



CITY OF ANSONIA BOARD OF ALDERMEN Regular Meeting – July 9, 2013

Call to Order

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

Moment of Silence

A moment of silence was observed in honor of the 19 firefighters that lost their lives in Arizona.

Roll Call

The secretary called the roll:

Edward Adamowski, D1- present
Peter Marcinko, D1 - present
Charles Stowe, R2 - absent
Philip Tripp, R2 - present
Kevin Mott, D3- present
Joseph Jeanette, D3 - present
Jerome Fainer, D4 - present

Anthony DeLucia, D4 - present
Howard Madigosky, D5 - present
Joan Radin, R5 - present
Scott Nihill, D6- absent
John Marini, R7 - present
David Knapp, D7 - present
Gene Sharkey, D6 - present

President Sharkey declared a quorum of 12 present, 2 absent.

Consideration of Previous Minutes

1. Public Hearing of June 11, 2013
2. Regular Meeting of June 11, 2013
3. Special Meeting of June 27, 2013

Alderman Adamowski MOVED to accept the minutes and place them on file; SECONDED by Alderman Knapp. A voice vote was taken and the MOTION PASSED 12-0.

Public SessionJohn Keet, President and CEO, Personal Care America Federal Credit Union

I have a matter on the agenda for later tonight. I would like to thank the Land Use Committee for their gracious time, and Corporation Counsel Blake for his help in the preliminary meeting to bring my matter up to tonight's meeting, and to inform the Board that I am present to answer any questions when the matter does come up on the agenda.

Alderman Edward Adamowski, 19 Kathy Lane

I'd like to distribute a piece of paper out to everyone. Being an Alderman in the City of Ansonia, I believe we are put here by the residents of the City. They instill trust in us that we are going to do what we need to do. Everyone sees what we have in front of us - it's Robert's Rules of Order. We adopted this, all 14 of us, unanimously, back in January. I believe this is the 11th Edition - the newest and most updated version. This is what we need to go by as a Board. We have had meetings, especially last month, and quite frankly I was ashamed to be here. We cannot have arguing as we did last month between this Board in such an unprofessional manner. The people in this room need to conduct themselves better at all times. If you have personal vendettas against anybody in this room, take it outside, because this is not the place for personal attacks. I would hope from this point forward, this is just a brief summary of what's in Robert's Rules of Order. I would hope from this point forward that all members of this Board go on and read Robert's Rules of Order and conduct yourselves accordingly in a professional manner for the residents of Ansonia.

Randolph Carroll, 40 Fourth Street

I happen to agree with Ed, as a taxpayer, last month I was [inaudible]. Thank God it wasn't broadcast on TV. I have never seen a zoo like that before. I was embarrassed that whole meeting. Thank you.

[Alderman Stowe arrives at this point, 7:06 p.m.]

Alderman John Marini

I think it is important to follow Robert's Rules of Order and I think a lot of the arguments have stemmed from the debates and the arguments that we have had in the past come from the fact that the entire Board is not following Robert's Rules of Order. And I'll follow up with a handout, but to supplement the handout that's already been given. I just want to read from Robert's Rules: "The Chairman is a member of the assembly, designated by appointment. He has no vote to govern the meeting. He is the traffic cop of the meeting. It's his job to see that all Parliamentary rules are being followed. The Chairman has no vote in a meeting except in case of a tie. He is to be impartial in applying the

rules. He cannot enter into any discussion or make any proposals or motions. He should not milk the assembly for proposals that he personally wants. If the Chairman wants to enter the discussion of the meeting he needs to give up the Chair. The Chairman's ruling can be appealed by any member of the assembly. The means of ruling of the Chair is to put before the assembly for a vote or whether they sustained his ruling or reject it." So there are rules also governing the Chairman of the assembly. I think if we all follow Robert's Rules, things will go much more smoothly.

Ken Plavnicky, 15 Mountainview

I just got this letter here and I see all these raises. I don't think this is a time for a raise; I think you should shoot it down.

About Alderman Adamowski, I agree with what he said but he said, "take it outside." You shouldn't take it outside either. Find other means or ways to do it.

Aldermanic President Gene Sharkey

I have something to say about the comments that were made about the conduct of the meeting, Conduct of previous meetings, especially last month's meeting - yes, I understand the rule and the power of the Chair and the position of the Chair. But it seems to be the members here do not want to follow that. I'm looking at some of these highlighted things where all remarks must be directed to the Chair. Some people follow that and some people don't. The reason this deteriorated into what looked like a schoolyard brawl last month was the fact that "No member can speak twice to the same issue." It was requested, "are you done? Are you through? Is it over?" and the person was trying to speak again. All I was trying to do was stop and say, "You cannot do that; you have to follow the rules of order." These are rules of order, just like there are rules for the Chairperson there are rules for people sitting out there, and they need to follow them - not when it suits them but need to follow them all the time. This has to be. Last month people had their hands raised trying to say something and it ended up just being that I was trying to talk when other people were talking. I agree; it needs to be followed. In the same way, other things need to be done. Somehow we start with a debate. It's supposed to start with the motion. Anybody can read Robert's Rules of Order. Someone is supposed to make a motion. Nothing is brought to the floor without a motion. If the motion isn't seconded, it doesn't come to the floor. So if we decide to do anything on anything that's on the agenda from here on out, it is supposed to be that someone here in this body is supposed to make the motion. Someone should second the motion. I should repeat the motion. And if you follow and listen, I always do that. I do understand what I know of the rules. I state it, and then debate starts. The debate starts with the person who made the motion. He can say whatever he wants then. When he relinquishes it's up to the Chair to choose from the people that are there as fairly as he can the next person that speaks, and the next person that speaks. This is the way that it is supposed to be. It is

not supposed to be going back and forth across this floor that one person says something, another person says it, the other person answers again, and it goes. It not supposed to be that Person A speaks, and then Person B, and then Person A speaks again, and then Person C speaks, and Person A again... that is not it. Yes, there are different interpretations of the power of the Chair. There are different rules for what is supposed to happen. The first one here is, you're supposed to rise, and if you don't rise you just raise your hand, and I'm not supposed to recognize you. I am certainly not doing that. I am not asking everybody to rise and stand in their place until they're recognized. Let's all try to get this together. Trust me, it's not easier sitting here trying to run the meeting than it is out there. I'm trying to follow the rules. That is what I've tried to do all along. It doesn't sit well with some people. I've been called a bully, a monarch. All I'm trying to do is follow the rules.

