



CITY OF ANSONIA BOARD OF ALDERMEN

Regular Meeting – September 13, 2011

Call to Order

The Regular Meeting of the Ansonia Board of Aldermen was called to order at 7 p.m. by Aldermanic President Stephen Blume. All those present rose and pledged allegiance to the Flag of the United States of America.

Roll Call

The secretary called the roll:

Edward Adamowski, D1- present
Robert Duffus, D1 - absent
Jason Bender, D2 - present
Peter Danielczuk, D2 - absent
Joseph Jeanette, D3- present
John Marini, R3- absent (7:02)
Robert Beall, D4 - absent

Jerome Fainer, D4 - present
Howard Madigosky, D5 - present
Jay Fainer, D5 - present
Scott Nihill, D6 - present
Gene Sharkey, D6 - present
David Knapp, D7- present
Stephen Blume, D7 - present

President Blume declared a quorum of 10 present, 4 absent.

Consideration of Previous Minutes

Alderman Knapp MOVED to accept the minutes of the Regular Meeting of August 9, 2011 and the Special Meeting of August 9, 2011 if found to be correct; SECONDED by Alderman Sharkey. A voice vote was taken and the MOTION PASSED 10-0.

Public Session

President Blume asked three times if any member of the public wished to address the Board.

Charlene Rosowsky, property at 163 O'Neil's Court

I am looking for an update on the situation on O'Neil's Court with the water.

Corporation Counsel Blake stated, I got one of the appraisals in and I'm still waiting, I spoke to them today, I should have it mailed and in the hands of the property owner for what the cost would be for the easements - the temporary easement and the permanent easement.

Ms. Rosowsky stated, I just want to let everyone be aware that my first contact was last August 2010 with regard to this ongoing issue for the over 40-year problem. I understand September 14, 2010 was when finally the first person after two years of going back and forth agreed to this issue problem of fixing it. We are coming upon the winter once again and I was assured that this was going to be fixed by the end of the year. The asphalt plants close in November, so you have a real timing issue going on here now.

[Alderman Marini arrives at this point, 7:02 p.m. 11 present, 3 absent]

Corporation Counsel Blake stated, I understand that. We should have that to them, by the end of the week they should have the two appraisals, and we're all set to go to court.

Ms. Rosowsky stated, so when we go to court, we don't have a court date yet, correct?

Corporation Counsel Blake replied, no we do not. The court will assign a date to us.

Ms. Rosowsky stated, so that usually takes a while I would assume?

Corporation Counsel Blake stated, no, it shouldn't take a while, not in this situation.

Ms. Rosowsky stated, well, I don't understand, if somebody could just clarify for me. When the paperwork was received there was some confusion with why the right surveyor or the right job wasn't done first, and then you had to go back again to do it again. In the most recent notes.

Corporation Counsel Blake stated, the problem with the initial appraisal, we have now gone and had two appraisals done by the statute. I spoke to you several times...

Ms. Rosowsky interjected, I have not spoken since April or May; I haven't been here.

Corporation Counsel Blake stated, you have called. And every time you called I have given you a response. I told you this will be done by the end of the construction year and you said that was fine; I will quote you on that.

Ms. Rosowsky stated, really? Well, I have another quote. I was also told by an Alderman that my road was not the only road that had a problem. Where I had to be put on the radar. I had put them on the radar when we had the four days of rain in May. Nobody bothered to check that road. I did get an apology from someone, Fred D'Amico, that they should have went there and checked the road then. But I know that my road is not the only problem, but this is an ongoing problem for years. That is why I'm very frustrated; I am disgusted and I also

now have a problem that there may be mold in the basement. I have two tenants in that building and one has a child that has asthma. So that's going to be an issue that will be addressed as well. Nobody seems to... there seems to be backward motion in this whole situation.

Corporation Counsel Blake stated, we had two of the properties that we had to do corrections were done. One of the problems with one property took us, we finally got that gentleman to do it.

Ms. Rosowsky stated, I understand that.

Corporation Counsel Blake continued, and that happened, now another family that had given the Public Works consent, now has said no. Instead they wanted the town to buy for \$350,000, the property.

Ms. Rosowsky stated, you're not telling me anything I don't know. I appreciate that but what I'm saying is, I also asked the question about, does this property owner's daughter who apparently created the issue have power of attorney, and nobody can give me a yes or no answer.

Corporation Counsel Blake stated, they don't respond to any calls, e-mails, letters at all. They don't respond. We are going to court so the court will respond. I cannot go on their property and just do it.

Ms. Rosowsky asked, and I'm assured that this is going to be done before the wintertime?

Corporation Counsel Blake replied, that is our intention, to have this done.

Ms. Rosowsky stated, now it's the intention. All right. I'm just not happy. I'm not happy at all with any of this. Not any of it.

Mr. Plavnicky

I'd just like to compliment Public Works for the job they did after Hurricane Irene. I called them and they came up to my house. A tree fell in front of my yard halfway into the street and I believe it was Carmen Pitney came from the Public Works and did an excellent job cleaning it up. Thank you.

Joan Radin, 198 Wakelee Avenue

I have a question. I'm not sure what resolutions mean. I just happened to pick up your papers yesterday. I was reading this resolution from the WPCA about giving a 25-year lease to somebody called Greenpoint with property to build an anaerobic plant and all of these things. Well, I went online to read the minutes from the WPCA and they aren't online yet. I couldn't get any information on that. The second thing is, I couldn't find Greenpoint on the Internet. I don't know who the people are. There is no listing of any Greenpoint. I can't find

who the officials are; the people that own it, or anything else. It says Greenpoint and then it says Ansonia, LLC. But they're nowhere listed. We looked on all of the Internet sections.

The other thing is, we're talking about an area in the Public Works complex. Nowhere do we know how much of this area they're taking; there is nothing in this resolution that says anything about that. We have no idea what's going on. You're giving somebody a 25-year lease to property. I realize we're talking down the road it's going to save money. I'm talking about today. We don't know how much the company - the gentlemen that were here and who I couldn't understand to start with - how much they're going to get from the federal government to do this job. From my understanding, how much construction time is it going to take? Nothing was said about that. Bringing in other towns, which is what you're going to have to do to have this anaerobic, tipping, you're going to have to bring in things from other towns. It's not going to all come from Ansonia to get all this wonderful energy. Then it says at the end of 25 years we can purchase the facility. What I don't understand is this 25-year lease, my understanding, which I heard from somebody today is, we are not going to get any money from the 25-year lease so we don't know how long it's going to take them to construct this building. Yes, we may be getting a large amount of money in energy and it's going to all the schools and the City, and I was trying to figure out, I'm not an electrician, I'm not a person that knows anything about this, but I want to know how you're going to get the energy from this thing to the places. This has to be another project thing we have to worry about. It's wonderful. Went online and we found a place in Pennsylvania that is doing this same thing. They started it in 2007. I can't remember the name of the town. It's on the Internet. As of today it is not finished. It has so far cost \$44 million and it probably is going to be the expense of the people in the area. I think it's very... you're going to pass this, I know you're going to pass it because it's a resolution and everybody passes the resolutions. I don't understand, the people in Ansonia are not being told that this property is going to be leased to a company for nothing. When I say for nothing I mean for the first two or three years, or however long it takes. It doesn't say how long to build this facility. We are not going to get anything from it, but they are going to be using our property. I'm not a construction person; I'm not into electrical. I own a business. I have for 36 years in this town. I understand contracts. I understand things. We are going to give the Mayor permission sign any papers that need to be signed and make any decisions that need to be said. They're not going to come before the people or before the Board, according to your second resolution here. I just think that probably the people of Ansonia should have known something about this since you couldn't read the minutes from the WPCA because they aren't online. There are so many things - what if this company goes bankrupt? I mean, there are so many things that you need to look into before you make a decision to let somebody take your property. Maybe I'm the only one that's interested in this or that cares. Yes, it's going to be a wonderful thing. It's going to give us millions of dollars worth of free energy - free electricity - whatever. I just am

not satisfied with the way they do it. I know you're going to pass it. I did want to voice my opinion.

