The Public Works Director or his designated agent shall cause such snow to be removed and the expense thereof shall be chargeable to the owner or occupant and shall be collectable by the town in the same manner that other debts owed to the town are collected. Such expense shall be and continue to be a lien in favor of the town upon such land. Any person violating any provision of this section shall be subject to a fine of two hundred fifty ($250.00) dollars.
A voice vote was taken and motion passed unanimously.

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**7.1 CEDARWOOD LANE WATER MAIN EXTENSION: RECOMMENDED ASSESSMENTS**

Alderman McPherson MOVED to approve the recommended water main assessments for Cedarwood Lane Water Main Extension as set forth by the City Engineer in his memo to the Board of Aldermen dated January 6, 2017.

Further, move that these assessments be published in summary form with a full copy of available for review in the office of the City/Town Clerk.

SECONDED by Alderman Finn.

Discussion:

Alderman Anglace: The assessments are $13,343.71 per year, and the interest rate is 2%. I commented once before in the hearing that I remember twenty years ago, the assessments were around $12,000, with a 3.5% to 4% interest rate, so this is not a bad deal at all for this day and age.

Alderman Simonetti: $13,000 per household?

Alderman Anglace: Yes, it is $13,000 per household, per year.

PUBLIC HEARING WAS HELD ON JANUARY 24, 2017

A voice vote was taken and the motion passed unanimously.

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**8 FINANCIAL BUSINESS OLD**

8.1 NO ITEMS

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**9 FINANCIAL BUSINESS NEW**

9.1 FEBRUARY STATUTORY REFUNDS

Alderman McPherson MOVED that the report of the Tax Collector relative to the refund of taxes for a total amount of $3,821.52 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. A voice vote was taken and the motion passed unanimously.
9.2 FUNDING FOR STRUCTURAL FIREFIGHTING GEAR

Alderman McPherson MOVED to appropriate $120,000 for the replacement of structural firefighting gear for the Fire Department with funding to be provided by bonding pursuant to Section 7.16 of the City Charter.

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

9.3 FEDERAL FISCAL YEAR 2016 HOMELAND SECURITY GRANT

Alderman McPherson MOVED to approve the following resolution:

Be it resolved, that the Shelton Board of Aldermen may enter into with and deliver to the State of Connecticut Department of Emergency Services and Public Protection, Division of Emergency Management and Homeland Security any and all documents which it deems to be necessary or appropriate; and

FURTHER RESOLVED, that Mark A. Lauretti, as Mayor of the City of Shelton, is authorized and directed to execute and deliver any and all documents on behalf of the Board of Aldermen and to do and perform all acts and things which he deems to be necessary and appropriate to carry out the terms of such documents, including, but not limited to, executing and delivering all agreements and documents contemplated by such documents.

SECONDED by Alderman Simonetti.

Discussion:

Alderman Anglace: We have done this for the past several years. This is a 50% grant towards the salary of the Director of Public Safety and Emergency Management.

Alderman Finn: It also goes towards the Assistant’s salary, too.

A voice vote was taken and the motion passed unanimously.

9.4 AMENDMENT TO LIVING HOPE CHURCH LEASE: RICHARD O. BELDEN CULTURAL CENTER

Alderman McPherson MOVED to approve the amendment to the lease agreement between the City of Shelton and Living Hope Church regarding a portion of the Richard O. Belden Cultural Center (former Lafayette School) located at 54 Grove Street subject to modification as may be approved by the Mayor and Corporation Counsel.
Further authorize Mayor Mark A. Lauretti to execute any and all documents necessary to effectuate same.

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

9.5 FUNDING FOR MAIN SEWER LINE AT SHELTON CITY HALL

Alderman Anglace MOVED to appropriate funding in an amount not to exceed $5,000 to replace the main sewer line at Shelton City Hall with funding to come from Contingency General Account #001-9900-900.99-00.

SECONDED by Alderman Simonetti.

Discussion:

Alderman Anglace: A few weeks back we had to close City Hall late in the afternoon. We had to replace the pipe going out onto the street. We are appropriating $5,000, and hoping that will do the job.

Alderman Finn: When we dug up the ladies room, repaired and replaced the piping going out onto the existing pipe, which we are going to repair now. Why didn’t we do everything at once?