Seeing no further persons wishing to speak, President Sharkey declared the public session closed.

Public Official Session

Mayor James Della Volpe

I received a call today from the Governor's Office and we are the recipient of funding from the Main Street Investment Fund. This is the program we applied for up to \$500,000. This is money we'll use to improve our Economic Development on West Main and Main Streets. I'd like to thank our Grant Writer, Eileen Krugel, Peter Burns of DeCarlo and Doll, Rick Dunne of the Council of Governments, and Alderman Charlie Stowe who led us to having Peter Burns helping us. This is great news for the City of Ansonia. We are starting to get quotes for the floor at the Armory, the \$500,000 we had received earlier for improvements at the Armory.

Tomorrow I will be in Hartford meeting with Commissioner Smith of Department of Economic and Community Development, along with Vance Taylor, and the new owner of Farrel's. We're going to discuss some initiatives that Department of Economic and Community Development might have for Farrel's for their properties. I will let everybody on the Board know what is going on.

I met with the Steering Committee tonight in regard to hiring of our Economic Development Director. We'll be offering the person a contract in the next two weeks and then we will introduce him to the City and all our representatives. This is also good news and we're looking forward to having him jump in within the next few months and moving the City forward in regard to Economic Development.

Tomorrow the Cultural Commission will sponsor a concert here at Veterans' Park. I hope the Aldermen are able to attend.

I have also asked Tax Assesor Marge Dzwonczyk tonight to give a quick explanation on revaluation. I've gotten several calls from our Aldermen asking questions and I thought it best for her to come in and give us a synopsis of what the revaluation is all about.

Alderman Marini stated, I heard that the old health center property - a resident bordering the property was concerned about the proper disposal of some waste on the property and the general maintenance of the property - high grass, etc. His questions were who owns it, who is responsible, can we have the zoning officer take action to make sure there are no health violations.

Mayor Della Volpe stated, we are on top of that. Healthbridge of Milford owns it and several facilities around the state. Our Anti-Blight Officer has been out there. The grounds have been maintained. There was a water main break within the building and that is why there are dumpsters surrounding the building. They went in with hazmat uniforms and that's why some of the neighbors were a little leery about what was going on. They wanted to be meticulous in the removal of any type of hazardous material that was in there. They are almost done and assured me that they will get the dumpsters out of there and the property will be properly maintained. I get calls from residents regarding rumors about a jail and/or some type of facility for prisoners who are ill might be going there. Right now it's just rumor because I called our State Representative and she assured me that none of that has occurred just yet. We will stay on top of it.

Corporation Counsel Kevin Blake

Regarding the Hill Street - Root Avenue intersection - City Engineer Fred D'Amico is working on it and hopefully next month I'll have information for you.

The Ward Boundary Commission did their work, they gave it to the Board and the Board approved the ward boundaries. They are working on the whole City to make sure they are getting the right directions to where they vote and which ward. They have 21 people that they found were voting in the wrong ward.

On Communication #7 - I'd like the Board to table the item on Officer Tenney for tonight.

Regarding the ATP/Palmer Buildings, we've gone to bid three times and still haven't gotten anyone to submit a bid proposal to purchase it. We are meeting tomorrow with the Ansonia Development Corporation to see what our next move is.

Alderman Tripp asked, regarding the Ward Boundary Committee - are the voter lists matching up with the maps and the lines that are drawn. When can we see a new list as modified?

Corporation Counsel Blake explained, they've done the first and second wards. They're doing the rest. When they're done we'll tell them to give you the changes. Every person will be notified as well. It has to be done before the 18th of July.

Alderman Tripp asked, by the beginning of August we should be able to have those lists?

Corporation Counsel Blake replied, yes.

Alderman Marini stated, in terms of discussion about ATP and Palmer Building - the bids didn't pan out. We now have the Tax Incentive Program that allows us to seek out investors that we might find an interesting and right fit for the City. Will there be any talk about utilizing the Tax Incentive Program for the first time?

Corporation Counsel Blake stated, I actually added it to the bid package so people are aware of the added incentive. If someone came in and looked for the packet they would have seen the approved Tax Incentive Program we voted on.

Alderman Marini stated, what about sitting down and saying, rather than putting it out to bid, you know, for the first-come first-served, keeping in mind who we would like to have in those buildings and breaking down the options of going after those investors we know may exist inside and outside of Connecticut, essentially investors who may never have heard of Ansonia, and extend them a deal with the program rather than waiting to see who comes to us.

Corporation Counsel Blake stated, in the Charter there is no requirement to go out to bid. We do it to try and grab more people in. This Board designated the Ansonia Development Corporation to sell that property. You can go out and contract with anybody. This Board would have to approve the sale price; the sale would ultimately have to come to this Board and not the Ansonia Development Corporation for approval. The Ansonia Development Corporation is a commission mostly just for businesses. It was created about 10 years ago as a forum for those buildings and also Fountain Lake - those were its basic goals.