Charlie Stowe, 23 Granite Terrace

When I was listening to Joan, because this is the first time I've heard any of this, you know, when the Town of Oxford put up their power plant they had a big public hearing about that. You know that, right? Went on for years before that plant was built. The people had the opportunity to look at the plans and the drawings at the Town Hall to see what was going on. Now, if what Joan says is true, that's rather alarming.

President Blume stated, this has been in the newspaper. This has been in the online Valley Independent Sentinel, front page. We've talked about this, I've been on this thing for two and a half years. This is not a secret. We've answered a lot of questions and I'm going to address more of them tonight. This building will be built in a year at no cost to the City. If they go bust they leave us with a building. There is no expense to us. No money will come out of the taxpayers' pockets or the City's pocket. It's being financed privately with state, federal and their own money. I'm trying to remember what the questions were.

Mr. Stowe stated, at one meeting you have the fellows were here and I listened and I understood that you've been working on it for years. I haven't been aware of it. And that's great, I think it's a fantastic thing and I think if it works it's good for the town and everybody in it. I just, not having public hearings about the design and the leasing and where...

President Blume stated, they still have to go to the city...

Mr. Stowe stated, listening to her, and I have some construction experience, you should have some kind of a plan that shows the boundary lines of this leased land and the proposed scope of the buildings that are going to be laid out and I don't know if the public will show up, because what I see go on here a lot is nobody does show up. They should get the opportunity to be able to see what's going on.

President Blume stated, Charlie, this still has to go through the boards. You have the Inland Wetlands Commission, Planning and Zoning Commission, whatever.

Mr. Stowe stated, I stood up here for some other reason. I come here every month and I ask the Mayor how he's doing with the union negotiations.

President Blume stated, he's negotiating.

Mr. Stowe asked, he's still negotiating?

President Blume replied, yes.

Mr. Stowe stated, I have a little statement I'd like to read here. This has been going on for months and I hope he's making some headway. With all due respect to the union employees of the City of Ansonia who work hard and are entitled to earn a living wage, I want to point out that on average our citizens make much less than the average City employee. Men make, in the private sector, about \$40,000 a year and women make \$28,000 per year. So we don't have the tax base our neighbors in Woodbridge and Orange have. If the Democrats in Ansonia believe, like our Governor and our President, that the wealth needs to be shared, then City employees can go without a raise this year and share the wealth with those less fortunate. That's my statement, and the reason I made this statement is because I don't want to be rude and I know there's a lot of work going on behind the scenes with this, and I respect this Board and everything else, but this has been going on for four months so I feel I need to make a little statement about it. Thank you.

Alderman Gene Sharkey

Several months ago we had a gentleman come forward and give information about why he feels there should be no more building in the City of Ansonia. I think a lot of the statistics were wrong. I think he didn't do his due diligence and he came here and made a great statement about it. A couple of the places that he brought up and he was talking about - one was on Hull Street and he said that Planning and Zoning has approved, I think it's 22 units on Hull Street. And he said how this also was going to tax the Ansonia school system. If he had attended any of the meetings he would have known that that is a 55 and over community, and children are not allowed. So it's not going to tax the Ansonia school system. He also talked about the property that was listed as the old airport property and said it was probably the worst development that happened in the City of Ansonia. In fact he went on to say that the people that approved it are going to make the same mistakes in the future. I think people should look at the fact that there are probably in excess of 70 homes up there. They probably contribute over \$600,000 to the tax base. I've gone by there more times, I don't think there's more than 15, 20 - maybe 30 children riding those school buses that are coming out of there. The Ansonia Fire Department hasn't been there 15 times in 15 years. I don't know if the Police Department has been there 15 times in 15 years. So I don't know what his statement is, that that is another one that taxes city services. I could have ARMS check - I don't know if ARMS has been there 15 times in 15 years. Certainly I don't see any impact on the city. People went against it as far as traffic, as far as we were going to have to build new roads, as far as we're going to have to do everything. Anybody that lives in that area knows there is no impact on the traffic on the Hilltop from there. Traffic moves smoothly. There is no impact on the school system. Our impact on the school system is everybody moving in to town and moving into the two- and three-family buildings. These are the families that are putting the children in. There's no way to stop it. We may have to increase our school system or put other additions on and so forth. But it certainly wasn't from the 70 single-family houses. I wanted to go on record.

At least I did my homework; I did my due diligence. I'm going to report the true facts.

Alderman Jerome Fainer

To Mrs. Radin, I just punched in my phone, Greenpoint Energy, and it comes right up. So I don't know which search engine you're using, but if you put Greenpoint Energy Partners...

Mrs. Radin asked, where are they located?

Alderman Fainer replied, I can't see it, but as soon as you punch in Greenpoint Energy Partners it comes right up. I don't know why you're saying you can't find anything about them on the Internet. Go on your Google Search - I just punched it in right now as you were speaking, and it comes right up. It's not like it's a figment of our imagination. It's there. Thank you.

Mrs. Radin stated, thank you.

Donna Lindgren, Director, Ansonia Nature and Recreation Center

I believe the Friends of the Nature Center are on your agenda tonight. I believe that all of you have received an invitation in your mailboxes to attend the Friends of the Nature Center 20th Anniversary Celebration on Friday night, September 30th. With that in mind, I would like to introduce Rich Wade, because I think it's high time that you met not only Rich, but members of the Friends - Christine Boulay, our secretary; Anne Smith who is a founding member of the Friends; and Rich will introduce you to the beautiful lady sitting behind me.

Rich Wade, President, Friends of the Ansonia Nature Center

The Friends have hired, on a part-time basis, a Director for the Nature Based Preschool which will be located at the Red Wing Pond House. I would like to introduce Mrs. Jacqueline Lema who will be the Director at the Pond House. She will be Director/Head Teacher at the present time. Thank you very much.

President Blume asked three times if any other member of the public wished to address the Board. Being none, he declared the public session closed.

Public Official Session

Aldermanic President Stephen Blume for Mayor James Della Volpe

In the Mayor's absence, the Ansonia High School Solar Panel Ribbon Cutting was held Tuesday, August 23rd at the High School. This was a major step for the City of Ansonia. It's a step toward green energy and becoming green; becoming

the largest green community in Connecticut. This was so successful that legislation has changed in Connecticut now and the people that installed the solar panels, for free, on the high school, have been given permission to do two more schools here. They assured me that they will be able to instantly get the money, because the law changed. They're going to do this in two other schools. So we'll have solar panels if it comes through on three of the schools, providing power to the schools.

