



CITY OF ANSONIA BOARD OF ALDERMEN Regular Meeting – June 11, 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.

Roll Call

The secretary called the roll:

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

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

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

Alderman Adamowski MOVED to remove the following items from the agenda:

Item 1 - Bond Resolution
Item 2 - Referendum Resolution
Resolution #5 - Bond Resolution
Resolution #6 - Referendum Resolution

SECONDED by Alderman Marcinko

Alderman Stowe stated, I would like everyone to know here in the audience that bonding is a really good idea. Before I was elected I suggested it to people that were working here. By the low interest and the ability not to raise your taxes and getting things fixed in the City is a positive thing. We are going to work together diligently and we are going to persevere to do what's best for the City.

[Alderman Jeanette arrives at this point - 13 present, 1 absent.]

A voice vote was taken and the MOTION PASSED 13-0.

Consideration of Previous Minutes

1. Regular Meeting of April 9, 2013

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

Public SessionJoseph Miller, 9 Roundtree Drive

Since you people postponed the public session on the referendum, I'm up here anyway. Under that \$4.9 million there was one thing missing. That was the issuance costs. You don't issue bonds for no cost whatsoever. I believe you should allow \$150,000 to \$200,000 for the issuance costs. It wasn't included in that \$4.9 million.

Going down my list - Hilltop paving - what are you going to do about the Boy Scouts if it's paved? Since they put holes in the new paving to sell Christmas trees.

Nature Center. Why now? It's been that way for umpty-ump years - why issue bonds to pave it?

School security. I'm in favor of it. Whose budget should it be in? I would be reluctant to give it to the Board of Education because then you've got to give that same amount every year hereafter.

Police. Kevin Hale, I apologize to you - I know you need room, there's no question about it, but I don't think it's the complete picture. You buy the two homes, which by the way I believe they are in the Historic District, you demo them. What are you going to do with the land? There's no money to build anything. I recommend purchasing the Farrell building. I don't know what number it is on Main Street - this is the office building with the secure parking lot underneath. They're not going to be around forever. They might give it to the City in lieu of taxes. I would explore it.

Before you acted about the referendum - was there money in the budget for a referendum in June?

Because of all of my unanswered questions I was going to urge you to table it, but you did that all by yourselves. Going back to the issuance costs. That's legal. I hear people referring to bond counsel. Is it still Joe Fasi? Okay. He is the best in the State. You have the issuing agent, whoever it may be, that will charge you money. Standard & Poors will charge you money.

I spoke before the Charter Revision Commission - will there be questions on the ballot in November about the Charter Revision? That's a question I had; haven't heard a word since. There may be, okay, thank you.

President Sharkey stated, all the questions you asked have been addressed already in our meeting. It's good that you've asked them here. We will bring them all when we have a public hearing on this again. I can tell you that the Nature Center has been addressed about the pond - we've addressed it as to why the parking lot was going to be paved. The Hilltop Hose, it is not going to be the section where the Christmas trees are. And we have addressed the issuance costs and made sure it was in the budget. We've taken care of all that. And we do have Mr. Fasi; thank you for his recommendation.

Sal Hanif, 44 Buswell Street

Mayor Della Volpe, I want to thank you so much for standing up and bringing everyone together, because what had happened today is uncalled for. We need to unite. We understand as citizens that this is an election year, but this is not Washington, everyone. This is Ansonia. We need to work together. We need to work together for our children to grow up in a better life than we have. A lot of parents that I met recently were upset about the article of one of the Aldermen that posted online, where he said "pack your bags and leave." Those tactics should not be allowed in our town. We are working so hard as parents. We volunteer our time to improve our children's life, and we have one of your representatives stand up and write an article, "pack your bags and leave." This is uncalled for, to get some votes. This is really uncalled for. We need to work together as Ansonians, we need to improve our town for a better life, and just work together. And if you don't want to do this please step down. Thank you so much.

Randolph Carroll, 40 Fourth Street

I'm Chairman of the Historical Commission and I'd like to report the fountain is almost complete; it is working. All I'm waiting for is the Belgian blocks to be laid down and then we'll invite you - it's a Friends project it's not a City project - we'll invite you to the rededication. Somebody donated an aerial photograph which we had reframed and it's in the Erlingheuser Room. I had a plaque made up, but there is a misspelling, so I'm having a new one made. Our commission came up with a great idea, any of you people that can help us date the photograph - we have a contest going to date the photograph.

I also went to the Library Board - the British Art Center at Yale has kindly donated a plinth made out of oak and it's about this tall - it's in a current exhibit right now that's coming down. It has a plexiglass case to it; it has a burglar alarm. It will be bolted to the floor and be with a tiffany cup from the woman who donated the library also gave the tiffany cup to the City. It's been in a safe for years and years and years and the Historic Commission will be

exhibiting it as soon as I can get transportation to have this display case brought up from Yale to the Library. I have their permission.

Jennifer Gottlieb-Elazhari, Public Housing Director, Hartford Field Office,
United States Department of Housing and Urban Development
20 Church Street, Hartford, CT and HUD Headquarters, Washington, DC

I'm here just to make some comments and give some information for the Board of Aldermen to consider due to the fact that the Board of Aldermen and the Ansonia Housing Authority appears to have entered into some discussions regarding the sale of Olson Drive, which is known locally as the Riverside Public Housing Development.

I want to offer information regarding HUD's interest in the property for the Board of Aldermen, and I will continue to work with the Ansonia Housing Authority, our agency will continue to work with the Mayor and the Ansonia Housing Authority going forward. I would like the full Board of Aldermen to have some basic information. The Mayor has graciously met with HUD and the Ansonia Housing Authority recently on two occasions, and I just wanted to clarify some of the things that were going on at Olson Drive.

The HUD Program in Ansonia is composed of some remaining public housing units at Riverside, two elderly housing development at Monsignor Hynes and John Stevens, and an affordable housing choice voucher program. We are fully aware of the history of Riverside and we want to also inform the full Board of Aldermen that we understand that the City of Ansonia has concerns about the redevelopment of Riverside. We have tried to address these with the Ansonia Housing Authority and the Mayor and are free to talk to the Board of Aldermen regarding how redevelopment would go forward on the site.