Alderman Marini stated, I just want to make sure that they know that it's an advantage to use that program not only to put out there as, "if you get the bid maybe we can do this," and also know it's in the mix so the City can be in the driver's seat, rather than waiting to see who bids we can go out and really try to bring in someone that you know is going to be a good fit for that project.

President Sharkey stated, Communication #4 is from the Registrar of Voters and signed by Thomas Maffeo. I met with him today because I was confused upon reading it - next to last paragraph, "upon approval of the Board of

Aldermen we shall correct Granite Terrace to be in Ward 1". Just an elaboration from you, this Board of Aldermen voted in March and we already accepted the report of the Ward Boundary Committee and at that time they did put Granite Terrace to be in Ward 1, so there is no action necessary tonight; all we really need to do is accept this communication. I'm making sure because I spoke to Mr. Maffeo on it; it was taken care of. All they're doing is matching the street with the houses.

Corporation Counsel Blake stated, they've done Wards 1 and 2; they're doing 3 through 7. There probably won't be much of a change.

Alderman Tripp stated, a curiosity I've always had - in the middle of the 2nd Ward is Beaver Street - numbers 1-89 are in the 2nd Ward and then from the corner of Beaver and Myrtle up to almost Beaver Brook Apartments is the 3rd Ward. Then Beaver Brook Apartments is in the 2nd Ward. This is within the lines of the 2nd Ward.

Corporation Counsel Blake stated, they're looking at every single line to make sure the voting list is correctly in line with the Ward Boundary Commission's findings.

President Sharkey stated, Mr. Tripp you are correct. The 3rd Ward runs all of Spring Street to the intersection of Spring Street and Prindle Avenue. Both sides of the street are 3rd Ward. Dorel Terrace, five houses, are in the 6th Ward. It is halfway up Platt Street hill. I don't understand it but this is the way it is. Buswell Street down there that looks like it should be in the 2nd or 3rd Ward is part of the 7th Ward. There are these anomalies they put together to match the numbers.

Alderman Stowe stated, I was on the Ward Boundary Commission and our City Engineer and Mr. Tanner made a wonderful map. Based on that map I would assume Counsel will have no problem figuring out what is where. Before July 18th will our Corporation Counsel Blake be able to send us a revised list and possibly even a map to the Aldermen?

Corporation Counsel Blake stated, the map isn't going to change. The houses that are incorrectly on the list will be corrected. I will get you the voter list changes and a copy of the map; not a problem.

Tara Kolakowski, Acting Personnel Director

You have my monthly report in front of you. Also you have a non-union salaried personnel resolution in front of you. Just as a clarification, there hasn't been a non-union increase resolution since 2010. I would like all of you to take that into consideration. It mirrors our union contracts. There is an amended one because on the original one I thought it was a 2.5 percent - and that was a mistake it was actually 2.25 percent. It was originally budgeted for

2.5 percent totaling a little less than \$150,000, but it will be less than that at 2.25 percent.

Alderman Stowe stated, I came up with \$21,000 and change in raises and about 39 employees. I supported this salary increase and I would like the public to have some idea. This isn't the place to be getting upset about these people's raises; it's been a long time since they had a raise. Based on this number, this is not going to change our tax problem.

Ms. Kolakowski stated, it won't affect the budget.

President Sharkey stated, the Salary Committee unanimously voted to recommend these raises.

Chief Kevin Hale, Ansonia Police Department

We have three openings, and are desperately trying to get candidates for the August 2 Police Academy. We were hoping for a later start in August but the Academies are looking forward and trying to graduate before the holidays. This will more than likely require a special meeting in the last week of July so we can present at least two and hopefully three candidates to this Board for approval.

You've read about some incidents we've had in town; we've made a double arrest on a street robbery that occurred last week on Main Street. You'll be reading about two arrests on that tomorrow. You may have read tonight our Anti-Crime Unit completed the first part of a lengthy investigation. We've served four search warrants in three different communities. That investigation led to a fifth one later on that morning in Naugatuck; we arrested three on warrant and three on site. There were some narcotics, a lot of paraphernalia. The thing we're most pleased with is the fact we took five guns off the street. We expect more arrests and the investigation continues. Helped by Derby, Shelton, Naugatuck, and the federal Drug Enforcement Agency. The team did a good job.

I have a request from Lt. Cota, Communication #5, I am requesting that you table that. We are trying to determine which cruiser to trade in.

Alderman Radin stated, thank you for your enforcement at the Pawn Shop or whatever it is down on Main Street. I was at a meeting last night and on my way back the truck was there with the ramp down and the cones in the street. Are they doing the auctions or the sales there again? Are they doing it again; are they doing it sneaky?

Mayor Della Volpe explained, it is an antiques dealer.

Chief Hale stated, let me get back to you on that; I will give them a call.

Alderman Fainer stated, thank you again for all of your help. Is there any way of getting the light at Bridge and West Main back in sync?

Chief Hale stated, I will follow up with the Department of Transportation.

Alderman Knapp stated, I continue to hear good things and compliments.

Alderman Jeanette noted that the radar trailer on Pulaski Highway is set incorrectly.

Chief Hale stated, we programmed that through a computer and it's by satellite. For whatever reason, that section of town is the weakest part of town in terms of radio transmission and satellite signal. There is an issue with the satellite reception in that area.

President Sharkey stated, I would like to set a special meeting for Tuesday, July 30th 6:45 p.m. to handle this, and we will probably have a workshop on the bond proposal the same night at 7 p.m.