The Harvest Fest and Car Show will be held Saturday, October 1st, and everybody is invited. It's a nice time. If you can make it, it's right down here on Main Street. Please join us.

The Riverwalk - paving is to take place during the next two weeks. It's been a long time coming. Derby's took longer though. As soon as it's paved, whether the pavilion is finished or not we're going to have the ribbon cutting and people will be able to use it. People are on it now. It's not the best walk to walk on, it's kind of loose, but people do use it now. I went down and I saw the people working on it. I was a little upset about the time - and I was assured that in the next two weeks this will be paved. The gazebo is being built; it's going to be very nice. This will be something very nice for the City and for our residents.

We received a half-million dollars from the State Bonding Commission through the efforts of Eileen Krugel, our Grant Writer; Linda Gentile, and Joe Crisco. It's a half-million dollars to re-do the gym floor and a sprinkler system at the Armory. We were fortunate to get this grant; it didn't cost us anything. We'll be able to finish what's been started at the Armory and then the children can use the gym. It will be a nice place. Eileen Krugel was very instrumental in this. She's our grant writer. Eileen, thank you.

That's all I have for the Mayor. I'm going to read something, and maybe it will answer some of Joan's questions, I'm not sure. When we get to the anaerobic digester I have some questions and answers; I'll read that out loud too, maybe it will help you. I also have Greenpoint; I have their brochures at home. I'll give them to Henry and he can drop them off to you. I have extras.

I just want to sum up what we've been doing here as far as the sludge and the energy - we have worked very hard and successfully over the past two years to undertake smart energy policies for Ansonia. Since this Board passed an ordinance in 2007 creating an Energy Improvement District Board there have been many successes. We saved hundreds of thousands of dollars by choosing a competitive supplier for electricity instead of going along with the standard offer. We saved \$300,000 a year by doing that. Nobody seems to know about it. We are now finishing the energy audit by our energy consultant Mike Scirano which will identify needed upgrades and efficiencies that will be financed over a defined payback period. The audit was paid for with federal stimulus funds. Everything we're doing with this green energy is costing us nothing. We have installed solar energy at the high school that will reduce the

school system's energy budget and mark the first step in Ansonia becoming a green community. For the last two years I have been meeting with the Mayor, WPCA, Public Works, this Board, the Energy Board, as well as experts to figure out ways to reduce the millions of dollars that we are forced to spend over the years to haul our municipal solid waste and sewage sludge out of town. Last year it was \$700,000 to get rid of the sludge. Now we are going to do something different with it. We are not going to spend \$700,000 any more.

Now we have a chance to use part of the waste stream, which is the sludge, along with food waste, to create class one renewable energy and turn those liabilities into assets while becoming a green community. This is an exciting opportunity for our city and our taxpayers. If we become a green community, then I think we can use that designation to entice Economic Development to Ansonia - real economic development that creates real jobs and real savings. This plant will start off by employing 10 Ansonia residents. They're going to go to Ansonia first. We're going to try to hire Ansonia residents first to work in this new plant. We may be able to offer cheaper electricity to large businesses as an enticement to come to Ansonia, and we'll also offer cheaper electricity to the people that are here now to stay here, because business isn't so good. We can possibly bring their electric rates down low enough so that they'll never want to leave here. People will want to come here. We are very small; we don't have a lot of room here. The only way to save the taxpayer, as far as I'm concerned, is this. This will make money for us and it will stop what we expend. The \$700,000 for sludge is history.

The turbines, the anaerobic facility, is going to make a gas - big stainless steel tanks will produce methane gas. The methane gas is trapped and will run two GE turbines -free. The turbines will produce the energy to take care of the entire Public Works Complex, every City building in this town and every school in this town. It was set originally for 1.5 megawatts; we're up to 2 megawatts now. So we're going to have extra electricity. We said we are going to purchase all of the electricity at a discounted rate from Greenpoint. That's where the next step comes in - using it for our businesses and offering it to other communities, if they want. We are going to try to get our businesses online and try to bring new businesses in to Ansonia at a lower rate for electricity.

The last thing this is going to do and this is how I started this whole deal, is we produce \$700,000 worth of sludge every year - forever. Howard knows; he was the Chairman. Forever. It always bothered me. We have a new plant down there - \$60 million - we still have the same sludge. So Howard helped me and we started searching. This anaerobic facility will use compost and will mix in some of our sludge and that will get burned and will make fertilizer out of the sludge. So that's where we're going with this thing.

That's all I have on that; I thought it would help. When we get into resolutions, I wrote some questions down myself and answered them in case somebody had questions. I think I covered everything. So we'll move on and when we get to resolutions I'll read that.

Corporation Counsel Kevin Blake

I have nothing; there's enough on the agenda.

Alderman Marini stated, to Corporation Counsel Blake, I'm going to ask about the O'Neil's Court situation. I certainly share the frustration of the residents and everyone in getting this done. I'm not interested at all in assigning blame for the delay to either Corporation Counsel Blake or the residents. At this point, I just want the project done. We both know how long the court process takes; we've seen how long it takes to get assessments, even when we are on track. I think tonight I'm going to ask the Board, by motion, to act under Section 91 of the Charter to go ahead and just finish the job. Get the job done. I feel we'd be acting completely in our power under the very specific provision of our own City Charter. We'd get this problem solved for the residents and we'd put the ball in, sort of the, getting the problem for the resident we'd put the ball squarely in their court to pay out any extra money to put together an assessment and to actually go to bat if they think that they're owed anything.

President Blume asked, if we go on their property, and I know what the Charter says, which is ancient, if they don't allow us on their property, how do we get on their property?

Alderman Marini stated, well we know that firefighters go on property when they have a job to do and when it's an emergency. In the case of a firefighter, of course peoples' lives are at stake. Also peoples' properties are at stake. I certainly wouldn't doubt that firefighters would go out when there is property but no lives at stake. In this situation you have physical damage to property. It's being done not just to the property where the backup is, but properties all around the neighborhood. We certainly heard from the residents that it's not the case of damage is imminent; it's the case of damage has been done and continues. I'm sure we could talk to the residents to find out exactly what's happening. The Charter has addressed this. It addresses this because in the wisdom of whoever put it together knew that this could be a problem. That when drainage occurs, it's not something you can step back and say, "we'll wait a couple months for the water to back up, seep into people's basements, destroy their property, cause mold, cause health conditions, you know, the town should wait months and months for that to go by." The Charter addresses it to give us the ability to prevent it from happening in the first place. I feel we'd be acting completely in the scope of our power and authority under the Charter to go in there now and to fix this for the residents. And no one can say that we didn't do our due diligence and that we didn't make our effort to get this done without having to resort to that measure. But it's not a measure that should be forbidden; it's a measure that's clearly authorized to us under the Charter. That's a power of the Board of Aldermen specifically, that that section refers to.

President Blume thanked Corporation Counsel Blake.

Lieutenant Wayne Williams, Ansonia Police Department

The Chief couldn't be here tonight and he asked me to address a couple of items.

To update you, you know we've been going through some hiring. We have one officer that's currently in the Academy; we're presenting an officer to you tonight for approval as a probationary officer. I'll talk about him when we get to that point, okay?

