



Board of Aldermen
Shelton, Connecticut
FINANCE COMMITTEE – October 28, 2004

Call to Order / Pledge of Allegiance

Alderman Stanley Kudej, Chairman, called the meeting to order at 6:30 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

Alderman John Finn

Public Session

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

*Judson Crawford, 8 Jordan Avenue
Member, Board of Apportionment & Taxation*

Mr. Crawford noted that in reviewing the printout of 10/14 he found some discrepancies to be brought to the Finance Committee's attention.

He noted that the Statutory Refund account shows \$67,762 as being reimbursed. It should read \$78,032.

Secondly, on all the line items on the first page – on the printout, instead of being subtracted from the budget, they are added to the budget, totaling \$15,261. There are nine departments, and 12 line items.

Thirdly two line items are overexpended. Utilities – Municipal Sewer is overexpended by \$4,290. Computer Equipment – Library is overexpended by \$54. The City received \$60,575 more than what we had budgeted for in income, resulting in a surplus of \$56,231.

Alderman Anglace will apprise the accounting supervisor and ask for an explanation, and copy the board of A & T with the response.

Susan McShanach

Ms. McShanach noted that she is not on the agenda, and that the Mayor asked he to talk to the Finance Committee, because there has been a large misunderstanding in terms of what she is proposing.

[Note – Ms. McShanach's comments are barely audible on tape – the tape is on file in the City/Town Clerk's Office]

[Notes only] Public private partnership we would put up the money and utilize. We would execute a lease I have picked 20 years. Reality is your facility and reverts to you - you own it when the lease expires you have all rights to it. 50 year warranty on the building. Additionally we wanted our money paid back and we should share of the revenue. I know it wasn't explained like that and those are only considerations of the kind of things we were thinking of.

The issue has been referred back to the Parks & Recreation Commission. Question that he wanted me to explain.

Mayor Laretti stated, she came to see me today and make her case and I was hearing things I hadn't heard from before. It was a very different view in the public hearing we had a week or so ago. People should know what the facts are, at least from a financial standpoint. If you agree or disagree with the location, that is a separate issue. There is a very different picture about this proposal that may be warranted somewhere else. That is the reason I asked her, if she wanted to, to come and make her case.

[Ms. McShanagh's comments were inaudible.]

Alderman Anglace stated, so noted. Thank you.

*John "Jack" Finn, 17 Princess Wenonah Drive
Alderman, First Ward*

Alderman Finn stated that had he known the individual was going to ask to report to the Committee tonight, the people from White Hills would have been here. They were under the impression there would be no more discussion on the matter. He presented a petition signed by 680 residents of the City of Shelton stating that it is their wish not to privatize the tennis courts at the White Hills Recreation Center; that they are opposed to the concept. He noted that many of them agreed that it would be worthwhile concept for the City, but not on public land; that it would be a well introduced activity to the City, but not on City property.

He noted that the reason they are opposed to the facility being on public land is that the parks belong to the people. If it is in disrepair it would be the fault of the administration. It takes over three weeks to get the track raked out at East Village Park when a dirt bike goes on it.

He stated that the people are concerned that when you look at the size of the complex, and add restrooms, a pro shop, an office – it will become larger than the existing courts. Directly behind the courts is the kiddie playground, racquetball and basketball court. It would not be a good place for a septic system.

Alderman Anglace stated that this has been referred back to Parks and Recreation. Let them look at it and come back to us in a different way.

Mayor Laretti disagreed, stating, set aside the fact that the people are opposed to it at East Village Park – nobody disagrees with that. There are other very viable locations. Some of the economic interest as Ms. McShanagh explained to me is the facility would come back to the City. People were under the impression that this facility was a for profit organization that would capitalize on a City piece of property, which I think we all agreed. That is not what she said to me this morning. Beyond that, there was discussion about the monetary consideration given in the form of rent. After a four-year period 3 of every 4 dollars comes to the City. As a graduation to the life of the lease, and the payback for the initial construction of the facility which she said doesn't increase the footprint of what was already there. I found some of those facts to be very different than what we are hearing and different than what was being portrayed publicly. People ought to know about it. Financial considerations should not be before the Parks and Recreation Commission. The Parks and Recreation Commission should be deciding whether the concept is good for an individual facility. Yes or no. I'm not throwing support towards it one way or the other. Any financial consideration of the City is before the Board of Aldermen.