City Assessor Marge Dzwonczyk

She stated, I'm here at the Mayor's request to answer any questions you may have with regard to revaluation. He had expressed to me that there were a lot of concerns by the taxpayers, that they were addressing you, and you needed to have some questions answered.

Alderman Fainer asked, could you explain the process to us, how we went from 25 mills to 39 mills?

Ms. Dzwonczyk explained, as far as the mills, that is a separate process and has nothing to do with the assessment. Assessments were very good, it met all of the State's standards. I'll give you a little history as to how Ansonia was viewed back in 2002 we had a very good market for residential single-family homes. They had a substantial increase. The multi-families were level. Back in 2007 when we had a revaluation - and the revaluation has to look at the market; the whole purpose of revaluation is to bring all of the properties to market value. When I say market value we are doing a mass market appraisal. We are not looking at each individual home that might have some kind of intrinsic value to someone who will pay more for a particular home than we have it assessed at. We are trying to equalize so that what you have in Ansonia, everyone is paying proportionately the same assessment for the value of your property. That is the whole purpose - to bring it to market value. So in 2007, the market was ridiculous. You all are aware of the banks, what they did with respect to giving. We had sales on Hubbell Avenue for three-family houses that went for \$389,000. That just boggled my mind. The person who came in to me had a \$2,200 increase. That was because in 2002 the market was low for three-families. Everyone was gobbling up single residential homes because the interest rates were low and they could do it. They didn't want the multi-

families. So 2007 it became a big thing where the market was giving it to multi-families because they could own a home and have rents and everything else to support the cost for the home. So the function of my office is to look at the market. The market in 2007 for the multi-families were through the roof, so they had the biggest increase. Well, here comes 2012 where the multi-families hit bottom. A lot of them went into foreclosures. We had some decent sales at \$190,000. Homes that were selling for over \$300,000 were now showing \$190,000. Not every house was on the market but that is the process of the revaluation - to put all the sales together to analyze them, look at arms length, we can't look at foreclosures. To make a long story short, the three-families tumbled. So in this market we had to value them at that rate. So now we have all of those high values that went down. Plus the market, even on the single-families, our overall reval, 25% - that is \$250 million of our grand list. I've been doing this for 33 years and this is the first time that we've had a grand list that has gone down that much. And I did some work today with respect to other municipalities and we are not the only ones. Most of the municipalities have pretty much in the 20% drop in their values. The only difference here, we only are 6.2 square miles and we do not have the tax base that other municipalities have. We are a very small community. We went from a blue collar moderate income municipality now to a bedroom moderate income municipality. We do not have enough of an industrial base; they are all gone. The commercial base is very slim. That is kind of shaky. Where does this all fall? On the residential homeowner. The State has mandated so many programs that our office has to administer and they're not funding the municipality. So we are still obligated to give all of those exemptions and tax benefits without funding. So that puts us behind the 8-ball there. As far as a mill rate increase, Bristol had one, they also have a larger tax base, and their mill rate went from 28.75 to 33.50. We have Naugatuck - they are at a referendum tonight. Their mill rate went from 33.55 to 44.8. Southbury, their mill rate, of course they had a 20 percent decrease in their grand list, but they have a greater support for a tax base. Their mill rate went from 21.2 to 26.4. Of course Waterbury, my own town, went from 41.81 to 56.98. Of course they have a greater tax base. The problem with Ansonia is when you have a decline in our residential, the biggest portion of our grand list, where is that shift going to go to in order for the municipality to make up for the budget that they need to manage. It shifts to our motor vehicle and our personal property. So we only have about \$125 million combined between those two so where are we going to make up for the \$250 million we lost? We are behind the 8-ball by \$125 million. So what happens is the shift goes over, the mill rate has to go up, because when your values are down on real estate, that is conversely what's going to happen; the mill rate is going to have to go up. The mill rate went up, I have no idea as far as that's the economic picture of Ansonia, what you needed to operate. I can tell you that our revaluation, we had less than 20 appeals. We are going to court on four and they're commercial - no industrial. There were only 14 residential appeals, and they were minor. I had calls to my office that we valued them too low because now they're under water. Well that is something I cannot change; that is the fact of the matter, that is how the market is and that's how we have to evaluate it. So if that answered any of your questions, as

far as why the taxes went from 27 to 39 - that is a budgetary thing. I can address only the assessments, which were very good. We met all the standards - the revaluation requirements of the State.

Alderman Fainer stated, Stamford lost \$5.5 billion on their grand list. Losing the grand list total isn't the fault of anybody it's just the values of the houses. We had a billion dollars in grand list now we've got 860 or 850; it's no fault of anybody - it's the value of the houses that were sold compared to the last revaluation.

Ms. Dzwonczyk stated, correct. And I hope I explained a little bit about the shift and what happened and why we ended up the way we are where some people are paying so much less, which would be the multi-families, they're ecstatic, they're paying \$900 or \$700 less than they were last year. We had residential homeowners go up. In the typical revaluation, even if the values did not go down, there is a shift, an increase between \$400 and \$800 in single family residential homes anyway. Given the shift and the way everything panned out, we even have some residential homes that have gone down. So it all depends on the amenities you have in your home as far as the values that are determined for that particular property. That is the way it fell.