I want to let you know that obviously this past month Hurricane Irene visited us. We had a Command Center located at the Police Department. I think for the most part everything went well within the Command Center with our response to the storm. All the essential services provided staffing throughout the night and throughout the storm. We've had an after action review and are working on the recommendations that came from everybody that was involved in that. I know some people here were at the after action review.

You're aware that we have some major investigations. They are progressing. We've devoted a tremendous amount of man-hours to them and we're continuing with them. We are currently scheduled to test for a detective opening next month. It's being handled by South Central Criminal Justice; they do our hiring as an agreement with the City and the Union. We've temporarily assigned a patrol officer to the detective bureau to help with the workload that's in there.

We are addressing issues in the North End through the use of... I know that people come before the Board and the Police Commission to address some problems in the North End. We have been putting on extra special saturation patrols. We've overlapped some sector patrols up there and we're using some other assets that I really don't want to go into that are at our disposal. We are also working with the Public Works Department to address some issues in the park in reference to the physical makeup, as in, if you go up there, the trees are overgrown and there's a problem with lighting, so we're working with them on what we feel needs to be addressed. Mike Schryver has been very cooperative with that to get some of it done.

Alderman Jay Fainer stated, thank you for putting the trailer on Great Hill Road; it definitely made a difference. They had somebody last night.

Lieutenant Williams stated, yes, once we put the trailer up there, after we took it off of there, because we usually put it by the schools during the opening of school. Now we've put radar cars up in those areas so that will help to address the problem. It's kind of like a warning, and now you get your enforcement.

President Blume thanked Lieutenant Williams

Joseph Miller, Comptroller

I'd like to report that the audit is on schedule and there are no major issues in the Finance area.

President Blume thanked Mr. Miller.

Committee Reports

Finance Committee - Alderman Gene Sharkey

Alderman Sharkey MOVED to pay all bills if found to be correct; SECONDED by Alderman Knapp. A voice vote was taken and the MOTION PASSED 11-0.

Fire Committee - Alderman Gene Sharkey

I'd like to elaborate on what Lieutenant Williams said about the EOC, the Emergency Operations Center that was activated for Hurricane Irene long before the hurricane hit. All of the firehouses were staffed, the Police Department was fully staffed, Public Works had people on duty, ARMS was fully staffed and had several ambulances fully staffed. WPCA had people on, in fact they had people watching the rise of the river to close the flood gates. I think everything went well. Ansonia residents can rest assured that to the best of every department's ability they have people on duty.

Alderman Nihill MOVED to accept the report; SECONDED by Alderman Jay Fainer. A voice vote was taken and the MOTION PASSED 11-0.

ARMS Committee - Alderman Jerome Fainer

August was busy. We dispatched 250 calls, transported 183 patients, we had 75 transports with a paramedic. We did mutual aid 33 times and Seymour one time. We billed out \$110,268.07 and we collected \$65,344.46.

Things are going pretty good and I would like to thank Jared Heon for the fine job he's done since he's taken over as director. He's smoothed out a lot of the bumps in the road down there. Now we're covering for other towns and before they used to have to cover for us. I'd like to appreciate the work that the paid and volunteer staff are doing.

President Blume stated, Jared, I know last month you hadn't dropped a call in four or five months. Is that still...

Mr. Heon replied, I think we may have, due to being so busy last month, maybe passed one or two. But compared to the past...

President Blume stated, yes, compared to the past - I've watched it for four months and you didn't drop any calls. You're doing a good job and everybody appreciates it. Thank you.

Alderman Sharkey MOVED to accept the report; SECONDED by Alderman Jeanette. A voice vote was taken and the MOTION PASSED 11-0.

Economic Development Commission - Alderman John Marini

The Commission met last week. They had a lot on their agenda. To summarize the highlights, first off everyone has their fingers crossed about the results of the \$500,000 housing rehabilitation grant that is currently pending. Last time I believe we heard about early- to mid-September. So we're waiting to see if we have the green light on that from the State.

Secondly, in terms of the business survey - the group is actually putting together a report of the findings. It should be out by the next meeting. They're going to vote to approve it.

Third, they're taking a look at a variety of different projects. One of the most interesting involves a fundraising project. It's a sort of unusual fundraising project. The group is sort of putting their heads together about the biggest problems that we have in the city, and no surprise - money ends up being a big problem. We've all seen the other projects that we want to get done. There are services we'd like to fund. Oftentimes we hit a brick wall. A lot of times the economy turns into a big obstacle for what we want to have done. The group sort of explored the idea of a fundraising effort on behalf of the City - something that wouldn't just exist for one project; but something that would be a permanent fixture in the City to be able to raise money for targeted projects where funds were needed to bring together commissions and community organizations for common purposes. For purposes that would really serve economic development, development of the community, things that would make our city more attractive to businesses and to residents. A possible first project for such an effort - we took a look at the Armory. We know it's top on the Mayor's agenda to turn the Armory into a Community Center. It's something the Commission feels will benefit - you know thinking of economic development as business - of course it's the whole picture. When the downtown becomes alive, the community sort of becomes restored - that's attractive not only to residents but also to investors that realize that Ansonia is a safe and good investment. A community center is in everyone's advantage to put up. We know there is \$500,000 in State bonding money secured for the Armory, but there's a bit of a gap - about \$750,000 at least to bring the building up to code and to get going. Never mind the operating expenses and the expenses to bring it up to more than just code. The idea of that being a first target for the fundraising was discussed, and right now there's a lot of exploration on what could be done - the concept - a lot of organizations have "Friends" groups. Friends of the Nature Center, Friends of the Library, these advocacy groups that operate as LLCs to be able to do things that a normal

commission or committee couldn't do. The idea is almost a "Friends of the City of Ansonia" that would operate not only on its own but in collaboration with the different 'Friends' groups, different committees, to sort of bring people together for a good cause. Also talk of, actually Tara Kolakowski weighed in on this as well, stemming from a conversation we had a while back, we noticed from our experiences going to college. Often colleges have permanent fundraising efforts and they tap very hard into their alumni networks. They keep track of who passes through the school system, who graduates, who moves wherever, does well for themselves and of course they follow up with letters. We realized that a lot of people come through Ansonia for the school system, play on the sports teams, and of course they leave, they go on their way, and there are many people out there that if they knew about our efforts, we feel if they knew what was going on, if they had an opportunity maybe to give back to the community that they came from, we could potentially find some donors. The idea is maybe develop our own alumni network; develop a way to start keeping track of who's going out, even leaving Ansonia, keep track of them for the purpose of sort of building our community, allowing them to give back to where they came from.

That is the bevy of ideas we have right now. We also have a film production that's very interesting coming down. It all revolves around Copper and Brass. They are very, very interested in using for a new show designed for The History Channel. We are trying to coordinate something that works for Copper and Brass and also the Opera House is hopefully going to be involved in that. That is the slate of projects we have now.

President Blume thanked Alderman Marini.

Alderman Sharkey stated, just to follow up to what John was saying about alumni, and touching them after they leave and they reach some success, the Athletic Department of the Football Team has done that already. They've reached out and they just recently had several of the former players fund all new video equipment to tape all the games and this sort of thing. We do some of that already.

