



Board of Aldermen  
Shelton, Connecticut  
FINANCE COMMITTEE – June 24, 2004

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Call to Order / Pledge of Allegiance

Alderman Stanley Kudej, Chairman, called the meeting to order at 6 p.m.  
All those present rose and pledged allegiance to the flag.

Roll Call - Finance Committee

Alderman Stanley Kudej, Chairman, present  
Aldermanic President John F. Anglace, Jr. - present  
Alderman Nancy Minotti, present

Mayor Mark A. Lauretti  
Corporation Counsel Tom Welch  
Alderman John Finn

Public Session

Alderman Kudej asked if any member of the public wished to address the Finance Committee.

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*Judson Crawford, 8 Jordan Avenue*

Good evening. Question to Alderman Anglace. Have you received a letter recently from the chairman of the Finance Committee for the Board of Education in reference to the Educational Cost Sharing Grant that is supposed to be received by the City?

Alderman Anglace replied, you're asking if I've received it? I haven't seen it. Did anybody else see it?

Alderman Finn stated I have one. I don't have it with me, it's home.

Alderman Anglace stated, it looks like Alderman Finn has seen it. I didn't look at today's mail. I got a package of mail today, I don't know, it might be in there.

Mr. Crawford continued, alright. They're asking for the money that is coming from the State to be increased on the line item to the Board of Ed.

Alderman Anglace asked, in next fiscal year?

Mr. Crawford replied, that is correct, yes. And once you, I will hold off until you get that letter, until you've had a chance to read it.

Alderman Kudej asked three times if any member of the public wished to address the Finance Committee. Being none, he declared the Public Session closed.

1. Approval of Minutes

Alderman Minotti MOVED to recommend to the full Board to waive the reading and approve the minutes of the Finance Committee meeting of May 27, 2004; SECONDED by Alderman Anglace. A voice vote was taken and the MOTION PASSED 3-0.

2. Request for Additional Funding

Alderman Anglace MOVED to add City building improvements to the Capital Improvements Fund with funding not to exceed \$6,367.41 to come from LOCIP.

\$1,000.00	Planning & Zoning windows
1,100.00	Registrar of Voters carpet and painting
900.00	Dog Pound overhead garage door
3,367.41	200 Amp service at Riverwalk Park

SECONDED by Alderman Kudej.

Alderman Anglace MOVED to AMEND THE MOTION to include the words "to recommend to the full Board"; SECONDED by Alderman Minotti. A voice vote was taken and the AMENDMENT PASSED 3-0.

A voice vote was taken and the MOTION PASSED 3-0.

3. Change Orders for Constitution Park

Alderman Anglace stated, this is the continuation of a step by step process. They went out and got the prices on the benches and things that are needed for the Constitution Park. They've got all the prices, they gave them to us.

Alderman Anglace MOVED to recommend to the full Board that the change orders as outlined in the June 9, 2004 memo from the Administrative Assistant be approved as follows:

Removal and replanting (in the fall of 2004) one existing beech tree from the Gannon property to Constitution Park	\$400.00
Remove and replant one spruce tree from Jones Tree Farm to Constitution Park	\$400.00
Add an electrical outlet for holiday lights to the flagpole for holiday lights with the receptacle located near the area where the spruce tree will be planted	\$175.00
Purchase five park benches (like those at Riverwalk) at \$872.00 each, plus freight. (Installation to be done by the City).	\$4,360.00
Purchase two trash containers (like those at Riverwalk) at \$536.00 each, plus freight	\$1072.00
Freight charges (five benches and two trash containers at \$110.00 each)	\$770.00
<b>Total</b>	<b>\$7,177.00</b>

with funding to come from the LOCIP account. And further, add \$7,177.00 to the Capital Improvements Account for Constitution Park improvements.

SECONDED by Alderman Minotti.

Alderman Anglace explained, originally they were looking at four park benches. They went up and checked the park and found that there are foundations in for five benches, so that's why we ordered five. We're going to find that these park benches will probably – as we had set forth, on a first-come first served basis – if anybody wants to purchase them, they'll be memorialized. You can have it in memory of such-and-such a person if you want to buy it; pay for the bench, the freight and everything that goes with it and also pay for the plaque that goes around it.