Alderman Stowe stated, I feel for you to have to stand there and try to make this look good. There is no answer for you to give us to make anybody feel better. I personally was told by a member of the Board of A&T, don't worry you're in the lower wards, your taxes aren't going to go up so much. Well, my taxes went up \$2,000 in two years. My car tax, the truck is two or three years old and now the taxes are more on it than when it was brand-new. This isn't something that you can answer and this is the anger that's out there. I'm very optimistic, it looks like we're going to have an Economic Development Director. I think he's going to be really good. I was on the steering committee that hired him. Me, personally, we can't wait until March to start working on our budget problems for next year and think that that's okay. We've got serious problems and I personally, I am still here, I am not going to vote for any tax raise whatsoever. The union contracts have pretty much been all straightened out and I don't know what we're going to have to do. I was in my own business for quite a long time and there were many years where I had to learn how to suffer so that my business would be able to maintain itself. We need to do that here, either that or force ourselves to come up with solutions to fix this problem. For you to have to be here and try to make this [inaudible] is very unfair to you.

Ms. Dzwonczyk stated, it's very difficult when you have 6.2 square miles and there's no place to grow. We have little land that's available for any big development. I think the last horizon there's a piece up on Pulaski Highway. But the market is not showing where they want to do any subdivisions. We have other areas of town, little two lots, five lots, that are not as desirable. We are land poor here. Where do you get your revenue? Yes, we do need to bring in some businesses. Farrell's is pretty much going to be out of here in a couple of years. Ansonia Copper & Brass is on the last leg. We have these big albatrosses

that are going to be left here, what do you do with those? All I want to tell you is that we work very hard in the office trying to identify taxpayers that need to pay. But we're not talking about million dollar taxpayers. We are looking at mom and pops, we're looking under every stone for revenue. At Board of Apportionment meetings that I have attended they want to know about the registered vehicles that are to Florida. If you would please tell your constituents that are in your wards, please take the plate; call the Police Department. I cannot run those plates. I don't have the authority to go and question. I don't know who owns the vehicles. People call up and say, "there's this Florida plate that's been at this house, they should pay their fair share of taxes." Well, they don't give a phone number; I can't address them. All I can do is request the Police Department run the plate. They can notify the Motor Vehicle Department. The MVD will notify them as a violation under the motor vehicle laws of Connecticut and when they do that, then they notify me. I get the name of the owner, I get the VIN and everything else. I haven't received one of those in the last 10 years. So whatever is going out there as far as rumors, it's not a function I can execute in my office safely. I am not going to go up to anybody's door and ask who owns that car. That is not something that I have the authority to do. Please tell them to ask the Police Department to run, they can do that in Florida to the MVD and I can get that information. That is the answer to, "how come we're not getting that revenue." Like I said, the only other thing that we can do is hope we have some Economic Development with respect to the vacant buildings and hope to gain some additional revenue coming from there.

Alderman Marini stated, I sympathize with you too, it's not easy for us to respond to residents and it can't be easy for you. I appreciate you coming before us and arming us with the information necessary to explain things. So, what is the figure that we are really behind; what would we have to generate in terms of revenue - something to bring us back to the position we were in?

Ms. Dzwonczyk replied, \$250 million would be a good start.

Alderman Marini stated, that's really a challenge. It's how are we going to generate \$250 million. Right now we're in the infancy of getting a start. We have an Economic Development report that actually does projections, showing the best case scenario of what do we do in five years. We take a look at that projection and weigh that against \$250 million you realize that, wow, even in the most aggressive of circumstances, we have challenge. We definitely are land poor but we can't be idea poor. Although we are landlocked and don't have much room to expand, there is that challenge and opportunity downtown. Copper and Brass and Farrell buildings. We as a Board, we as a City, that has to be priority number one. The solution might be getting an investor in, or the City somehow being able to put itself in the position to help generate the investment in that property whatever way possible. If we can't generate the investment in that property, turn that sprawling Copper and Brass facility into a new revenue generator for the City, I don't see any other direction except up and up and up with the mill rate or the taxes. I don't see it. We sometimes talk

about those buildings; we talk about the blight. We talk about possible ideas. That is number one. We're talking about spending and we need to be talking about how we're spending to make those properties work. There are many different solutions. There are places where cities barter with private investors, the cities are literally taking over private properties to get rent money in. When is the next revaluation?

Ms. Dzwonczyk replied, 2017. It's every five years.

Alderman DeLucia stated, I hear everybody talking about Ansonia Copper - is that still owned by Ansonia Copper? How can we do anything there if we don't own it or they're not selling it? I agree that is a prime place but the City has no jurisdiction over it - they can own it for another 50 years.

Alderman Marini stated, I think you're right; it's under private ownership. But I think you'll find that private owners have the same interest that we do. To see a revenue-generated property. So the challenge is to explore what the partnership is going to be. We know the Mayor has good ties to business owners like Ray McGee the owner of Copper and Brass. The question is, how are we going to sit down with them and figure out the strategy? There are situations where you have a private owner that says, well, we'll lease this building to the City. One dollar a year. The reason they do that is because the City, if they have some interest in the property, can trigger grant money that a private owner has no ability to get. So you have these public-private partnerships so basically the municipality is able to get grant money. The private owner is able to generate some private investment. You have cooperation. That is the key here. We need to be working very closely with the owners to figure out what mix of private-public partnership we're going to need to trigger growth. This needs to be on the front burner - hopefully our new Economic Development Director and strategies will make that a priority.

Mayor Della Volpe stated, speaking with Ray McGee he has had several proposals for the property. Financing has been a problem and that's why the developments or proposals haven't gone forward. He's going to be in town tomorrow and I'll be meeting with him again. Also tonight you have a resolution on the C-Pace Agreement which is extremely important for my discussions tomorrow with Commissioner Smith of Department of Economic and Community Development. If we can do that - they wonder where we were in the process and I can go in tomorrow and say, "the resolution has been passed by our Board of Aldermen in regard to the financing for commercial energy improvements. Farrell has signed a lease for an additional years. If we get this C-Pace passed and some other legislation that our representatives are working on, then we're able to entice Farrell's to stay longer. That is what we're working on. Ansonia Copper is willing to do this - they've had several good proposals. One proposal, for a sports complex, I was all over it. Financing has been very difficult.