Formerly and currently the Riverside Development is composed of 100 percent public housing units which are ACC units. The new model for redevelopment is mixed income development. So any redevelopment that would happen on the site we would fully expect to not be 100 percent public housing units. We want to make that very clear going forward so that the full Board of Aldermen is clear on our new model of affordable housing development which can include ownership units and affordable housing for your teachers, your firefighters and so forth in town that would be in need of affordable housing.

The Ansonia Housing Authority since 2005 has been given disposition applications to the Department.

Alderman Nihill interjected, Mr. President, I think she is providing us with good information but this should be an agenda item. We are in public session now with a lot of citizens here that turned out. A lot of them probably had a lot to say about the referendum. I don't mean to cut you off...

Ms. Gottlieb-Elazhari stated, I will wrap up very quickly, sir, I assure you. I am getting to the facts now.

Alderman Nihill replied, I would like to cut you off now; you've been here for five minutes with a lot of residents here.

Ms. Gottlieb-Elazhari replied, I wasn't informed that there was a limit, and I'm going to wrap up in two minutes, sir, and I will get to the facts. I was attempting to be sensitive to your concerns.

President Sharkey stated, if we have more questions we will call you back for a meeting and devote a special time just to this.

Ms. Gottlieb-Elazhari stated, I'm going to finish up - I'll take 60 seconds or 90 seconds here. The Ansonia Housing Authority gained a disposition application approval last year, 12 months ago, based on commitments to redevelop 48 units of affordable housing for HUD's approved disposition of 59 units. If the Ansonia Housing Authority wants to revise that representation then they can certainly represent that to HUD. HUD continues to have interests in the City; I have asked for a Title VII for Housing Compliance Review of the City of Ansonia based on their apparent desire to sell the land that they committed to redevelop 48 affordable housing units on for park development. We also continue to have a Declaration of Trust on the remaining units and we will see any future disposition application for disposition of those units in light of how Ansonia has represented agreements to HUD and then attempted to void those agreements through sale of property for park land.

President Sharkey asked, can Ansonia purchase the property?

Ms. Gottlieb-Elazhari replied, there is a use restriction on the property for affordable housing development. The Riverside Development has not been completely disposed of by HUD, and we continue to have interest in the City, and we can continue to act within the City within our realm.

President Sharkey asked, if we were able to replace the units someplace else in the City, and I really don't want to go off on that, but everybody here has an interest in this answer. Would we be able, if we were able to place the 48 units someplace else in the City, would we be able to buy that property?

Ms. Gottlieb-Elazhari replied, there are currently units remaining on Olson Drive.

President Sharkey stated, we understand that; it's divided north and south. The south side is empty. Could we purchase the south side and rather than put 48 housing units back...

Ms. Gottlieb-Elazhari stated, HUD currently has no revised application from the City of Ansonia.

President Sharkey stated, because we didn't know if it was possible.

Ms. Gottlieb-Elazhari continued, I just wanted to provide that information and I will continue to work with the Ansonia Housing Authority.

President Sharkey thanked Ms. Gottlieb-Elazhari.

Alderman Nihill stated, the point of order I was trying to make was that this is public session and this is very valuable knowledge she addressed the Board with and I'd like to invite her back and make it an agenda item and we could discuss this whole issue. I think it's inappropriate to discuss this at public session time. That was my point.

Alderman Marini asked, is there an appropriate Committee that maybe we could have meet with the Ansonia Housing Authority and HUD in the meantime?

President Sharkey replied, we've had one meeting already in full session with Mr. Miller when the question was raised. I think everybody has such an interest in it that I'd like to invite you back and at some time we can have a special meeting with all the members of the Board of Aldermen and the public.

Ms. Gottlieb-Elazhari stated, my agency is at your full disposal.

President Sharkey stated, maybe in the meantime you could find out what we would need to file to get an answer to some of our questions. Thank you.

Jeff Devine, Ward 6

I wanted to thank you guys for all of the hard work you did on the budget and all that stuff. To me it kind of got off track when it got to the Board of A&T, and the bottom line is my property tax increase is far outstrips the cost of living, I'm talking about 10 percent or more, and so I've read some of the suggestions. I'd be in favor of the board having final say over the budget, or with the Charter Revision, or voting on an increase over a certain amount - that type of thing. Having more direct involvement in budget or negotiations in different departments - I'm not sure what that means - but I just can't put up with that level of increase year after year. Again, thanks for all the hard work. I know it kind of got lost in the shuffle but all the effort that the Board of Aldermen did with the budget, thanks.

Lisa Rotteck, 22 Glen Drive

I came to speak about the bond. I know that we've kind of pushed it aside and we're going to reorganize ourselves and hopefully all work together. I want to thank everyone for all your hard work. This isn't easy - you get to listen to us complain to you. You have to do it amongst yourselves as well. I want you all to keep in mind that it's about Ansonia. I agree with the gentleman who got up

today and said, "I don't want to read in the paper that Ansonia is on the way to hell," because we are not. And we are not packing our bags and we're not going anywhere. We are not, and I don't want to see it again, and I don't want to ever hear it again. We are here to make Ansonia the best place it can be for our children, ourselves, our senior citizens, for everybody.

I don't know if waiting until the public vote makes sense to wait - I'm speaking of the bond - I'm hoping it's going to come up in more meetings. I, myself, will try to get more involved. I just have a few questions about the bond I would like you to all consider; you don't have to answer me now. Question #2 is one of them - why are we putting school security with the purchase of land for the Police Department? Two separate issues. School security is heightened on a lot of people after what happened in Newtown. To put that in a question with purchasing land that may not be built on for years kind of seems silly to me. It's kind of like a definite for the Police Department. I'm not knocking the Police Department - I love Ansonia Police Department - I love seeing what you guys have done in the news lately cracking down on drugs and stuff. It's been an extreme, wonderful effort and I appreciate all the hard work you've done. I understand you need more space but is it an appropriate time and the appropriate place to put it in the bond? My other question on one of the bonds was, I see that on Question #5 we're looking to work on the West Main Street parking lot. I could have sworn I saw that in the budget when we wrote it on the budget that we had a price in there for parking lot fixing. I don't know, I don't have that piece of paper with me but when I was reading over the bond, I'm questioning that as well. Hopefully I'll learn more as we go along.