Alderman Marini stated, I think it's a proven method and the idea is to sort of expand the scope and do it on behalf of the City. Although you don't see this sort of thing on behalf of the City, no one is going to give unless they're asked. That's what it comes down to. If no one knows we're developing the community center, if nobody knows that we're out there in need of funds, of course no one will give. The whole idea is to put an effort together and actually ask that question.

Alderman Jeannette MOVED to accept the report; SECONDED by Alderman Sharkey. A voice vote was taken and the MOTION PASSED 11-0.

Public Works Committee - Alderman Edward Adamowski

The Public Works Committee will be taken up under Communication #5.

Alderman Sharkey MOVED to accept the report; SECONDED by Alderman Jay Fainer. A voice vote was taken and the MOTION PASSED 11-0.

Videotaping Committee - Alderman John Marini

I'm happy to note that there is a meeting of the Videotaping Committee as of tomorrow night. Is there an update on the committee for graffiti?

Graffiti Committee - Alderman Edward Adamowski

Alderman Adamowski stated, that's myself and Alderman Knapp. We had met with the Chief of Police a while back. He was trying to get in touch with the Chief of Police in Derby and they were going to set up a meeting. Basically what we had discussed at that point was, we can get our own things together here in Ansonia, but we want to do it in an effort with Derby because it's really not that far to walk somewhere in Derby and get what they've got to get and come back. That's where we are right now. He's going to meet up with Chief Narowski and see what we can come up with to work together.

Alderman Marini stated, working with the other towns is a good idea.

Alderman Adamowski stated, Seymour is not really much of a big issue because there's really nothing right over the line that's (inaudible)... That's where we are right now.

Alderman Marini stated, Officer Esposito had talked to me a lot about his training, specifically with graffiti prevention, and he did find a slide presentation that he made for the State officers. He's a great resource for when we have our next meeting to open up some ideas about what can be done. He is knowledgeable and excited about helping us.

Alderman Jeanette MOVED to accept the report; SECONDED by Alderman Sharkey. A voice vote was taken and the MOTION PASSED 11-0.

Rewards Committee - Alderman Gene Sharkey

This was discussed at the Police Commissioners meeting. The Commission set up a subcommittee of Commissioners Tyszka and Goldson along with two Aldermen.

Alderman Marini stated, we do need to move things along; we don't want things to go into slow motion.

President Blume stated, well this moved onto another group.

Alderman Marini stated, although it's a joint group, correct? We can't let that be an excuse that it moved on to another group. We can get it done. It's been months we've been talking about these things.

Municipal Reports / Annual Reports

Alderman Sharkey MOVED to accept all municipal and annual reports, dispense with the reading and place them on file; SECONDED by Alderman Adamowski. A voice vote was taken and the MOTION PASSED 11-0.

Tax Refunds

Alderman Nihill MOVED to accept the refund report and pay all of them if found to be correct except for one, because it seems to be an outstanding amount of \$6,400.68. I'm looking for an explanation of what it is - for the Town of Glastonbury.

Comptroller Miller stated, it was a mix-up by our Quality Data, the company that prints the bills and mails them out. They mailed out the Town of Glastonbury's bills with our return envelopes. The people in Glastonbury didn't pick it up. They were both processed - Webster Bank processes our bills and Glastonbury's bills. The money was deposited into our account and when they went to process the payments they couldn't. So we do owe it to the Town of Glastonbury, \$6,400.

Alderman Nihill WITHDREW THE MOTION.

Alderman Nihill MOVED, based on Mr. Miller's explanation, to accept the refund report and pay \$11,934.74; SECONDED by Alderman Jeanette. A voice vote was taken and the MOTION PASSED 11-0.

Accidents and Claims

None presented.

Communications and Late Communications

Alderman Sharkey MOVED to accept all of the communications, dispense with the reading, and place them on file. If an Alderman wishes one read or acted upon, the communications will be brought up individually in their order on the agenda; SECONDED by Alderman Adamowski. A voice vote was taken and the MOTION PASSED 11-0.

Communication #1

From: Jeffrey Coppola

Re: Improvements to Nolan LL Field Concession Stand

Jeff Coppola and Marty Mikos, President, Ansonia LL

Ansonia Little League Parents Association between fundraisers and the concession stands have raised money and handed it in to the City of Ansonia for improvements to the Little League Field Concession Stand Construction at Nolan Field. Tonight we are looking for permission - Marty has been working very hard with the volunteers and parents and Mike Schryver from Public Works. We're looking for most of the work, all of the labor will be volunteer so it's just the materials what they're going to be spending. The money was handed in through the Parent's Association to Mr. Miller. It's in the City's hands. We're looking for any bids that will come about to be waived so that we can move on with the process of building on to the concession stand. Marty is here to discuss the building part of it and what he wants to do with it; any questions - he can answer on what we're going to be doing with it.

President Blume stated, I see in your report that Nick Behun drew up the plans for this.

Mr. Coppola stated yes, Marty has the plans with him.

President Blume asked, is Mike Schryver going to get involved?

Mr. Coppola replied, Mike is involved already, yes. He's going to handle all of the money - it's in a line item for his account. He'll take care of all of that.

President Blume stated, okay, so the labor is donated and you're looking to buy wood or whatever you need to buy?

Mr. Mikos replied, yes, just a waiver for the bidding process overall so we can get our hands in there and get it done.

Alderman Sharkey stated, I think we did this on the bathrooms at Nelligan Field, so we have a precedent that we've done it already. We allowed them to waive the bids.

Alderman Sharkey MOVED to allow them to waive the bids for materials for the Little League Field Concession Stand Project at Nolan Field; SECONDED by Alderman Nihill. A voice vote was taken and the MOTION PASSED 11-0.

Communication #2

From: Chairman George Boath, School Building Commission

Re: Bid Waiver Request

Alderman Sharkey stated, I'm a member of the School Building Commission. Where we stand right now is, we've made application to the State on the roof project. We're under a very unique thing - we talked about it once before. We

had to get all filed with the State by June 30th. Under the new legislature and administration, they are changing the funding refunds back to all the towns for roof repair and re-buildings also. We were able to get all of our paperwork in. We do have a project number. This is simply the waiving of the bids for the architectural service.

Now, I don't like to waive bids, but this architect has been part of the project since we started. This was done in a very quick fashion because the commission was only pulled together in April and we had to have everything done and filed with State by June 30th. Numerous meetings, numerous conversations, numerous inspections and so forth were done. This person, actually where we are now, has to draw up the architectural plans for each roof. Then the State will approve the architectural plans and based upon them they will decide how much of that they will fund.

This is part of the ongoing process. We have the money set aside for this. We did as the Board of Aldermen, and then it went to the Board of Apportionment and Taxation to get this money put aside, so it's one step in the process. We would be very foolish not to do this. Ansonia historically gets almost a 76 percent reimbursement - we're one of the very few cities in the state that gets that sort of thing. We're in a very unique situation here. We do need to move forward with this and get it done.

Alderman Sharkey MOVED to waive the bidding process to hire the firm of Hibbard and Rosa, LLC for the generation of architectural drawings for the roof replacement project; SECONDED by Alderman Knapp. A voice vote was taken and the MOTION PASSED 11-0.

Communication #3

From: Corporation Counsel Kevin Blake

Re: Nature Based Preschool - Ansonia Nature Center

Corporation Counsel Blake stated, there is a late communication that came in that actually pertains to the 8-24 referral, so you may want to take that up at this time.