Committee Reports***Land Use Committee – Alderman David Knapp***

We heard a presentation by Mr. Keet from the Personal Care America Credit Union. I believe there is a resolution later on the agenda. The Committee did not make any formal recommendation. We've heard the presentation.

We reviewed a lease for the tower at Nolan Field on Wakelee Avenue. It was recommended by Corporation Counsel Blake that we should perhaps put this out for RFPs. It would be a good idea to seek proposals for the leasing of that tower to try and get the best bang for our buck. The committee unanimously put that out.

Alderman Radin MOVED to accept the report; SECONDED by Alderman Fainer. A voice vote was taken and the MOTION PASSED 13-0.

Finance Committee – Alderman Edward Adamowski

Alderman Adamowski MOVED to pay all bills if found to be correct; SECONDED by Alderman Marcinko. A voice vote was taken and the MOTION PASSED 13-0.

Salary Committee – Alderman Edward Adamowski

The Committee has met; you have before you tonight Resolution #4 as amended for a 2.25 percent raise for non-union personnel. This was voted on unanimously by all members of the Salary Committee and that will be before us tonight. Also in that meeting we voted on the secretaries for all boards.

Alderman Adamowski MOVED to send the resolution for Secretaries of All Boards back to the Salary Committee for further review; SECONDED by Alderman Madigosky. A voice vote was taken and the MOTION PASSED 13-0.

Alderman Knapp MOVED to accept the report; SECONDED by Alderman Radin. A voice vote was taken and the MOTION PASSED 13-0.

Economic Development Committee – Alderman John Marini

This Board received the presentation from the Economic Development Consultant. This was a project of the Mayor's Office and the Economic Development Commission. Recommendations are in that report. This Board now has a good amount of time since the introduction has been made to digest that report, redirect communications. We are looking forward to a good healthy discussion of that report once our August meeting comes around. We'll need to start making progress on those recommendations.

The Economic Development Commission now has a storefront loan program. At their last meeting they broke down into groups and tackled that assignment. They are starting to put their review committee together that will be taking applications, approving or disapproving applications, and inspecting the work to be done. I am very encouraged that by end of the month we're going to be rolling out and taking applications.

Alderman Radin **MOVED** to accept the report; **SECONDED** by Alderman Knapp. A voice vote was taken and the **MOTION PASSED 13-0**.

Alderman Stowe stated, I would like to apologize last month there were a couple of committee members that were unable to attend Economic Development meetings and I would like to apologize the way I handled it. I was frustrated with the tax increase. I believe you could tell profoundly this is an avenue for help for our City and our taxpayers. We are going to have a new director. We do have a couple of Committee members that have not been able to attend for whatever reason, and that's okay. And if they can't attend, I would like to see that party - the Democratic party - have two people show up for that committee please, Mr. President. If you could take care of that I would appreciate it. The other thing is, I would like to congratulate Eileen working with Mr. Burns - that grant is really fantastic and I'm sure you're very happy about it. Thank you.

Ansonia Housing Authority Committee - Alderman Eugene Sharkey

We have an Ansonia Housing Authority Committee. It presently has members - as Chairman Dave Knapp, Peter Marcinko, and Phil Tripp. I have approached all three to ask if they wish to stay on. They have all given approval that they wish to stay on. I'm going to fill out that committee with more members. I'm going to put on the two Aldermen from the 4th Ward as we have many questions about what's going to happen on the Olson Drive Complex. I have asked Aldermen Fainer, DeLucia and Radin and they have all agreed to join this committee. I am also appointing myself to it. Hopefully we will have a good representative board start attending the Ansonia Housing Authority meetings. They meet on the last Wednesday of the month at 6 p.m. I'm asking all members to do their due diligence to get there. We as a group have many questions about the direction and where the Housing Authority is going. They have new members there. I feel they are all doing a great job and this is certainly no reflection on them. We will be there in support of them to try and get as many questions answered as possible.

Municipal Reports / Annual Reports

Alderman Fainer **MOVED to accept all municipal and annual reports, dispense with the reading and place them on file; **SECONDED** by Alderman Tripp. A voice vote was taken and the **MOTION PASSED 13-0**.**

Tax Collector's Report and Request for Refunds

President Sharkey stated, I'd like to make one correction - Item #2 says "Collections for June 2011" and it should say "June 2013," is that correct?

Mrs. Blackwell replied, yes.

Alderman Marcinko MOVED to accept the Tax Collector's report; SECONDED by Alderman Mott. A voice vote was taken and the MOTION PASSED 13-0.

Alderman Adamowski MOVED to pay the refunds in the amount of \$2,073.72 if found to be correct; SECONDED by Alderman Mott. A voice vote was taken and the MOTION PASSED 13-0.

Claims

None presented.

Communications

President Sharkey stated, we have eight communications - #5 and #7 are being tabled. We also have one late communication on bid awards.

President Sharkey asked if any member of the public wished to speak on Late Communication #1 from the Board of Public Works asking us to award the bids on milling, paving and vegetation control. Being none he declared the public session closed.

Alderman Adamowski MOVED to accept all of the communications and one late communication, place them on file, and take them up in their order on the agenda; SECONDED by Alderman Radin. A voice vote was taken and the MOTION PASSED 13-0.

Communication #1

From: Frank Tyszka, Energy Improvement District Chairman

Re: C-Pace Agreement and Resolution

and

Resolution #1

C-Pace Agreement for Clean Energy Improvements

[The full text of Resolution #1 is on file in the office of the Town and City Clerk]

Alderman Adamowski MOVED to take up Communication #1 and Resolution #1 together; SECONDED by Alderman Jeanette. A voice vote was taken and the MOTION PASSED 13-0.