Alderman Finn stated that he was supposed to have met with Ms. McShanagh at 3:30 and she didn't show up. She talked to me yesterday on the phone and I asked her what other parks she looked at in the City of Shelton. She said absolutely none. White Hills was it. I asked her if she looked at property on the River Road, downtown Shelton – an old factory. I agree with the concept of year-round tennis but not on public property – on private. I was trying to direct her to exploring it with the SEDC to find a suitable site.

Alderman Anglace stated, we are 15 minutes into the meeting and have only 15 minutes to go. This is not the proper place for this discussion.

Alderman Kudej asked if any other member of the public wished to address the Finance Committee. Being none, he declared the public session closed.

Add-Ons

Alderman Anglace MOVED to add Item 9, [inaudible]; Item 10 John Dominick Water; Item 11 Lot – Wigwam Drive; SECONDED by Alderman Minotti. A voice vote was taken and the MOTION PASSED 3-0.

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 September 23, 2004; SECONDED by Alderman Anglace. A voice vote was taken and the MOTION PASSED 3-0.

2. October Statutory Refunds

Alderman Minotti MOVED to recommend to the full Board that the report of the Tax Collector relative to the refund of taxes for a total amount of \$15,509.94 be approved and that the Finance Director be directed to make payments in accordance with the Certified List received from the Tax Collector. Funds to come from the Statutory Refunds account #001-0000-311.13.00; SECONDED by Alderman Anglace. A voice vote was taken and the MOTION PASSED 3-0.

OCTOBER 2004 STATUTORY REFUNDS			
ACCOUNT #	NAME	AMOUNT	REASON
03-01-1593	BANC OF AAMERICA	\$ 49.17	SOLD
03-01-2985	BMW FINANCIAL	\$ 423.63	SOLD
03-01-3302	BOTTIS AUTO SALES	\$ 32.46	SOLD
03-01-3956	BROWNS, JAMIE	\$ 112.97	MOVED
03-01-5441	CHASE MAN AUTO	\$ 316.29	SOLD
03-01-5779	CHEVY CHASE BANK	\$ 263.58	SOLD
02-01-5994	CHRYSLER FINANCIAL CO.	\$ 2,403.58	SOLD
02-04-279	COMPUTER SALES	\$ 601.43	OVER ASSESSED
03-01-7557	DANGELO, JASON	\$ 10.91	MOVED
03-01-7772	DCFS TRUST	\$ 436.42	SOLD
03-01-8463	DESOUSA, BRUNO	\$ 5.05	SOLD
02-01-9861	ELRAC INC	\$ 754.50	SOLD

03-03-4566	FLOREZ, JOHN	\$ 1,192.51	PAID TWICE
03-03-24	FUSCO, RICHARD	\$ 685.77	PAID TWICE
02-01-13018	GMAC	\$ 36.83	SOLD
03-01-13052	GOLDSTEIN	\$ 69.67	SOLD
03-01-13616	GRILLO, JOHN	\$ 51.93	MOVED
03-01-14944	HOGAN	\$ 7.66	MOVED
03-01-15091	HONDA LEASE	\$ 62.51	SOLD
03-01-15419	HUDSON	\$ 19.98	SOLD
03-01-15715	ILLIDGE	\$ 32.96	MOVED
03-01-16376	JONES EST	\$ 7.80	SOLD
03-01-17958	KOZAK	\$ 64.49	SOLD
03-01-18157	KRYZANSKI	\$ 40.23	SOLD
02-01-18103	KUKACS	\$ 52.15	MOVED
03-01-19081	LEGENOS	\$ 9.64	DESTROYED
03-01-37757	LISINSKY	\$ 29.19	SOLD
03-01-21813	MCMANUS	\$ 196.15	WRONG AMOUNT
02-01-21582	MEDEIROS	\$ 25.27	MOVED
03-03-8845	MESAROS	\$ 854.09	PAID TWICE
02-01-21760	MERCEDES	\$ 1,180.58	SOLD
03-01-23503	MURRAY	\$ 29.09	SOLD
02-01-23357	NARULA	\$ 262.92	MOVED
02-01-242.74	OLSEN	\$ 288.01	SOLD
03-01-25631	PEARSON	\$ 25.68	SOLD
03-01-25991	PESAVENTO	\$ 9.18	DESTROYED
02-01-25640	PETERSON	\$ 19.85	MOVED
03-01-264.72	PIRES	\$ 109.10	TAX TOWN
03-03-4587	ROBERTS	\$ 3,495.65	PAID TWICE
03-01-28933	RULEY	\$ 35.47	MOVED
03-01-17162	SHROPSHIRE	\$ 62.08	MOVED
02-01-30813	SIZENSKY	\$ 26.21	SOLD
03-03-927	STOLIKER	\$ 189.34	OVER ASSESSED
03-01-32800	SYMSKI	\$ 33.19	REDUCED
03-01-33163	TEDESCHI	\$ 34.69	SOLD
03-01-33608	TOMASKO	\$ 39.45	DESTROYED
03-01-35515	VW CREDIT	\$ 795.45	SOLD
03-01-36934	WOODIN	\$ 25.18	WRONG AMOUNT
		\$ 15,509.94	