Alderman Jay Fainer MOVED to accept Late Communication #1 from Planning and Zoning; SECONDED by Alderman Knapp. A voice vote was taken and the MOTION PASSED 11-0.

President Blume opened the Public Session for discussion on Late Communication #1 which is the favorable 8-24 referral for the Nature Based Preschool at the Red Wing Pond House.

Attorney Cliff Hoyle - Friends of the Ansonia Nature Center, Inc.

I just wanted to briefly explain to the Board it's a unique opportunity for the

City to have a Nature-Based Preschool in one of the more unique attractions that the City is lucky enough to have at the Ansonia Nature Center. It utilizes an environment to teach children about that environment. We talked about going green earlier; Alderman Marini talked about "Friends"-type organizations. Friends of the Ansonia Nature Center are a 501c3 nonprofit organization that serves as an adjunct to the Ansonia Nature Center. In doing so, what they want to do here is allow the school to exist by spending their own money on the school. Hiring the teacher with their own money, paying for custodial services with their own money and paying for insurance with their own money. All of the liability at the Pond House will be borne by the Friends of the Ansonia Nature Center. The City of Ansonia will be held harmless for virtually everything. The only thing, really, that the City will be paying for under this contract, are things that the City is currently paying for at that address. That is, the snow removal of the street; I believe there are other houses on the street, and the utilities bill. In addition, the City will retain the right to rent out the upstairs apartment and the rent [inaudible], but again, this is a non-profit organization. Pretty much all of their funds will be consumed by running this program. It's our feeling that it's this insulation from liability to the City that will really make it more attractive to the City. Again, since it's an adjunct of the Ansonia Nature Center itself, it's the Ansonia Nature Center's expertise to teach the children about the Ansonia Nature Center itself that will make this such a unique opportunity. That's why I certainly hope the Board will consider voting in favor of this matter.

President Blume thanked Attorney Hoyle. He stated, this is marked for Executive Session and we'll vote on it when we come out of Executive Session.

Alderman Sharkey stated, Attorney Hoyle brought up about the snow plowing, and that's covered in the two paragraphs at the bottom of page four and the start of page five. It does talk about the City being responsible for the removal of snow from the roadway and parking area. In the event, however, the City is unable to remove such snow in a reasonable time, the City shall notify the service provider. Said program shall be canceled and the service provider may at his own expense remove such snow. The City shall be responsible for the removal of snow from the sidewalk and other non-parking areas. That's an added...

Corporation Counsel Blake interjected, excuse me, in terms of the sidewalks, I've already spoke to Mr. Hoyle. [several people speaking at once - inaudible].

Attorney Hoyle stated, that may be a typographical error because we've agreed that our staff will do the sidewalks.

President Blume stated, we'll discuss it. Thank you Attorney Hoyle.

Communication #4

From: Chairman Bartholomew Flaherty, Planning and Zoning Commission
Re: Ansonia Nature Center Red Wing Pond House

Alderman Adamowski MOVED to accept Communication #4 and place it on file; SECONDED by Alderman Knapp. A voice vote was taken and the MOTION PASSED 11-0.

Communication #5

From: Alderman Edward Adamowski, Chairman, Public Works Committee
Re: Bid Award - Partial Demolition of the Solid Waste Transfer Station

Alderman Adamowski stated, the Public Works subcommittee met on September 8th and reviewed the bids. We would like to have this Board approve the award to Standard Demolition Services, Inc. of Trumbull, CT in the amount of \$256,721. They were the low bidder.

Corporation Counsel Blake stated, I will contact the owner tomorrow to get the contract.

President Blume stated, make sure there's a time limit in there to start it and a time limit to end it.

Corporation Counsel Blake stated, they have 90 days from tonight and there will be a penalty of \$1,000 per day.

Alderman Sharkey stated, we did talk about making sure - did you include the addendums we talked about - the starting date?

Corporation Counsel Blake stated, I have the starting date, the \$1,000 penalty per day, the thing in terms of, you know, this is all it is, I did that sort of in the contract. This is what their price is and if there was some other thing that was unforeseen they can't just go and do it, they have to come back in front of this Board to get a change order approved.

President Blume stated, no, no, that was not my idea. There will be not five cents more spent on this project. There will be no change orders. They bid it. You have to put this in there. They bid it. They are responsible to destroy this for \$256,000. They could have 20 change orders; they're not going to get paid. So you have to let them know.

Corporation Counsel Blake stated, if there's something that we go and change it, and we want something different because, we don't know. It's 20 years old this building.

President Blume stated, they inspected it. We had an inspection. Schryver was there. This is on them. You need to put that in Kevin.

Corporation Counsel Blake stated, if you want me to I'll put it in there, but I think...

Alderman Sharkey interjected, and we have a start date too.

President Blume stated, Kevin has that too, and we have a finish date. Please include that.

Alderman Jerome Fainer MOVED to award the bid to Standard Demolition Services, Inc. of Trumbull, CT in the amount of \$256,721; SECONDED by Alderman Nihill. A voice vote was taken and the MOTION PASSED 11-0.

Communication #6

From: Chairman John Finnucan, Board of Public Works
Re: Bid Award - Roof

President Blume stated, we did this last month. No action.

Communication #7

From: Corporation Counsel Kevin Blake
Re: Ansonia Riverwalk Guidelines

Alderman Jerome Fainer stated, this came up a few months ago. I called a meeting of the Ordinance Committee, we talked to the guys from Derby and tried to keep ours basically the same except we're not allowing animals; they still allow dogs over there. We came up with a group of guidelines and met with the Police Commission, gave it to them to review. They sent it back to us with a couple of recommendations from them. We met again tonight and accepted it. We have it in front of the Board tonight. We also had a public hearing so the public had the opportunity to weigh in on it.

Alderman Knapp MOVED to accept the guidelines as presented; SECONDED by Alderman Jay Fainer. A voice vote was taken and the MOTION PASSED 11-0.

Communication #8

From: Corporation Counsel Kevin Blake
Re: Anaerobic Digestion Facility

To be discussed in Executive Session.

Communication #9

From: Chairman Nicholas Amico, Board of Police Commissioners

Re: Replacement Traffic Light - Wakelee Avenue and Division Street

Alderman Sharkey stated, this is damage to the traffic controller that controls the light at Wakelee Avenue and Division Street. We have had stop signs over there for a while trying to control that busy intersection.

Alderman Sharkey MOVED to replace the traffic controller at the intersection of Wakelee Avenue and Division Street under the Legal and Claims line item; SECONDED by Alderman Adamowski. A voice vote was taken and the MOTION PASSED 11-0.

Appointments

Town and City Clerk Madeline Bottone read aloud Mayor James T. DellaVolpe's appointments as outlined in his letter of September 8, 2011 as follows:

Ansonia Police Department

Michael Castillo

Fishkill, New York

Appointment as Probationary Police Officer

Lieutenant Williams stated, this is Michael Castillo. He currently resides in Fishkill, NY and is eagerly waiting to move to Connecticut. He is currently a manager in the food service industry. He was one of the top candidates in over 500 candidates tested throughout New England. When we put out our notice for candidacy for positions we used a new service that allows us to reach out further than we always did. We received everywhere from Virginia to New Hampshire and out to New York, Delaware, etc. for candidates. Michael has tested very well. He has scored very well on all aspects of our testing. He has completed all of his testing process. He has a tentative Academy date of October 7th. The Chief would like to present him to the Board for appointment as a probationary Police Officer.