Corporation Counsel Blake stated, this came to the City last month, giving commercial property owners some benefit in going for clean energy loans.

Mayor Della Volpe explained, this was initiated by the YMCA - they wanted to make some improvements and facilitate some loan financing. Once again, this could be very useful tomorrow if I could go to Department of Economic and Community Development and say a resolution has been passed.

Alderman Knapp MOVED to Adopt Resolution #1. SECONDED by Alderman Radin. A voice vote was taken and the MOTION PASSED 13-0.

Communication #2

From: Connecticut State Veterans Memorial Board

Re: Opportunity to Contribute to Connecticut State Veterans Memorial

President Sharkey stated, this was sent to Mayor Della Volpe - they are going to have a Veterans' Park - Minuteman Park on Capitol Avenue in Hartford. They are looking for the City of Ansonia to buy a brick paver at \$150. Each paver is 12x6 inches. They are asking if Ansonia will support this initiative, order a paver, and pass along five additional forms of those that might be interested.

Communication #3

From: Library Director Joyce Ceccarelli

Re: Quotes for Replacing Cooling Tower at Library

For information.

Communication #4

From: Registrar of Voters

Re: Boundaries

For information.

Communication #5

From: Police Lieutenant Andrew Cota

Re: Request to Change Vehicle for Trade-In

Alderman Jeanette MOVED to TABLE; SECONDED by Alderman Marcinko. A voice vote was taken and the MOTION PASSED 13-0.

Communication #6

From: Corporation Counsel Kevin Blake

Re: Drainage Easements - 46 and 50 Park Place

and

Resolution #3

Drainage Easements for 46 and 50 Park Place

[The full text of Resolution #3 is on file in the office of the Town and City Clerk.]

President Sharkey explained, these are hold harmless agreements for Public Works to do drainage easement work at #46 and #50 Park Place. This is storm drainage.

Alderman Adamowski MOVED to approve Communication #6 and ADOPT Resolution #3; SECONDED by Alderman Tripp. A voice vote was taken and the MOTION PASSED 13-0.

Communication #7

From: Corporation Counsel Kevin Blake

Re: Officer Gerry Tenney

Alderman Marini MOVED to TABLE Communication #7; SECONDED by Alderman Fainer A voice vote was taken and the MOTION PASSED 13-0.

Communication #8

From: Corporation Counsel Kevin Blake

Re: Wakelee Avenue Communication Tower

Corporation Counsel Blake explained, we have owned the tower since 2000 and we lease it to American Tower. They give us approximately \$9,000 to \$10,000 a month for the leases - the wireless companies that are up there. They change sometimes when companies get bought out. This stems from about two months ago you got a request for extension for 50 years. Over the lifetime of this contract city is making over \$1.4 million. It didn't work out. But I get calls almost every other week from various Wireless Companies who want to give us a lump sum for the balance of this contract - it's going to last until about 2023. They will give us a lump sum contract and also continue to pay a portion of what they get for rent. They become the landlord in place of American Tower. Based upon this, lets go out there to see what you would get. It's worthwhile to see what's out there.

Alderman Adamowski MOVED to approve Corporation Counsel Blake's recommendation and approve Communication #8; SECONDED by Alderman Marcinko. A voice vote was taken and the MOTION PASSED 13-0.

Late Communication #1

From: Chairman John Finnucan, Board of Public Works

Re: Bid Awards - Road Reclamation, Cold Milling and Vegetation Control

President Sharkey explained that the Board of Public Works is requesting that the following bids be awarded and approved by the Board. Full depth reclaiming to Rafferty Fine Grading, they were the low bidder. Number 2 is cold milling also to low bidder Rafferty Fine Grading; and Number 3, Vegetation Control, to DBI Services, the low bidder.

Alderman Marcinko MOVED per the recommendation of the Board of Public Works to award the bids as outlined in Communication #1; SECONDED by Alderman Knapp. A voice vote was taken and the MOTION PASSED 13-0.

Resolutions

[The full text of the following Resolutions is on file in the Office of the City/Town Clerk, Ansonia City Hall, 253 Main Street, Ansonia CT 06401]

Resolution #1

C-Pace Agreement for Clean Energy Improvements

See Communication #1.

Resolution #2

Resolution to Lease Space to Personal Care America Federal Credit Union

Alderman Fainer MOVED to take up this item under Unfinished Business; SECONDED by Alderman Marcinko. A voice vote was taken and the MOTION PASSED 13-0.

Resolution #3

Drainage Easements for 46 and 50 Park Place

See Communication #6.

Resolution #4

Non-Union Salary Increases

Alderman Radin stated, this is not personal; it has nothing to do with anybody on the raises or anything like that. Because I'm from a ward that is predominantly older people that have retired or are very senior citizens who are on a very fixed income, this is something on top of the increase in taxes,

the mill rate, whatever other taxes they have to pay and how they have to keep themselves alive. I don't disagree with it. But I feel very sorry for these people in my ward and I know 2.25 doesn't sound like a lot of money to you or anybody else, but I'm on Social Security also and they haven't had a raise for three or four years and the small amount they did get a raise was taken away I Medicare benefits. I don't object to it. I can't vote for it. I feel sorry for the people at this time. I know it's going to go through. I need to know that the people in my ward know that I don't really approve of it at this time. I would really like to see a freeze on all raises for what's going on in the economy today. I'm sorry I couldn't get to the meeting and make this statement. .

Alderman Marcinko MOVED to adopt Resolution #4; SECONDED by Alderman Marini.