President Sharkey stated, thank you for your concerns. We can address all those at the upcoming bond meetings. I don't want to take any more time on the bond tonight. Maybe we can ask Mr. Fasi why he put those together. He definitely was trying to put roofs and infrastructure and things and try to explain to everybody. I didn't group them; this Board didn't group them. We were told by people that he has worked in the financial industry for years and he is the best. He had to have had some reason for doing it.

Ms. Rotteck stated, I also have questions about the roof and snow damage - what are we doing with State and Federal funds, are we applying for anything for the City to get money back. I've seen that in there as well. That was another thing. I understand that you guys want to move on for the bond, but understand that we didn't know the bond was going to change until we saw an article in The Valley Independent Sentinel. There was nothing posted on the City of Ansonia website. It was on there in the morning; it was gone in the afternoon.

President Sharkey stated, it all happened in the last 48 hours.

Ms. Rotteck replied, correct, but it's easy to put a notice that says "Public Hearing for the Bond has been canceled." Not that difficult to do - bold letters, right there.

President Sharkey stated, it is on there.

Ms. Rotteck stated, no it's not, sir. I've printed everything I could possibly find. It's not printed that the public hearing is canceled.

President Sharkey stated, I'm sorry but I asked for it to be put on.

Ms. Rotteck stated, and again it was not. I called City Hall myself and asked, and again, I was told we could speak. Again, I appreciate all your effort. This is what I had come to speak about this time. Thank you very much for everything you guys are doing and I hope you take the time to really sit down and work together and stop the bickering in the papers.

Alderman Stowe stated, Miss, I hope you stay here until the end of this meeting tonight like we do and you're going to learn a lot of things.

Ms. Rotteck stated, I'm hoping to; I'm preparing to get involved.

Alderman Stowe stated, and then when you get informed, I hope you go out into the public and help us spread the news.

Alderman Marini stated, I would like to make a really quick comment because two speakers have mentioned, and I know in the past we have been able to make a short comment. An article that I wrote, I just wanted to clarify that article. First, I love Ansonia. I was not born in Ansonia. I moved to Ansonia of my own free will and I am staying here because it's an awesome city - a great city with amazing potential. You may have read an article where I said that Ansonia, after the recent tax increase, the mill rate increase, may be on the road to hell. And of course it's hyperbole, but as some fellow named William Buckley said, "Someone needs to stand at times athwart history, yelling 'stop!'" Sometimes it takes hyperbole to get a point across. If people move out of town, if the longtime residents, longtime seniors, longtime people move out of town, education system does not have any hope. We all need to live together. Now, Sal Hanif, who is the first speaker here, is an amazing, active member in this community.

Alderman Knapp interjected, Mr. President, this is the public session. Can we limit the Aldermen's comments and let the public speak?

Edward Musante, 21 Castle Lane

I have a suggestion. Freeze the taxes. Another thing I just found out that 140 employees that she has up there are going to be gone, they're going to be all up in Waterbury. So you won't have no more employees working here in Anaconda.

Lorie Vaccaro, 515 Beaver Street

Recently the City of Derby through its association with the Connecticut Conference of Municipalities was granted prescription drug cards for prescriptions for uninsured and underinsured. Derby is one of 85 cities and towns in Connecticut that have taken advantage of this program. It's open to any city and town. I wondered if Ansonia is going to be looking into this program. These discount cards provide immediate fiscal relief at the pharmacy counter for uninsured or underinsured residents and offers benefits including, anyone can participate regardless of age or income, all prescription medications are covered including pet prescriptions that can be filled at the pharmacy. There is no cost to the municipality or to participating residents and the cost savings for these drugs is around 45 percent. Right now the program in Connecticut will save residents over \$540,000. I hope that Ansonia is one of the towns that will take advantage of this. It will help a lot of people.

Ms. Tara Kolakowski stated, the Mayor brought it to my attention about two weeks ago. I contacted CCM, we went back and forth. Corporation Counsel Blake actually faxed it into CCM for approvals. There was some language that needed to be changed but it's a great program. Our Mayor spoke with Mayor Staffieri on it two weeks ago, and we're on top of it. Thanks for bringing it up tonight. It will most likely be on the July meeting agenda, we just couldn't get it in time for this meeting. It's a great program.

Michael Egan, 103 Benz Street

About a month ago I noticed a number of signs going up on the streets, City property for the most part, it says something to do with a June 25 referendum - to vote "yes". Who paid for these signs? Who authorized these signs? Are they legitimate signs? It's something that I think this Board should be looking into and the whole issue of what is happening with our tax money. I'm sorry I can't make all the meetings; circumstances don't permit that. I know it's not your problem; it's my problem. Another issue is the school administration - they do a good job of petitioning for what they want. One year they organized students to come out and pitch their issues. Another year it's the teachers. This year it was the parents. Schools continue to operate at a poor level. We continually see in some areas they're failing and not doing what they should be doing. A number of years ago it was recommended that they regionalize. Every so often they say that they're working on it. I think that this Board should really consider putting them under the gun, regionalize, so that the school system in Ansonia could come to a higher level so that the children in this town won't be cheated; so that the citizens won't be cheated. Our tax money is being thrown out the window. Our taxes keep increasing. I don't know how we can keep them down, but it is ridiculous just to have a small segment of the city come out to a public meeting and change the mind of the board that sets the taxes. I don't know if it's proper that this board is the one that should be doing it, or if it's an appointed board. Either way, the people are accountable to the citizens.

Somebody appoints that board. They should be removed if they can't handle the job. Thank you for permitting me to speak.

Ken Plavnicky, 15 Mountainview

One of my concerns was at one if not two of the meetings that was presented concerning taxes, there was about 15-20 people in that hallway and there was also people sitting on this wall. Shouldn't those meetings have been moved somewhere? Besides being a fire hazard, number one, number two, a lot of their people couldn't get in here to speak because they were being blocked off. I sat in the back like I usually do and I can't hear as it is and I definitely couldn't hear with the doors opened. Should the meetings have been moved?

President Sharkey stated, it wasn't our meeting and there is a posting over the door of how many people are allowed in here. Once it exceeds that then they can move the meeting.

Mr. Plavnicky asked, you don't think it exceeded that?

President Sharkey stated, it wasn't my meeting; I didn't count the people. I was here.