Alderman Anglace: We did not know there was a problem. The problem happened on a Friday afternoon, around 2:00 PM. I came in because the Mayor was out of town that day, and we got a hold of Chris Potucek, Building Maintenance Supervisor along with Tom Sym. They immediately called Roto-Rooter because we did not have a long enough snake. Roto-Rooter has a big snake, but the tv camera showed that the roots from the trees had infiltrated the pipe. So they need to replace the clay pipe. The ladies room had nothing to do with that.

Alderman Simonetti: They chopped it up first, and now they are going to dig it up?

Alderman Anglace: Roto-Rooter went in here and said we need to replace the pipe. The pipes have probably been in there since 1921. Those trees were smaller when they started.

A voice vote was taken and the motion passed unanimously.

9.6 SHELTON ELEMENTARY SCHOOLS WINDOW REPLACEMENT PROJECT

Alderman Anglace MOVED to appoint the Public Improvement Building Committee to oversee the engineering and construction of the Shelton Elementary Schools Window Replacement Project (Long Hill School, Elizabeth Shelton and Mohegan Schools).
Further authorize the preparation of schematic drawings and outline specifications.

Further authorize the Board of Education to pursue the filing of the grant application.

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

SECONDED by Alderman Simonetti.

Discussion:

Alderman Finn: It is good to see that they are finally moving forward with this. I know that the Board of Education has had this on their Capital Improvement wish list for years. Now that we are moving on the windows, where do we stand for the fortification of the schools and where do we stand with the solar panels which we approved over one year ago? We approved solar panels for Elizabeth Shelton School, Sunnyside School, Mohegan School, and so far the only school that has anything besides Perry Hill School, is Long Hill School but that is not even hooked up yet. They have been on the school for one year.

The fortification has been in front of us for years, and nothing has ever come about for that.

Alderman Anglace: My understanding, I can only reference one school because that was what I was informed about. I inquired last week because there was a big box out in front of the school. They said as soon as they turn on the solar panels and get everything going, the box would go. The box is gone so I am assuming that it is done. What I want to say in response is that I am not the appropriate person to respond, but we can forward these minutes to the Superintendent and ask him to answer your question.

I did get a call today from the Vice-Chairman of the Public Improvement Building Committee, who told me that they are ready to bid for the Sunnyside School roof. He said they should be going out between 2 to 3 weeks, however, they are concerned about the Board of Education filing the necessary papers because going to bid does nothing, unless you have those papers that are filed with the State so you can go to bid. They are on top of that, so that should go smoothly. The target date for that was March, to go to bid.

Alderman Finn: I remember the fortification for Mohegan School, and we also added Long Hill School, and Elizabeth Shelton School. That was almost two years ago.

Alderman Anglace: Just as a reference, I am not in any authority but I seem to recall them saying that they were 99% complete with that but do not quote me because I am not the appropriate person. I will definitely inquire with the Superintendent, and respond when I get an answer.

Alderman Finn: Thank you.
A voice vote was taken and the motion passed unanimously.

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**9.7 223 CANAL STREET BUILDING DEMOLITION & ABATEMENT PROJECT**

Alderman McPherson MOVED that the Board of Aldermen approve the contract by and between the City of Shelton and American Environmental, Inc. in the amount of $552,272.88 for the 223 Canal Street Property Buildings Decontamination and Demolition and further authorize Mayor Mark A. Lauretti to execute any and all documents necessary to effectuate the same.

SECONDED by Alderman Simonetti.

Note: This contract will be posted against the city’s grant award of $875,000 from the CT/DECD Office of Brownfield Remediation and Development. An appropriation of $205,000, representing costs not covered by the CT/DECD grant has been approved in April of 2016 and is to come from the $1,000,000 Canal Street referendum. The total cost of this program is approximately $1,080,000. The Shelton Economic Development Corporation, the implementing agency for the City of Shelton, is authorized to provide management services on behalf of the City of Shelton.

Discussion:

Atty. Welch: I put the note on the bottom so you know where the money is coming from. It is coming from our grant. We had already appropriated all of the funds. Also, the appropriation of $205,000, your share of the project of the total of $1,080,000. We are using the Connecticut DECD grant money. Obviously, the demolition of this building is necessary from the construction of Canal Street, which is ongoing. The building will come down if you approve this, and the contractor is already in the street moving forward on Canal Street, so the building comes down and the contractor starts in the fall. Part of the road is going where this building is.

Alderman Simonetti: The question was the fire and emergency vehicles needed access to Canal Street, from where the Boy’s and Girl’s Club is. Is that being taken care of with this?