Alderman Marini stated, every person on here has worked hard for Ansonia and of course everyone deserves a raise. We also have to be financially responsible. I could certainly vote for this. I think the projected amount of the cost - I'm not sure what the total cost of the package is. We have a \$61 million budget. In terms of City Hall we spend about \$1 million per year. We need to balance the books. Take a cut someplace to offset the amount of these increases and I would certainly support that. I just don't want to spend any new money. If we could find a way to balance things the way our households are being forced to balance things then certainly, I think we should.

Alderman Adamowski stated, this money was already allocated through the Finance Committee and through all of the Board of A&T meetings. They assured me the money was going to be put aside if this did pass. I understand that there isn't going to have to be any new money to cover this.

Alderman Stowe stated, they have had no raise since 2010. I can understand how my colleagues feel but I don't think that these particular people should be made an example of after all the union contracts were passed. It won't help office morale if we don't pass this. I believe that when this bond issue is resolved we need to really talk about how we're going to deal with finances for the upcoming budget. We cannot wait until March. If we do deal with it, I think it will take care of both Ms. Radin's and Mr. Marini's issues.

Comptroller Richard Bshara stated, the money is part of the Board of A&T Contingency 2 line item where we appropriated money for unsettled contracts and the non-union raises. The money was put in there and approved as part of the budget. I think we put away approximately \$30,000 for the non-union raise section. There is actually money for areas of pension, FICA, we have a calculation available that we can appropriate once the board approves the proper line items.

Ms. Kolakowski stated, across the board, all City employees in 2011 took a zero percent increase. It should be stated that the employees of the City of Ansonia,

about 80 percent of them are also residents. They are very cognizant of the financial struggles the City deals with. That should be duly noted.

Alderman Marini MOVED for a Roll Call Vote; SECONDED by Alderman Knapp. A voice vote was taken and the MOTION PASSED 13-0.

NAME	YES	NO	ABSTAIN
Adamowski			X
Marcinko (1)	X		
Stowe	X		
Tripp	X		
Mott	X		
Jeanette	X		
Fainer			X
DeLucia	X		
Madigosky	X		
Radin		X	
<i>Nihill</i>			
Marini (2)	X		
Knapp	X		
Sharkey	X		
TOTALS:	10	1	2

The MOTION PASSED 10 YES, 1 NO, 2 ABSTENTIONS.

Resignations

Alderman Knapp MOVED to accept the resignation of Gary Merlone from the WPCA and send him a letter of thanks for his service to the City; SECONDED by Alderman Marcinko. A voice vote was taken and the MOTION PASSED 12 Yes, 0 No, 1 Abstention (Madigosky).

Alderman Knapp MOVED to accept the resignation of Stephen Blume from the WPCA and send him a letter of thanks for his service to the City; SECONDED by Alderman Marcinko. A voice vote was taken and the MOTION PASSED 12 Yes, 0 No, 1 Abstention (Madigosky).

Alderman Knapp MOVED to accept the resignation of Carl LaRovera from the WPCA and send him a letter of thanks for his service to the City; SECONDED by Alderman Jeanette. A voice vote was taken and the MOTION PASSED 12 Yes, 0 No, 1 Abstention (Madigosky).

Alderman Knapp MOVED to accept the resignation of Henry Boladz from the WPCA and send him a letter of thanks for his service to the City; SECONDED by Alderman Marcinko. A voice vote was taken and the MOTION PASSED 12 Yes, 0 No, 1 Abstention (Madigosky).

Appointments

Town and City Clerk Madeline Bottone read aloud Mayor James Della Volpe’s appointments as follows:

WATER POLLUTION CONTROL AUTHORITY

Alderman Adamowski MOVED to appoint Joseph Casini of 9 North Coe Lane, LaRovera replacement, term to expire 01/31/2015; SECONDED by Alderman Knapp. A voice vote was taken and the MOTION PASSED 13-0.

Unfinished Business

1. Farrel Federal Credit Union DBA Personal Care America Federal Credit Union

Alderman Stowe MOVED to discuss; SECONDED by Alderman Tripp. A voice vote was taken and the MOTION PASSED 13-0.

Mayor Della Volpe explained that the credit union approached the City asking for space. The matter was brought to the Land Use Committee. They don’t have a recommendation.

Alderman Adamowski MOVED TO DENY THE ADOPTION OF RESOLUTION #2; SECONDED by Alderman Marcinko.

It was the consensus that there are so many vacant storefronts in Ansonia, the City shouldn’t have a business in City Hall. The Credit Union was not willing to pay any rent at all and we would be expected to pay electricity, heat, and phone for the credit union. There are only one or two City employees that are members of this credit union with the majority of Board of Education and some City employees being members of the Wepawaug Flagg Federal Credit Union. There also was a request to put an ATM in the Senior Center, where there is not sufficient security.

A roll call vote was taken as follows:

NAME	YES	NO	ABSTAIN
Adamowski (1)		X	
Marcinko (2)		X	
Stowe		X	
Tripp		X	
Mott		X	
Jeanette		X	
Fainer		X	
DeLucia		X	

Madigosky		X	
Radin		X	
<i>Nihill</i>			
Marini		X	
Knapp		X	
Sharkey		X	
TOTALS:		13	

The MOTION PASSED 13 Yes, 0 No, 0 Abstentions.

New Business

None presented.

Adjournment

Alderman Adamowski MOVED to adjourn; SECONDED by Alderman Tripp. A voice vote was taken and the MOTION PASSED 13-0.

The meeting adjourned at approximately 8:55 p.m.

Respectfully submitted,

Patricia M. Bruder, Secretary
Ansonia Board of Aldermen