3. Property Appraisal

Alderman Minotti MOVED to recommend to the full Board to approve the payment of \$3075.00 to Sheehy LLC for the property appraisal of Wiacek Farm with funding to come from acct # 001-0100-411.30-01; SECONDED by Alderman Anglace.

Alderman Anglace noted that in the future the Clerk should be asked to put the name of the account as well as the number.

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

4. Energy Asset Assessment

Alderman Anglace MOVED to recommend to the full Board that the City pay Clough Harbor \$38,000 for the completion of Phase 1 of the City Energy Asset Study with \$25,000 in funding to come from the Contingency General account and \$13,000 from LOCIP; and FURTHER,

MOVED to add \$13,000 to the Capital Improvement account; SECONDED by Alderman Minotti.

\$25,000 was paid for by United Illuminating and went into the general fund. The City's share is \$13,000.

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

5. City Hall Improvements – Ladies Room Renovation

Alderman Anglace stated, I thought we had approved the ladies room renovation some time ago. Put on to highlight because I don't think it's done. Men's room was done years ago.

Mr. Sewack looked at it and made preliminary recommendations. Now we have the funding to finish it. He stated that it will be a good winter project once we finalize the plans to make it look nicer than it is and make it handicapped accessible. The bigger issue is taking it out of service – there is a private ladies room with one stall down the hall. The work can't be done during the day, because we'll have to shut the whole thing down both because it's a construction site and will have to shut the water off.

6. Wabuda Easement Appraisal

Alderman Minotti MOVED to recommend to the full Board to approve the payment of \$1,500 to John M. Rak for the appraisal of the Wabuda easement with funding to come from account # 001-0100-411.30-01; SECONDED by Alderman Anglace. A voice vote was taken and the MOTION PASSED 3-0.

7. Vehicle Tax Exemption – Disabled Persons

Alderman Anglace noted that we are not taxing the apparatus for the disabled automobiles.

8. Special Tax District - Condominiums

Alderman Anglace noted that our investigation and discussion with the Assessor and Corporation Counsel concludes that this is provided by State Law and there is no action required by the Board of Aldermen. The individual condo associations can set this up on their own.

9. Coles, Baldwin and Craft Billing

Alderman Anglace MOVED to recommend to the full Board to approve payment of \$6,135 to Coles, Baldwin and Craft, LLC with funding to come from Legal Services Account.

Alderman Anglace would like the opportunity to talk to the people about the charges, and if everything is in order I will bring it to the full Board.

No action.

10. John Dominick Drive Water Line Extension

Alderman Anglace noted that the City Engineer is looking into the reason why the water pressure is so low in that area, and why BHC Company isn't providing standard water pressure to those residents. He also is looking into why the homeowners would have to pay extra to upgrade their water pressure, when it should be the responsibility of the water company.

11. Lot 20 – Wigwam Drive

Alderman Anglace MOVED to recommend to the full Board that a letter be written responding to a request informing that the City does not wish to sell this property; SECONDED by Alderman Minotti. A voice vote was taken and the MOTION PASSED 3-0.

Adjournment

At approximately 7 p.m., Alderman Anglace MOVED to adjourn; SECONDED by Alderman Kudej. A voice vote was taken and the MOTION PASSED 3-0.

Respectfully submitted,

Patricia M. Bruder
Clerk, Board of Aldermen