Alderman Anglace: Brook Street?

Alderman Simonetti: Yes.

Alderman Anglace: This has nothing to do with Brook Street. It might be brought up in Executive Session.

Alderman Finn: To answer your question, the map shows that the traffic flow is going to go down Canal Street, out Wooster Street to Howe Avenue. However, if you should have
structure fire, the Fire Department is not going against the traffic so that means they need to go all of the way to the Farmer’s Market and back up Canal Street to address any structure fires. Wooster Street is traffic inbound, and you now have traffic outbound so that means that the apparatus needs to go all of the way to the Farmer’s Market and back up Canal Street. They should reverse that as an inbound going to Canal Street.

Atty. Welch: There is in the contract for the demolition of Canal Street.

Mayor Lauretti arrives at the meeting.

A voice vote was taken and the motion passed unanimously.

10 – LEGISLATIVE - NEW

10.1 ITEMS TO PUBLIC HEARING

10.1 A AMENDMENT TO CODE OF ORDINANCE CHAPTER 14-9 (G) CITY ENGINEER’S UNIT PRICE LIST


CHAPTER 14- STREETS, SIDEWALKS AND OTHER PUBLIC PLACES

Between November 15th and December 31st. of each year, the city engineer shall prepare a unit price list which he proposes to use for the ensuing calendar year, January 1st to December 31st. He shall file the same with the street committee of the board of aldermen, with the city/town clerk and with the clerk of the board of aldermen, who shall provide a copy to place the list on the agenda of the board of aldermen during the month of January in each year. Unless the board of aldermen disagrees with the changes to the price list and schedule the same to be discussed at its January meeting of each year, the figures established by the city engineer shall go into effect and be effective for the calendar year immediately following. No sidewalk shall be replaced or constructed within the city right-of-way without the prior approval of the city engineer and without obtaining such other permits as may be required by law.

10.2 APPOINTMENT TO THE ANTI-LITTER COMMITTEE
Alderman Anglace MOVED to appoint David Edgeworth to the Anti-Litter Committee effective immediately.

David Edgeworth - R
12 Crescent Street
Shelton, CT 06484

SECONDED by Alderman McPherson.

Discussion:

Alderman Anglace: He has been an avid volunteer for the Anti-Litter Committee for many years.

A voice vote was taken and the motion passed unanimously.

10.3 MASTER MUNICIPAL AGREEMENT FOR RIGHTS OF WAY PROJECTS

Alderman Anglace MOVED to approve the following resolution:

Be it resolved by the Board of Aldermen, that The Honorable Mark A. Lauretti, Mayor, is hereby authorized to sign the Agreement entitled “Master Municipal Agreement for Rights of Way Projects.”

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

10.4 EXTENSION OF RIVERWALK

A brief presentation was made by Mayor Mark A. Lauretti, to the Board of Aldermen:

Mayor Lauretti: There is no motion for this item, but I would like to apprise the board of the situation that has evolved over the course of time with the extension of the Riverwalk. A picture tells one thousand words, so I am hoping that this (maps) helps you in this regard. As you know, we have been working on this Riverwalk for a number of years. (Mayor Lauretti points to the map). This is an aerial photo of the Riverwalk. It starts down here at the Derby/Shelton bridge; we did that over twenty years ago. Over the course of time, we have received some ransom estate. We have received some federal earmarks to help us with the extension of the Riverwalk. Back in 2006, we received a federal earmark to continue the Riverwalk from the Veteran’s Memorial Park, all the way to the Star Pin building. There is around $800,000 that is left in the grant; there is a 20/80 share, 20% from the City and 80% from the State and the Feds. These earmarks only last for ten years and then they expire. Well, this has expired. In order for us to utilize the earmark, if we choose to, we have to apply for an extension and in doing so, there is a criteria that needs to be met. I think it would be fair to say that we do meet that criteria and would be granted an extension.
The reason that I bring it to you tonight is that I am not sure if I want to extend it, me personally. I want to have a discussion with the board and get a concurrence as to what your thoughts are. The reason for that is the time and the cost associated with pursuing a federal earmark, whether it is a road, a sidewalk, or a Riverwalk is laborious. It is time taking, pain staking with every single step of the way. They make you do things that are beyond the pale. Having said that, we do not have enough money in the earmark to complete the Riverwalk from where we have left off at the Veteran’s Memorial.