Mr. Plavnicky stated, a lot of the people here weren't only the Superintendent's people, they were tax people that wanted to speak about the taxes being raised too, as Mr. Egan had said.

President Sharkey stated, you need to question that board. I know there is a posting of how many people are allowed in the room.

Mr. Plavnicky stated, I know it was moved to the high school one or two years back. Also, is the Fire Ordinance coming up?

President Sharkey replied, no.

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

Public Official Session

Mayor James Della Volpe

It's certainly been a busy and interesting few weeks leading up to tonight, and it looks like it's going to be even more so in the future. I would just like to point out that within the last month we had three new businesses open up on Main Street. Café 252 across from City Hall, and Captain's Pizza, and Diamond Cuts Beauty Salon and Barber Shop last Friday.

Last week I had the pleasure of meeting the owners of Farrell's in regard to the issue that was brought up earlier about the engineer's building. I'm in discussions with the owner and developer in regard to Farrell's. They signed a five-year agreement to stay here and they are negotiating for a longer lease - another 5-10 years after that. They are in negotiations right now. That building is being used by Farrell's. They are looking to put in commercial retail on the first floor and market-rate apartments on the second floor. On East Main Street, the property across the street which is the old pattern shop, that was on the market for \$200,000 but since the Farrell Building has been sold the owner of the pattern shop has upped his price to over \$600,000. So property values are starting to jump on Main Street because of this development. It looks like he'll be coming in sometime in mid-summer with a plan to show. Planning & Zoning has been in touch with our Zoning Enforcement Officer in regard to what they're looking to put up there; it looks like it's going to be a great plan so we're looking forward to that.

The ATP and Palmer Building went out for bid; unfortunately we didn't receive any bids. We're going to try to do it one more time. I've also talked to the owner of Farrell and they're extremely interested in those two buildings, so we might work something out before we go out to bid with that property.

I'd like to thank all those that participated in the Memorial Day Parade. This was a busy month for attending ceremonies and dedications. I'd like to thank Randy Carroll and the Historical Society for having the ceremony at Bare Plains Cemetery designating it as a historical site. The Historical Commission does a great job.

I'd like to commend the Chief on the Police Awards for citizenship - I really learned a lot about our officers and how they go above and beyond the call of duty. I enjoyed going to a ceremony like that to hear what they actually did - one of the officers ended up saving three lives within a matter of a couple of months.

We also had the Ansonia Community Action kickoff at the North End to bring attention to the needs of the Community Action Center up there. That was last Saturday and it was well attended.

I had the pleasure of going to the Boys & Girls Club Awards Ceremony. We now have close to 1,800 children registered at our Boys & Girls Club. So when we went forward with that several years ago Jack said, "If you build it they will come." Well, they've come and they're doing a great job over at the Boys & Girls Club.

I also attended the dedication of the auditorium at the Ansonia Middle School in honor of Dr. Richard Nicolari who is a past Superintendent of Schools here in the City.

This Thursday there is going to be an Intergenerational Picnic at the High School with the Human Relations Club and the Senior Center. All of the Aldermen are invited to come.

The School Readiness Program will be held at the Armory on Wednesday, July 19th.

The upcoming graduations - Assumption School will be graduating Monday, June 17; O'Brien Tech will be graduating June 21; Ansonia Middle School will be graduating June 27 and Ansonia High School on June 28.

Just some quick information on what's happening at the Council of Governments which the City of Ansonia is part of, and I am chairman of that with Derby, Seymour and Shelton. There are 13 Councils of Governments throughout the State. The Governor has designated reducing that number from 13 to 8. Right now we are part of the Bridgeport Metropolitan Planning Organization. The member towns are Bridgeport, Derby, Easton, Fairfield, Monroe, Seymour, Shelton, Stratford and Trumbull. They handle all the transportation projects within those areas. I think it's very important that we align ourselves with the right organization. We can either go north to Waterbury or we could go to New Haven, but it is my desire to go south toward Bridgeport because Fairfield County is where the most jobs are and that is where all the traffic is leading to. That is something we're working on in negotiations. We're in negotiations with Oxford, Beacon Falls, and Naugatuck to try to join the Valley COG.

The ward meetings - First Ward Tuesday, June 18th. We haven't confirmed a date yet on the 6th and 7th Wards - I'll get that out to everybody as soon as possible.

That's all I have for now. I'll entertain any questions.

Alderman Stowe stated, I have two questions. Last year after the budget was completed I mentioned about if you could start somehow participate in having other mayors and first selectmen form a group and start going to see the governor, and try to figure out a way to get our grant money back for the school systems. This money that the federal government and state is not giving is really jeopardizing our children's education and I really think a lot of the brunt of our irritation lies right there.

Mayor Della Volpe stated, we belong to the CCM - the Connecticut Conference of Municipalities. They are our lobbyists in Hartford. We go up there when we're called to go up there to testify, talk to the legislature to try to get the funding for the schools. That is where we are.

Alderman Stowe stated, I am not going to give up on this. Unless I lose my upcoming election I'm going to be pushing you on this until the next budget year, because I know that we just about exhausted everything that we could do

here as far as taking money from the citizens, and I'm looking forward to trying it on a bipartisan effort to try to get this accomplished.

Second question, when you had your meeting about the conceptual plan from Mr. Mustafa and Mr. Taylor, I was a little bit confused about why, we have an EDC in this City, and you don't have a director yet but we have a fellow who is basically being as good of a director as he could be, and he's done a lot of work and a lot of people know that, and he was not invited. If it wasn't for Vance Taylor he would have never known about it to show up there. I'm wondering why you didn't reach out to him and how come it stayed in just a seemingly democratic-controlled situation. I'm sorry Mayor; I have to ask this.

Mayor Della Volpe replied, that's where I think you're wrong; I don't think it's democratic. The developer calls the Mayor up and requests to meet with the Mayor. That's what usually happens in all these incidences. The developers come in, they want to run by plans, they want to talk to the CEO, and see if this is what the City would be interested in. They're not going to invest a lot of money if the Mayor is not interested in a project like that. And I want to make sure that that is the right project for that. There were several people there that they invited. They're the ones that requested a meeting with me. It's not that I went out and said, "okay, this is who is going to attend the meeting." In the future, as we go along, everybody's going to be involved. I get calls every day on proposals. Do you know how many calls I've gotten in regard to the Ansonia Copper and Brass? And I think your chairman of the Economic Development Commission can attest to that. I talk to him quite a bit. It's not a closed-door situation. It's open. They call the Mayor, the Mayor talks to them. If they wanted to talk to you Charlie they would call you.