Alderman Sharkey MOVED to accept the appointment of Michael Castillo of Fishkill, NY as a Probationary Police Officer; SECONDED by Alderman Jeanette. A voice vote was taken and the MOTION PASSED 11-0.

Cultural Commission

President Blume stated, the Mayor is away, and I, as acting Mayor, am pulling the appointment to the Cultural Commission. We're not going to act on this one tonight.

Economic Development Commission

Alderman Marini MOVED to appoint Saleh Hanaif of 44 Buswell Street; term to expire 2/28/2015; SECONDED by Alderman Jay Fainer. A voice vote was taken and the MOTION PASSED 11-0.

Resolutions

The Resolutions will be acted upon after Executive Session.

Resolution #1

Re: Anaerobic Digestion Facility - Connecticut General Statutes Section 8-24 Referral

Resolution #2

Re: Anaerobic Digestion Facility

Unfinished Business

Alderman Marini MOVED that the Board of Aldermen, under Section 91 of the City Charter, repair the drainage problem on O'Neill's Court.

There was no second to the motion.

President Blume stated, there is no second, John.

Alderman Marini stated, I guess the residents will have to wait.

New Business

Alderman Sharkey stated, I think we're all aware that on Sunday our great nation observed the 10-year anniversary of 9/11 in New York, Pennsylvania and Washington, D.C. It has come to our attention that the New York Fire Department is making available to rescue organizations a piece of the World Trade Center. They've saved them; they have them in a hangar at JFK Airport. Derby is in the process of getting theirs. Woodbridge has either already gotten theirs or is in the process. It is a very long, involved process that takes from 6 months to a year to get approval to do this. We have to actually have a whole design of where we want to put it and what's going to happen. We have to make formal application. They just don't let these pieces out there so they get sold on the Internet someplace. I have started a committee to try to get a piece of the World Trade Center for the City of Ansonia. I would like to establish a site for it which would be in the park that we have at the corner of Central Street and Father Salemi - even though it's listed as Webster Hose Memorial Park, we would like to revamp that park, leave the name the way it is but in that park we would like to establish a 9/11 Memorial. We have secured a flagpole

for it, and we're in the design phase. We're talking about putting something together.

Alderman Sharkey MOVED that the City of Ansonia proceed forward to try to get a piece of the World Trade Center and if we are successful we will put it in a 9/11 Memorial to be located at Webster Park.; SECONDED by Alderman Adamowski. A voice vote was taken and the MOTION PASSED 11-0.

Executive Session

At approximately 8:12 p.m. Alderman Jay Fainer MOVED to enter Executive Session to discuss the following items:

1. Red Wing Pond House.
2. Anaerobic Digestion Facility

and further MOVED to invite Corporation Counsel Kevin Blake to remain in the Aldermanic Chambers; SECONDED by Alderman Adamowski. A voice vote was taken and the MOTION PASSED 11-0.

Return to Regular Session

At approximately 8:32 p.m., Alderman Knapp MOVED to return to regular session; SECONDED by Alderman Adamowski. A voice vote was taken and the MOTION PASSED 11-0.

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

Items from Executive Session

1. Nature-Based Preschool - Red Wing Pond House

Alderman Knapp MOVED to approve the Ansonia Nature Center Nature-Based Preschool at the Red Wing Pond House as presented; SECONDED by Alderman Sharkey.

Alderman Sharkey stated, I just want everybody to be aware that it does say about the snow plowing. I was reading what we had in here, and I just want everybody - FANCI, and the Ansonia Nature Center to know we are adding a responsibility of now plowing the parking lot there, and just want them to know, the City gets around to it in a timely fashion. A bunch of us here are firemen - we have to plow our own firehouses. They are very stretched for what they do in the case of a major snowstorm so I just don't want to hear a million telephone calls saying they're not plowing at all. I'm sure if they agreed to it that they will be there in a timely fashion. I imagine that roadway with the limited number of people that are on it, it probably is not high on their priority list, being a dead end.

Ansonia Nature Center Director Donna Lindgren stated, you didn't want to see the Nature Center last winter. We would like the Board of Aldermen to be on the side of the right [inaudible] for this facility and also, Anne is perfectly right when she says the Nature Center's Red Wing Pond House was the first green building in this City, in case you've forgotten.

A voice vote was taken and the MOTION PASSED 10 Yes, 1 No (Jerome Fainer), 0 Abstentions.

Resolutions

President Blume stated, before we address the Anaerobic Digestion Facility resolutions, I prepared a couple of questions that I was asked by some of the Aldermen and answers. I would like to read this to you and maybe it will take some of the questions out of the air.

Ansonia Anaerobic Digestion Renewable Energy Facility

What are the benefits to the City of Ansonia?

- Ansonia will become the first City to power all of its municipal and educational buildings and facilities through renewable energy, thus becoming a 100 percent green community. Everything is going to be powered by this. All the expenses will be taken care of through this.
- This can be used as an Economic Development incentive for businesses seeking to identify as "green." I'm more interested in getting them into town for a little break on electricity.
- Ansonia will also save money on its energy costs creating 10 or more new jobs, dramatically reducing its carbon footprint and make itself energy independent.

What are the obligations to the City of Ansonia on this project?

- The City will bear no out-of-pocket costs, either capital or operating costs. The facility will be paid entirely through private investment and state and federal green energy incentives. Nothing from us.
- The City agrees to use up to the first 1.5 megawatts of power produced by the facility for 25 years. If we do not use 1.5 we're going to have to get rid of it somewhere; we'll sell it back to the grid or we'll make it available to our businesses. We're going to have it. I don't see any problem with that.
- Ansonia will grant a long-term lease for \$1 for a landlocked - it's way behind the sewage treatment plant and it's contaminated land - for a landlocked dormant parcel of land accessible only to waste and sewage

operation vehicles for which there are no alternative plans. So, this is a triangle - the picture was in the paper - in the back. They have to make their building to conform to that triangle, which they agreed to do.

Is this plan the same as that which we gave preliminary approval to?

- Yes, with two important improvements. The first phase is now 2 megawatts instead of 1.5 megawatts. This will create more opportunities for the City to provide all of its own electric power, reduce more of the municipal waste costs and extend the benefit of green power to other communities, institutions or businesses. I'm most interested in extending our hand to businesses to have somebody stay here or somebody new to come here.
- The City no longer will be obligated to secure the organic waste used as fuel to power the facility. That role has been fully assumed by the developer. The City has agreed to assist in helping find further sources of organic waste fuel but is not obligated financially or contractually. I have found a hauler; I gave them the hauler to haul between 110 and 150 tons a day. We are out of it. We don't work for them. I didn't want to be responsible for the City to keep supplying them. They agreed to that.

How about the increased traffic bringing in this organic waste?