Alderman Finn asked, first of all, the replanting won't take place until the fall. Once the replanting takes place, there will be a one-year warranty?

Alderman Anglace stated, Nancy's Tree Service gave us the quote and I think Nancy will guarantee – Nancy is not furnishing the trees, so they won't warranty the trees, they're only going to do the labor for us. We're not paying anything for the trees. The only cost associated with this is the labor to dig them up and replant them.

Alderman Finn stated, it says in the backup information, will not be held responsible if they're planted now.

Alderman Anglace stated, we're going to plant them in the fall.

Alderman Finn asked, how large are the trees, since they're \$400 each?

Alderman Anglace replied, I don't know, Jack. They're big. A good size, but I'm not sure. Jones' is supplying the spruce tree free of charge. The Gannon family is donating the beech tree.

Alderman Finn stated, there was the cost associated with it – the \$400.

Alderman Finn stated, it's just labor – to dig them up and plant them.

Mayor Laretti stated, we've received the America the Beautiful Grant in the amount of \$3,000, and we have to use that by June 30<sup>th</sup> of this year if my memory is correct. All of that should be covered under the grant.

Alderman Anglace stated, we're not paying anything for these trees; it's just the labor. We're not doing it until the fall. I think the America the Beautiful Grant comes due a lot sooner than the fall.

Mayor Laretti stated, yes, next week.

Alderman Finn stated, since you brought that up, we have change orders at Constitution Park in the amount of \$6,195. But if there is grant money still available, why can't we use the grant money instead of taking this money out of another line item?

Mayor Laretti stated, I haven't seen it, this is the first I'm hearing of it.

Alderman Anglace stated, there is an 11-week lead time to get these benches and things – I don't want to hold that up. If we can use the grant money, fine.

Mayor Laretti stated, the America the Beautiful grant is specific to just trees. What is the request?

Alderman Anglace stated, the America the Beautiful Grant was used for other trees that we already bought and put in. You can look into that later.

Alderman Finn stated, if the grant will cover the \$800 for the trees, then so be it. We can just reduce it by \$800.

A voice vote was taken and the MOTION PASSED 3-0.

4. Revaluation – Gloria Kovac, Assessor

I'm here to address any questions, issues or discussion that you would like to pose to me on the new legislation. House Bill 58-01 passed in May. Presently in the State there are four-year cycles of revaluation. That passed in the Connecticut State Legislature in 1997. Shelton was to implement a revaluation October 1, 2001 Grand List and commence its four-year cycle. Therefore, Shelton is due October 1, 2005, October 1, 2009, etc.

To give you a little bit of background, in the 2003 Legislative Session, the small cities had approached their local State Senators and Representatives and asked to have the quadrennial cycle changed to every six years. That failed. In the 2004 Legislative Session, the larger cities that evidently had a little more muscle, pushed for a bill to change it from a four-year cycle to a five-year cycle. That passed. So from now on, municipalities are to have revaluation every five years.

Coupled with that law into the act is any town that was due on the October 1, 2003 Grand List or is due to have revaluation on the October 1, 2004 or 2005 Grand List, may delay their revaluations to the October 1, 2006 Grand List. Shelton is due for October 1, 2005 revaluation, therefore we come under this Act and we are able to delay our revaluation with the consent of the local governing body. Therefore it has to be brought to you.

Mayor Lauretti asked, what would the date be for implementation?

Ms. Kovac replied, October 1, 2006 Grand List, and then every five years thereafter, if the local governing body wants to defer one year.

Mayor Lauretti stated, and if we stay on the current cycle that we're on, then we would reevaluate October 1, 2005. So we'd be just moving it out one year.

Alderman Anglace stated, in effect, what we would be doing by moving it out one year, we're originally on a four-year cycle; moving it out one year puts us on a five year cycle, which the Legislature has enacted – five year cycles. So we're just perfect – it fits in nice for us.

Ms. Kovac stated, one of the rationale behind it - the towns that did the October 1, 2003 Grant List saw such a shift onto the residential homeowner, because you know what has happened in the real estate market these past three years – how it has appreciated so greatly. When they saw that big shift, they went to the State Legislature, and they felt if we let these towns, anyone that is to have a revaluation on the 2003, 2004 or 2005 Grand List, delay to

2006, possibly interest rates may hold or change so that the market will not keep appreciating, and then by 2006 revaluation, the shift won't be as great.