If you all remember over the past winter and this past summer, that the City engaged in a Civil War Memorial, in addition to the War Memorial, extended the Riverwalk from the Veteran’s Memorial at the Pavilion and we came at this way (looking at the map). Back in the fall, Jim Ryan, Paul Grimmer and I went to the DOT and met with them to discuss the continuation of it. After me laying into them for 25 minutes about how difficult this was and why are you doing this, I almost fell out of my chair when they agreed with me. They agreed that it was difficult, so with that said we came back and went to work. We engaged the engineer, Milone & MacBroom, to evaluate this portion of the Riverwalk because that is all of the money that we have available to do. As you know two years ago, we did work over where Avalon Bay has their apartment building. That also is eligible for the Riverwalk, but we opted not to use those monies. We opted to do a design build. The original bid for that Riverwalk was $826,000. The bid that we got on Canal Street was $600,000, so that will give you some idea of how onerous these regulations are. This is a glorified sidewalk, and I could not bring myself to spend that kind of money- I do not care where the money came from, to put in a sidewalk. So we opted to do it ourselves; I think we spent $264,000 to build that Riverwalk and I think you can all agree that it came out great, and it will be there for a very long time.

So having said that, this portion is completed. That leaves us two gaps in the Riverwalk, which the gap now will take us to Canal Street. There are sidewalks already in place. (While looking at the map)- This is the Birmingham building, and this is where the Avalon complex is. We have two areas that are not completed, so we are left with a decision to make. Do I continue to pursue this federal earmark? Our 20% is going to be somewhere close to $300,000 that we have to come up with. The permitting process time is 2 years, so before we can put another brick in the ground it is going to take us around 2 years to get all of the approvals from the Federal Highways Association. I question whether it is good business sense. As you know we have a lot of activity up here, right now.

We received the grant, in the amount of $800,000 to demo 223 Canal Street. There is a zoning approval that is in place; we want to move forward with that. We have approved the funding for the extension for Canal Street. That number was around $500,000, and the money is already in place. So we have a lot of progress going, and I question whether we sit around and wait just to take this money to complete this Riverwalk, or we just keep moving and creating an incentive for other people to invest. I do not know if you heard this week, this Tuesday the Governor announced another Brownfields Assessment Grant for Canal Street; that is for the Star Pin building. Over the last 7 to 8 months, I have spent a lot of time at the State, DOT, State Historic
Preservation Office that thinks that every building should be saved and every building should be rehabbed. Except, who is going to pay for it?

So, the question on the table is do we, in good conscience, seek to renew the federal earmark, and go forward with this portion of the Riverwalk? Or, do we go alone?

Alderman Simonetti: What was the reason that we did not use the earmark?

Mayor Lauretti: Well we have been using it; we have been using it right along. It takes so long, and we pick and choose spots that were going to build that type of development that was going in place. As you know, the City has finalized the Rolfite deal and Spongex building. I am hopeful that they are going to break ground sometime in March, or in April to get that project moving. There is a chance that we will partner with the developer to install the Riverwalk back in here. There is a lot here to understand and a lot of moving parts. They are not following it as I have to follow it all of the time, and it can get a little confusing.

Alderman Capra: On your map, is that all the way at the end of Canal Street? Or is it next to the Star Pin building?

Mayor Lauretti: This is right next to the Star Pin building.

Alderman Capra: Do we have anyone that we are talking with beyond that property, that maybe that developer can place that sidewalk there?

Mayor Lauretti: The Star Pin building?

Alderman Capra: Yes. Is there anyone that we are talking with?

Mayor Lauretti: Yes we are. We went with the developer to the State. That is why we have been so successful getting these grants. We deliver, and do what we say we are going to do. We make ourselves look good, and we make them look good.

Alderman Capra: So it would just go up to the Star Pin building?

Mayor Lauretti: Right.

Alderman Capra: So we have one apartment complex that is coming right next to the Avalon, and we are not sure of the others? It could be retail?

Mayor Lauretti: No we know what 223 Canal is.

Alderman Capra: It is going to be apartments over there, but we do not really know what is going in down the street. It would not make sense to do a sidewalk if we are going to have some retail, or some office space. Right?
Mayor Lauretti: No I would not agree with that at all. There are approvals in place for everything from 223, right up to the rock.

Alderman Capra: I understand that, but depending on what type of development that you are having over there, I am not sure if that makes sense to have the sidewalk just depending on what type of development that you are having.