Alderman Stowe stated, they're not going to call me, you're the Mayor, sir. And you're going to be Johnny-on-the-spot as long as you are the Mayor and I'm hoping you can answer these questions without being upset because this is how we're going to have growth in this City. We have a consultant report; I hope after I get done speaking you can mention the date that it's supposed to be put out to the public; it's been ready since December 6th, the first draft, and here we are in June and it still hasn't been released. There are reasons perhaps because we didn't hire a director or whatever the reason may be. Part of that report talks about we have to work together. And EDC, whoever the Chairman is, whoever the director ends up being, is our publicity person. That person and that group will go out under the direction of the Mayor and be talking to people in town and updating them and doing any search that the Mayor needs done. The Mayor has to delegate. I thought that an asset like Vinny Scarlata and as hard as he has worked, I was shocked that he found out about that meeting through someone that was a guest and not one of the City officials. I am not going to sit here and watch our taxes go up \$1 million a year. I want to see some action. If we perform the best that we can and then something happens and we don't like the results that's fine, we did due diligence. If we don't do due diligence and things stay like they are, shame on us. Shame on us.

Mayor Della Volpe replied, I've reached out more so than anybody to work with everybody and keep everything as open as possible within our City government. Once again, when a developer calls and they want to meet with the Mayor, I ask, "who do you want there?" and they say "we just want to speak to the Mayor first." "We want to get an idea and we want to get your feelings." And that is what happens in this type of business. I've been doing it long enough to understand that. There are some people out there - you can tell by facial expressions and by the way people talk whether or not they're in favor of it. They come in, I treat everybody with respect, I am honest with everybody, I was born and raised here, I kept my family here, I'm going to stay here once I'm done in this position and I look forward to having a great city. I'm trying to make it better too Charlie. I'm not hiding from anybody and I don't exclude anybody from any types of meetings - I invite everybody.

In regard to the consultant's report, I think we've agreed upon June 27th at 6 o'clock.

Alderman Marini stated, we have to make sure Dick Stoltz, the consultant, is available.

Mayor Della Volpe stated, that didn't come out because there was an understanding that we were going to present it when we hired the executive director. Unfortunately we haven't gotten to that point yet.

Alderman Stowe stated, and we had a discussion after that tax increase with the Board of A&T that because, and I think you have been working, but I want to be transparent to the public here Mr. Mayor, and what we discussed, we had a little conversation John, you and I, and we discussed the gap is growing wider in cooperation with the City after that tax increase. It is our job as public officials to try to heal that gap and bring it back together. We felt that we didn't think waiting until we had a director would be a good idea because the people are growing anxious here how we're going to solve their burden. You know, a fellow says 10 percent and most people know that they have not been getting any increases in their pay. If anything they're losing insurance benefits and other things. Yes, there are different departments, but there are also citizens and they deserve an answer. There are a lot of them here tonight and now is a good time to discuss and explain ourselves.

Mayor Della Volpe stated, you brought it to my attention and we scheduled it.

Alderman Marini - a complaint I heard a week ago I wanted to share with the Mayor. Hopefully we could get some investigation into it. The Housing Authority property on Woodlawn Avenue - about a week ago an individual passed away there. His sister, also who had been a longtime Ansonia resident, had been trying to contact him for some time, and ended up making calls to the Housing Authority - their answering service - for over three hours or in excess of that, until someone came out and opened the door. This situation, everything is unfortunate about this situation. The individual had passed away

the night before and so by the time the calls were made he already passed. However it took over three hours for someone who was on call to come out with a key. The police officers from what I'm told did an excellent job; they were right there, and they were waiting for this individual to come out. When he came out, he had no key and he had to go home and get it. Now, if this was something that could have been prevented, and I'm going to declare that it was apparently not something that could have been prevented at all, there would be a major problem. I am very concerned about people who may be in the property, sick, who call an ambulance and can't get the doors open. The doors are very reinforced and the police had informed the resident's sister that they would have to be smashed down with one of the busting mechanisms that the police have. I just want to make sure we know who is on call and that they understand that it's important that they answer immediately to the calls.

President Sharkey stated, if they call 911 they get the Police Department. If they can't open the door, the Fire Department can open that door in an instant.

Alderman Marini stated, Pulaski Highway still has a lot of litter. A lot of PBR containers. It's still a mess.

Mayor Della Volpe stated, I contacted District 3 Department of Transportation and they're understanding. They go out every other week to pick up litter, and our guys, if they have the opportunity they'll go out there and pick it up. I'm glad you bring it to my attention because every time you do we deal with it.

Alderman Marini stated, the playground, since it's opened, is a big success.

Corporation Counsel Kevin Blake

I have three things on the agenda for Executive Session and there are agenda items I will discuss as we go through them.

Tara Kolakowski, Acting Human Resources Director

You have my report and if anybody has any questions I'm available.

Also, I'll give you an update on the hiring of a full-time Economic Development director. We've interviewed 12 candidates so far. Hopefully in the next two weeks we will have our final round of interviews. We've had over 40 applicants apply. The last three we interviewed went very well. We're hoping next week or the week after to narrow it down and have an announcement on the same day as the Economic Development Plan, with the director there. I know some of our Aldermen have been involved. Charlie Stowe has dedicated a lot of time to that process - he's actually been involved in both processes of the plan - there is nothing hidden and it's bipartisanship at its best with the Economic Development Plan and the interviewing for Director of Economic Development.

Alderman Knapp asked, who is doing the interviewing?

Ms. Kolakowski replied, there is a committee the Mayor appointed - myself, Charlie Stowe, Bart Flaherty, Corporation Counsel Blake and as Consultant Jimmy Ryan.

Chief Kevin Hale, Ansonia Police Department

We are currently in the hiring process with several openings for patrolman. We conducted a written exam a week and a half ago and will be conducting oral boards in the next two weeks. We have two Academy seats in August and one in the fall - we are anticipating at least another opening.