That was the rationale behind saying 2006. They felt possibly, by then, it will not be as much or as great of a shift on the residential homeowner as it would if you implemented for this October or next October.

Alderman Finn asked, what would happen if you wait one year. What would happen to all the work you've accomplished so far to date?

Ms. Kovac replied, nothing. We'll just keep going on. As you know, we do an in-house revaluation. Not only is it cost effective for the municipality, it's also quality control. Under the law we have to do all of our physical inspections by 2009. There are five of us out in the field doing building permit work as well as inspections for revaluation purposes. We do a section a year and the law still says we have to have our physical inspections done by 2009.

Alderman Finn stated, so any increase in assessment to somebody's property value at the current time would be due to the fact that they put on a new porch or central air conditioning in the house, or put a shed in their back yard.

Ms. Kovac replied, correct.

Mayor Lauretti stated, not restricted to that, thought – that would be one way that their property would increase in value. That rationale the State used is not going to play in Fairfield County – the rationale that they used to change the legislation, to push it out to buy other people time.

Ms. Kovak stated, I can just tell you some pros and cons. This is going to have a domino effect. I was at an assessor's school not too long ago, and this new legislation came up, and just about any town that was due on these three Grand Lists, they are delaying. This will have a domino effect throughout the State, so other towns will say, are we going to delay too. I can only pose on the contrary against it is the law was passed, the law didn't even allow the quadrennial cycle to take effect throughout the municipalities. So that the municipalities would start on their quadrennial cycles and do it every four years in an eight or 12 year span, we didn't even have the time to see how a quadrennial cycle will work when the law has changed. Connecticut was one of the last states in the nation that had a 10-year cycle. Many States have two year cycles, three year cycles, so we were one of the last to change to shorter revaluation cycles, but now the Legislature in its infinite wisdom has changed again and said that we can go to five-year cycles. And again, it's all in the hands of the local governing body.

Alderman Anglace MOVED to recommend to the full Board to move the City of Shelton revaluation from the October 1, 2005 Grand List to the October 1, 2006 Grand List; SECONDED by Alderman Minotti. A voice vote was taken and the MOTION PASSED 3-0.

5. Lease – 58 Perry Hill Road

Alderman Anglace MOVED to recommend to the full Board that we are receptive to the contract adjustments as requested and so order the Administrative Assistant to research it further and make some recommendations with respect to the amount of the adjustments the administration wants to engage in; SECONDED by Alderman Minotti. A voice vote was taken and the MOTION PASSED 3-0.

6. Veterans' Tax Exemption

Alderman Anglace stated, this was on for discussion. We are looking into it and compiling a lot of information. This was brought to our attention as a new law this year, but it was passed last year – 2003, and it allowed veterans' exemptions of up to \$10,000 for low income and then they designate low income as, single person \$51,000, married person, \$56,000, and those towns that have adopted it last year found that they went from \$150,000 in exemptions to \$750,000, one of them. It's under consideration – I don't think we ought to move any further on it – I've gotten some opinions from the American Legion and people like that – and the American Legion's position is, no distinction between veterans because of their income status. They want all veterans treated the same.

7. Posted Bonds for Work Done

Alderman Anglace stated, this was essentially - we were looking into contactors \$100,000 or less to see how we would maintain and have them either go for bonds, and if you recall the discussion, the Purchasing Agent said we would eliminate a lot of the bidders if we require bonds because you wouldn't be making any profit on the job, so it would be tough to figure it in. We're still looking for alternate solutions as to what we can come up with and how we might protect the City's interest in jobs of \$100,000 or less – especially those that involve simply labor. We left it at our last meeting that if anybody had suggestions to let us know about them and we would pursue them. Since the last meeting we've gotten no suggestions, so we're not any further along.

Adjournment

At approximately 6:25 p.m., Alderman Anglace MOVED to adjourn;  
SECONDED by Alderman Minotti. A voice vote was taken and the MOTION  
PASSED 3-0.

Respectfully submitted,

Patricia M. Regan  
Clerk, Board of Aldermen