Mayor Lauretti: I think the sidewalk has always been intended. The Riverwalk was always intended to be finished, regardless of what goes there. Part of the purpose of the Riverwalk is to create public access to the water, and it is another form of recreation. Regardless of whether you are going to live down here or you are going to own a business down here, as you know it is an attraction. People like to be on their feet, and they like to go from spot to spot.

Alderman Capra: I definitely think it is an attraction. With Avalon, I do not see a lot of people making use out of it because I do not think a lot of people realize that it is down there, with that part of Canal Street. I understand where you are coming from maybe not doing it. I am not sure if people understand that is an attraction there.

Mayor Lauretti: I can appreciate it that they are not using it; there is really no where to go at this point. But next year at this time, there will be. There will be a new building in place, there will be an extension of that Riverwalk so they will be able to go one step further. It is a slow progression; that is how this whole downtown development on the river has came about and it has taken 25 years to get to this point. If you looked at photos at what this area looked like back in 1991, you would be shocked.

Alderman Anglace: I do not think that we should rule it out, because I do not think we have to rule out going in the rest of the way. If we take down of what we have left to do, up to the Star Pin building and use that money, we keep all of our options open and we get a lot of product quickly. If we determine it is time to do it just like we did at Avalon Bay, we decided we had the money and did it.

Mayor Lauretti: I think there is value in that thinking because you are working side by side with development that is occurring. That is going to create an incentive for someone else to come in and invest.

Alderman Anglace: I would not say we are not going to do anything. I would just say this is what we are going to do, and we are going to foot our own money there, work with them and make some progress.

Mayor Lauretti: We did that with the walk way behind Avalon, and we just did it with the walk way for the Civil War Memorial.

Alderman Anglace: If we cannot get a grant fast enough, then we can do it ourselves.
Alderman Simonetti: Is there anyway to have whoever is developing, put in some money for us? Or no? Is it all on us? When you improve properties, you improve the street, the curb, the sewers, etc.

Mayor Lauretti: The answer is yes and no. It is usually a negotiated issue. When people come into zoning and they ask, and then when we turn around and ask for something they say no. So there is a trade off. We have been fortunate over the years that we have had a lot of things done by developing, with roads included.

Alderman Simonetti: I see no reason to go for that extra money. Like you said, it is laborious to do it. Let’s do it ourselves.

Mayor Lauretti: Plus, it is going to cost us at a minimum of $300,000. It becomes an issue of time. I am not under duress right now to give an answer, but if you want to think about it for a week or so.

Alderman McPherson: I think it makes sense to move forward.

Alderman Anglace: You have a consensus anyway.

Mayor Lauretti: I do not have to take an action right now because it expired. The only time I need to take an action if I wanted to reinstate it. Does everyone else feel the same way? Are there any objections to that?

No objections heard from the board, regarding Item 10.4

EXECUTIVE SESSION

11.A REQUEST TO GO INTO EXECUTIVE SESSION

EXECUTIVE SESSION

At approximately 8:10 PM, Alderman Simonetti MOVED to enter into Executive Session to discuss the following item:

11.1 MCCALLUM SHELTON CANAL COMPANY PROPERTY

and invited Assistant Corporation Counsel Sous to remain in the auditorium during the Executive Session; SECONDED by Alderman Anglace. A voice vote was taken and the motion passed unanimously.

RETURN TO REGULAR SESSION
At approximately 8:18 p.m. Alderman Anglace MOVED to return to Regular Session; SECONDED by Alderman Simonetti. A voice vote was taken and the motion passed unanimously.

It was noted that no votes were taken in Executive Session.

11.1 MACCALLUM SHELTON CANAL COMPANY PROPERTY

Alderman Anglace MOVED to approve the settlement agreement between the City of Shelton and MacCallum Canal Company as presented, which agreement includes but is not limited to the purchase of development rights and conservation easement. Such agreement shall be subject to modifications as may be approved by the Mayor and Assistant Corporation Counsel. Also, authorize the payment of up to $405,000, which sum to be paid from Aldermanic Bonding, pursuant to Section 7.16 of the City Charter.

Further, authorize Mayor Mark A. Lauretti to execute any and all documents to effectuate same.

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

ADJOURNMENT

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

The meeting adjourned at approximately 8:25 p.m.

Respectfully submitted,

Brittany Gannon

Brittany Gannon, Clerk
Board of Aldermen

Date Approved: ________________________ By: ________________________________

Mayor Mark A. Lauretti