It's summertime and we talked about retirements coming our way so we'll have the coverage.

Summer is heating up, people are outside more and we're getting more calls for service and complaints from the neighborhoods. Many of you have been very good about letting us know what's going on - recurring issues here and there and the neighbors are afraid to call. I encourage you to keep doing that. We hear the slogan "if you see something, say something" - it really has a lot of merit - I don't know how to say it any better than that. Nobody knows your neighborhoods or the citizens' neighborhoods better than they do. We need information and whether we handle it through patrol or a covert operation, we need that continuous flow of information. People can call anonymously; they can call off the record and we encourage that.

We've finally gotten through blizzard season only to jump directly into hurricane season. The Public Safety Committee met today - we had a good two-hour meeting and a presentation from our representatives from United Illuminating. There is a statewide emergency preparedness drill next Thursday which we will be participating in. It's a good drill to test some of our systems. We went through it last summer and we learned a lot from that. Next Thursday morning we'll be opening the EOC, UI will be there and our Public Safety Committee, all the decision makers including the Mayor.

Alderman Adamowski stated, normally I'd call you about these things but this will save me a phone call tomorrow - I'm getting a ton of calls from Rockwood Avenue residents that the speed is out of control.

Chief Hale stated, we're putting a device there this week. It measures speed and also records the times of day. This way we can focus on the correct times of day for enforcement purposes.

Alderman Knapp stated, the folks that called me and stop me and talk to me keep telling me what a great job you guys are doing, and I wanted to pass that along.

Committee Reports***ARMS Committee - Alderman Scott Nihill***

ARMS in the month of May responded to 249 calls and collections totaled \$55,187.84. Hopefully within the next week we should be taking delivery of the refurbished ambulance, and the new ambulance is creeping toward completion so we should be getting delivery on that soon. We really haven't been pushing them as much as we should because they've been very generous on that loaner ambulance. It's kind of a win-win. They're kind of slow in delivering the new ambulances but in turn we're using their equipment at no cost. It's saving on wear and tear on the new equipment we're getting. I'll keep the board apprised when we get our new ambulances in.

Another thing - we talked about the bond issue - this is one of the issues that we're going to address is the ARMS building. The rain keeps falling and the roof keeps leaking. There are lights that can't be turned on because the fixtures are filling up with water. Ventilation and air conditioning isn't working properly. This is one of the City buildings that will hopefully be addressed in the bond issue.

Alderman Knapp MOVED to accept the report; SECONDED by Alderman Mott. 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.

Alderman Marini stated, I have a suggestion I'd like to run by the Committee and this Board. It's actually a follow up on some of my earlier comments to the public session. It comes from a proposal of comments by Sal, who had written an article. I had started to say before I was cut off that Sal is a very active community member; he's an asset to the City. He's an Economic Development Commission member; runs the Dad's Club in Ansonia. He wrote an article in which he talked about the fact that taxes don't have to be raised if you can somehow balance the budget. Take a look at the City side of the budget and maybe the City side of the budget is a bit high. It's tough dealing with the Board of Education but is there something that we can be doing to make sure we can balance our budget? We grapple with that all the time in budget season. The thought I had was, is there any way we can be dealing with it long-term, not just during budget season but year-round? And also, involving people that aren't so [inaudible], like us, like you, like me - involving people from the public, that are residents, that have skills that we may not have. My proposal was, and I didn't want to publish it before I hear if there is interest, for what would be a cost-cutting commission. A commission made up of different groups of people - both city officials and specifically non-city officials. A

commission that could examine the books of the city year-round. And at the beginning of budget time could make recommendations that we might visit to save not just education costs but to save city costs. I know we take a look at the city side of the budget, and administrative positions alone, collectively, make over a million per year. We know we have many positions - the Mayor's position, assistant positions, comptroller, assistant comptroller, economic development, economic development specialist, we have clerks for many different reasons, and it goes on and on. The question is, is there room there with consolidation and outside of the box thinking to actually bring down that budget and be able to allocate more money to education. I wanted to propose that for comment before it's actually written up because I don't want to have a strong hand in writing how that would be. I honest want to see if the Board would entertain an idea like that. And I apologize, obviously, for my comments in the article. It's over the top but the point is if we don't figure out a way to change the course we're on, it's unfortunately not sustainable. Phrasing it in those words was likely inappropriate.

Alderman Adamowski stated, obviously we have no problem, John, going through anything that anybody comes up with an idea. Granted, it's an election year so people are going to say things to portray themselves to the public to make everybody look better. I am not a politician so I'm not [inaudible], I'm here to make Ansonia a better place to live. I am always up to taking things in a Finance Committee - I want to have a plan. If you would like to do that, we will do that. But let's get the Finance Committee meetings together, let's get people to attend these meetings and come up with a plan, and then we will go ahead.

Alderman Marini stated, I don't want it to be just my proposal, I'm just throwing the idea out there.

Alderman Adamowski stated, I have no problem with that and I will set up a meeting whenever we're all available, in the next month.

Salary Committee - Alderman Edward Adamowski

We have a meeting a week from Thursday. An e-mail will be going out. It's to address the resolution for non-salaried personnel. We will get that e-mail to the Personnel and Salaries Committee some time this week.

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

Ordinance Committee - Alderman Jerome Fainer

The Ordinance Committee met a few times this month. We had a public hearing. We've been discussing the Use of City Parks ordinance and that's been going on for over a year; it's very complicated. We are hopefully coming to an end on that. In front of you tonight, we're taking the open burning one off because we had a public hearing last night and there were some issues raised.

We're going to work on taking the rough edges off of it. Tonight we have an Anti-Blight one which will give Mr. Tanner some more bite to his bark. If you've read it, there are a lot of houses in town that the grass is 3 feet tall and now we can have a 10-day window instead of a 60-day window that he can go after them. If they don't do anything about it he'll get the grass cut whether it's public works or he'll hire an outside contractor to do it and the homeowner will be charged, but at least the neighborhoods won't have to look at the grass growing all summer long.

Alderman Stowe stated, thanks Jerome because I missed those Ordinance meetings. I really wanted to so thank you. Howie, you rep the Board of Aldermen at the WPCA meetings, don't you?

Alderman Madigosky replied, yes I do.