- That portion of Ansonia's municipal solid waste which will be used will be part of the normal routes picked up by the local trash company. It is expected that approximately 8 new trucks will bring organic waste from grocery stores, restaurants, and other food places. Those vehicles will likely be coming up Route 8, getting off at Pershing Drive, exit in Derby, and proceeding to the facility. Their only traverse in Ansonia will be Division Street and North Division Street. So we don't really have a problem. They're not going to all come at the same time; it's going to be spread out. It should also be noted that the use of some of Ansonia's waste and sewage sludge in the facility will reduce the amount of those contents that are transported out of Ansonia. So we have trucks hauling our waste out, pumping into pump trucks, and I don't know where they take it, but they take the waste out somewhere. We're now going to heat it, dry it and we're going to use it to make fertilizer so not that many trucks are going to be coming any more to take the sewage away. Also, we spent two years ago, \$700,000 to get rid of this. This year it's down to about \$500,000. We are going to use this energy plant - we're not going to spend the money any more. I am absolutely positively 100 percent convinced that the only way to lower taxes, Charlie, in this town, is to reduce the spending. Cut the spending. If we can cut our electric bills, if we can cut whatever we have to cut. Nobody is banging on our door to come here. So whatever we're spending now,

if we could reduce that, that's better for the taxpayer. It's the only way to get the taxes down.

President Blume stated, you know I was working on something else for the front, for the transfer station, and I'm still chasing those guys. That's about \$4 million to us a year if it works, making diesel oil. It seems like a dream; I've been chasing them for two years too.

We have this before us tonight. We need to do this. There is no other way to control taxes and to bring taxes down. You have to stop spending as much as you're spending. We're paying people to haul sewage out - almost \$1 million. So they're going to handle that for us; that's part of the deal. They have to handle that for us. The building is theirs, the expense is theirs. It's all theirs. If this thing goes bust, bye - we have a building. They walk away. Make another Armory out of it. They're going to put this building up; they have the funding. If all of a sudden two years from now another project, something is better, and they put them out of business - see ya. It was a triangular two-acre piece of land that is not developable. It's not. This will work there. They have to go before Planning and Zoning, Inland Wetlands Commission, just like anybody else. They have to go to State Department of Environmental Protection. They've secured the money- the investors.

Alderman Marini stated, to make clear to the public what this is, this is not the purchase of a facility, this is a purchase agreement with regard to the power that we'll be creating by a completed facility. As I said to the Board before, I believe this is an exciting opportunity to embrace new technology. Definitely credit is due to our President to take a look at it and the Board for moving along on it. I want to see this go forward. Of course we do have to be careful as with any new technology. We need to make sure our residents are protected and the City is protected. The one thing we don't have in this agreement that I would like to see is some requirement for the company to provide insurance, to purchase insurance, once the facility is actually created. I would like that to be the one caveat that our approval, assuming it is approved tonight, is contingent upon.

Corporation Counsel Blake stated, I have no problem with that. I would assume they're going to want to protect their investment to protect any liability because this is sort of an on-the-edge sort of technology. I will make that known to the people.

Alderman Marini MOVED to have the insurance requirement as discussed; SECONDED by Alderman Sharkey. A voice vote was taken and the MOTION PASSED 11-0.

Alderman Sharkey stated, the last paragraph in Resolution #1 states, "therefore be it resolved the Board of Aldermen of the City of Ansonia hereby requests, pursuant to Connecticut General Statutes Section 8-24 permission to lease to

Greenpoint Energy...an area of the Public Works Complex.” Why are we requesting?

Corporation Counsel Blake stated, it should go to Planning and Zoning for their approval. That’s where it should go. You can modify it, that’s fine.

Alderman Sharkey MOVED to AMEND the Resolution so that we are requesting, pursuant to Connecticut General Statutes Section 8-24 we’re requesting a review of the lease of that City property to Greenpoint; SECONDED by Alderman Adamowski. A voice vote was taken and the MOTION PASSED 11-0.

Alderman Sharkey MOVED to ADOPT RESOLUTION #1; SECONDED by Alderman Adamowski. A voice vote was taken and the MOTION PASSED 11-0.

Resolution #1

Re: Anaerobic Digestion Facility - Connecticut General Statutes Section 8-24 Referral

RESOLUTION

Aldermen Edward Adamowski of the 1st Ward and Jerome Fainer of the 4th Ward introduced the following Resolution:

Resolved,

WHEREAS, the City of Ansonia, in an effort to promote the local economy, reduce its carbon footprint, make the community energy independent and to save money, would enter into an agreement with Greenpoint Energy Partners (Ansonia) LLC (hereinafter “Greenpoint”) to construct an Anaerobic Digestion Facility to be located at the Public Works Complex; and

WHEREAS, the City of Ansonia would enter into a twenty-five (25) year lease with Greenpoint with an option for the City of Ansonia at the end of the lease period to purchase the facility from Greenpoint;

THEREFORE, BE IT RESOLVED the Board of Aldermen of the City of Ansonia hereby requests, pursuant to Connecticut General Statutes Section 8-24, permission to lease to Greenpoint Energy Partners (Ansonia) LLC an area of the Public Works Complex to construct and operate an Anaerobic Digestion Facility for an initial period of twenty-five (25) years.

Resolution #2

Re: Anaerobic Digestion Facility

RESOLUTION

Aldermen Edward Adamowski of the 1st Ward and Jerome Fainer of the 4th Ward introduced the following Resolution:

Resolved,

WHEREAS, the City of Ansonia, in an effort to promote the local economy, reduce its carbon footprint, make the community energy independent and to save money, would enter into an agreement with Greenpoint Energy Partners (Ansonia) LLC (hereinafter "Greenpoint") to construct an Anaerobic Digestion Facility to be located at the Public Works Complex; and

WHEREAS, the City of Ansonia would enter into a twenty-five (25) year lease with Greenpoint with an option for the City of Ansonia at the end of the lease period to purchase the facility from Greenpoint; and

WHEREAS, the City of Ansonia will purchase from Greenpoint 100% of the gross electrical energy derived from the anaerobic digestion facility; and

WHEREAS, the City of Ansonia understands that the construction of this facility will result in reducing the City's energy costs and provide possible revenue from the sale of excess electricity while at the same time creating local jobs;

THEREFORE BE IT RESOLVED the Board of Aldermen hereby authorizes the City of Ansonia to enter into a twenty-five (25) year Purchase Power Agreement with Greenpoint to purchase 100% of the gross electrical energy generated from the Anaerobic Digestion Facility constructed at the City of Ansonia Public Works Complex with an option to purchase said facility. Furthermore, the Board of Aldermen authorizes Mayor James Della Volpe to sign any and all necessary agreements in connection with the siting, permitting, construction and operation of the Anaerobic Digestion Facility.

Alderman Madigosky MOVED to ADOPT Resolution #2; SECONDED by Alderman Knapp. A voice vote was taken and the MOTION PASSED 11-0.

Alderman Marini asked, when will this agreement be signed?

President Blume replied, as soon as the Mayor gets back. Kevin will make the changes.

Alderman Marini asked, could the Board be notified when the document is filed or before the execution?

President Blume replied yes, Kevin can do that.

Adjournment

Alderman Knapp MOVED to adjourn; SECONDED by Alderman Jay Fainer. A voice vote was taken and the MOTION PASSED 11-0.

The meeting adjourned at approximately 8:50 p.m.

Respectfully submitted,

Patricia M. Bruder, Secretary
Ansonia Board of Aldermen