Alderman Stowe stated, can you explain to me what is going on over there?

Alderman Madigosky stated, Charlie, I really don't have an answer for you. I can't speak for the other people there. I wish I could. I don't think it's over yet; I think that you'll probably see something happening in the opposite direction of what you've already anticipated. It'll be okay.

Alderman Stowe stated, I've been through the grapevine and there are three people that are saying they're going to resign. One of the people that's there is a very valuable citizen of this City. Really valuable. I don't want to see him resign. There's another person that supposedly has some type of lawsuit against City officials. I've been hearing this - is this a rumor or is there any fact to this? I've asked if there is such a person doing this...

Alderman Madigosky stated, I'm not privy to this.

Alderman Stowe stated, I understand, you've answered the best you could. Then I asked the Mayor's Assistant. From calling around and talking to people, this is a thing that you're going to get in your report that is long overdue about working together. Twice the WPCA has not had a quorum because of infighting. If there is one person that's the problem, that person as a gentleman or a lady should step down. If that person does not want to step down, I would like the Mayor to ask that person to step down. We have a Zoning Board of Appeals here that cannot make quorum. People need that facility and we don't have it. And in your report that you're going to get they're going to talk about us all working together.

Corporation Counsel Blake noted that ZBA met last night, with a quorum.

Alderman Stowe stated, as far as the WPCA, that's an ongoing issue. Is everybody here on the Board of Aldermen aware of what's going on there? I think we need to be brought up to speed by somebody.

Alderman Madigosky stated, I think that the issue will probably be solved. I don't know exactly what the other people have in their minds, so I can't speak for them. I have a funny feeling that something will go back to a semblance of order. I had heard that there were various resignations that were forwarded, but I don't know that for a fact; I haven't seen any of them.

Alderman Marini stated, quorum is an issue on any board; Charter Revision is addressing maybe an attendance policy. I think all Commissioners should understand that they have an important job to do and they need to show up, especially when there are money and lives on the line.

Alderman Fainer stated, well I had a problem getting an Ordinance Committee meeting together, nobody showed up and we had to get on the phone. And I sent that stuff out well in advance - the package, the e-mails.

President Sharkey stated, we had an ordinance public hearing last night; we had two members. We've had more Finance Committee meetings with the Board of A&T - two members, three members.

Alderman Marini stated, no Board of Aldermen meetings have been canceled due to the lack of a quorum; we are here. Obviously everyone has lives and there are times when we miss a meeting but this Board has never had a meeting cancel for lack of quorum.

Mayor Della Volpe stated, regarding the ZBA, it was brought to my attention the last few months that there was not a quorum. I had my Administrative Aide call each individual Commissioner to make sure that they would be there and they assured me that they would, and they showed up last night and conducted business. If there is a problem with a board not making a quorum, please inform me and we'll get in touch with these individuals each day. In regard to the WPCA, there have been rumors of resignations handed in, and then retracted. As Howie made a statement I think there's going to be some normalcy within the next week or so. In regard to a lawsuit, I know nothing about a lawsuit; I have not seen one come across my desk.

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

Economic Development Committee - Alderman John Marini

There are two resolutions; we've discussed them before and I'll wait until the Resolutions come up to discuss them.

The Farmer's Market - the Economic Development Commission is looking for our approval to be able to get the space to do it again. I believe it was a successful program; a lot of people wondered whether the City was moving forward with it again. Vinny Scarlata our Economic Development Chairman is

here, and Vinny, your plans for exactly where you'd like to have the Farmers Market.

Mr. Scarlata stated, I talked to owner of the Farrel properties in regard to the parking lot here on Main Street. I believe he leases it back to the City for \$1 so I'd like to ask the Board permission to move from West Main to Main Street proper, on the far side of the parking lot. He has no problem with it as long as it is approved by the Board of Aldermen.

President Sharkey stated, we can take that up under New Business.

Public Works Committee - Alderman John Marini

I don't want to say too much; I do want to recommend that we schedule an executive session for our next meeting to explore the topic of random drug testing.

President Sharkey stated, before anybody leaves here and gets the idea that the problem isn't being addressed; there is random drug testing right now at Public Works. It's part of their contract.

Municipal Reports / Annual Reports

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

Tax Collector's Report and Request for Refunds

Alderman Nihill MOVED to accept the Tax Collector's report and pay the refunds in the amount of \$1,161.73 if found to be correct; SECONDED by Alderman Adamowski. A voice vote was taken and the MOTION PASSED 13-0.

Claims

None presented.

Communications

Alderman Nihill 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 Mott.

President Sharkey opened the Public Session on Late Communication #1 from the Ansonia Police Department in regard to the purchase of two vehicles.

Being no speakers, he declared the public session closed.

Communication #1

From: Superintendent of Public Works Michael Schryver
Re: Five-Year Road Plan

Alderman Adamowski MOVED to approve the five-year road plan as presented; SECONDED by Alderman DeLucia. A voice vote was taken and the MOTION PASSED 13-0.

Communication #2

From: Corporation Counsel Kevin Blake
Re: John Petrocelli Worker's Compensation Matter

To be discussed in Executive Session.

Communication #3

From: Corporation Counsel Kevin Blake
Re: Leslie Jamieson Worker's Compensation Matter

To be discussed in Executive Session.

Communication #4

From: Zoning Enforcement Officer James Tanner
Re: Bank of America Request for Reduction of Anti-Blight Fines

To be discussed in Executive Session.

Communication #5

From: Fire Commission Chairman Gene Sharkey
Re: Waiver of Bid for Thermal Imaging Camera

Alderman Nihill MOVED to waive the bid and approve the purchase of Scott thermal imaging cameras from Shipman's, funding to come from an Assistance to Firefighters Grant with 5% matching funds from the City. Pricing per Connecticut State Contract; SECONDED by Alderman Stowe.

President Sharkey noted that Shipman's is the sole provider of Scott products in Connecticut.

A voice vote was taken and the MOTION PASSED 13-0.

Communication #6

From: Personal Care America, Farrel Federal Credit Union
Re: Request Office Space in City Hall to Relocate Existing Credit Union Branch

President Sharkey stated, the Farrel Federal Credit Union joining Personal Care America Federal Credit Union. What they are asking for is space inside of City Hall. They will pay for the retrofit, supply the office equipment, asking the City to supply this space at no cost with phone and Internet service. PCA will staff and run the branch during normal City Hall hours.

Alderman Adamowski asked, why no charge?

Alderman Adamowski MOVED to deny the request of Personal Care America FCU and Farrel FCU.

Corporation Counsel Blake recommended that this item be referred to the Property and Land Use Committee for discussion. Questions may need to be asked.

Alderman Adamowski WITHDREW his motion.

Alderman Knapp MOVED to refer Communication #6 to the Land Use Committee; SECONDED by Alderman Jeanette. A voice vote was taken and the MOTION PASSED 13-0.

Communication #7

From: Carol Forcier

Re: Extension of Consultant Agreement with Lisa Low and Associates

Corporation Counsel Blake noted the following correction to the communication - "Dr. Low's contract expired April 21, 2013. The extension would carry the City through Small Cities assistance until April 20, 2014..." This would extend her contract for one year.

Alderman Marini noted that since the grant program was re-started three years ago it has brought in over \$900,000.

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

Alderman Marini continued, I think it's been beneficial for the City. In a bad economy it has brought in \$900,000-plus for housing rehabilitation and repair for some of the areas in Ansonia that have really been hit the hardest. I would however say that we could always at any time talk to Lisa and see if she has any recommendation for any other project, other than simply continuing the housing project that is already in place, or possibly going out for an additional project. There's nothing to say that we may not want to diversify and try to get something in. She's been very good, and before she came in Ansonia had not been able to take advantage of this grant for about eight or nine years.

Alderman Adamowski MOVED to approve the extension of Dr. Lisa Low's

contract through April 20, 2014; SECONDED by Alderman Knapp. A voice vote was taken and the MOTION PASSED 13-0.

Communication #8
From: Joseph Marcelus
Re: Waiver of Buiding Permit

President Sharkey read the communication aloud. The request is for a waiver of Ordinance 25a-2 that says you are not allowed to get a building permit if you owe property taxes; if you are in arrears. Property taxes must be paid before any building permit is issued.

Corporation Counsel Kevin Blake explained, that ordinance has been amended several times in order to be sure that people who make improvements to their house, they also have already paid obligations to the City with taxes and WPCA. We have waived this a couple of times since I've been Corporation Counsel when there are very severe safety or fire problems that are going to be taken care of. This one, this gentleman owes about \$11,000 in taxes and WPCA fees for this property and also another property on 59 Elm Street. There are two rental properties that he owns. It is my recommendation based upon past practice is not to allow the waiver, and having him pay the taxes and WPCA before this permit is issued.

Alderman Madigosky MOVED to discuss this item in Executive Session; SECONDED by Alderman Tripp. A voice vote was taken and the MOTION PASSED 13-0.

Late Communication #1
From: Police Chief Kevin Hale
Re: Waiver of Bid Process for purchase of Two Utility Vehicles

Alderman Nihill MOVED to waive the bid process for the purchase of two 2013 Ford Police Interceptor Utility Vehicles with upgraded warranty package, emergency equipment, prisoner containment system, striping and in-car computer system at Connecticut State Contract pricing; and further,

MOVED to authorize the trade in of three existing fleet vehicles as outlined in Late Communication #1 with the trade-in value being deducted from the final price of the patrol vehicles; SECONDED by Alderman Knapp. A voice vote was taken and the MOTION PASSED 13-0.

Alderman Jeanette MOVED to DEVIATE from the Agenda to take up Resignations before Appointments; SECONDED by Alderman Tripp. A voice vote was taken and the MOTION PASSED 13-0.

Resignations

The Board of Education has accepted the resignation of Edward Sharkey from the Board of Education due to his moving out of the City. The Board of Aldermen is charged with filling the vacancy. The Board of Aldermen will schedule a special meeting at 6:45 p.m. July 9th, immediately before the regular full Board meeting.

Alderman Adamowski MOVED to accept, with regret, the resignation of Louise Capozzi from the Board of Library Directors and send her a letter of thanks for her service to the City; SECONDED by Alderman Knapp. A voice vote was taken and the MOTION PASSED 13-0.

Alderman Knapp MOVED to accept, with regret, the resignation of James Tyma from the Ansonia Housing Authority and send him a letter of thanks for his service to the City; SECONDED by Alderman Adamowski. A voice vote was taken and the MOTION PASSED 13-0.

Appointments

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

ANSONIA HOUSING AUTHORITY

Alderman Knapp MOVED to reappoint Edward Norman (R) of 51 Grove Street, Tyma replacement, term to expire 10/31/2013; SECONDED by Alderman Adamowski. A voice vote was taken and the MOTION PASSED 13-0.

CONSERVATION COMMISSION

Alderman Knapp MOVED to reappoint Randolph Carroll of 40 Fourth Street #10, term to expire 06/12/2017; SECONDED by Alderman Nihill. A voice vote was taken and the MOTION PASSED 13-0.

Alderman Nihill MOVED to reappoint Timothy Holman of 48 Elm Street, term to expire 06/12/2017; SECONDED by Alderman Fainer. 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**RE: Five-Year Capital Improvement Plan**

President Sharkey noted that Resolution #1 is the Five-Year Plan submitted by the Public Works Committee.

Alderman Nihill MOVED to ADOPT Resolution #1; SECONDED by Alderman Stowe. A voice vote was taken and the MOTION PASSED 13-0.

Resolution #2**RE: Ansonia Nature and Recreation Center Improvement Grant**

President Sharkey noted that this Resolution provides authorization for filing an application for State financial assistance.

He asked, we are looking for \$70,000 but did we already spend \$50,000?

Grant Writer Eileen Krugel explained, yes, \$50,000 has been spent. This is a multi-year grant and every year we have to update the resolution with the signature for the Mayor allowing him to sign the agreements with the State. They wanted us to include the full amount of the multi-year grant of \$70,725 but this year we will expend \$20,725.

Alderman Adamowski MOVED to ADOPT Resolution #2; SECONDED by Alderman Nihill. A voice vote was taken and the MOTION PASSED 13-0.

Resolution #3**RE: Storefront Improvement Loan Program**

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

Alderman Marini explained, this program has been discussed at length by this Board, the Economic Development Commission, group sessions with business owners. It stands as it has for the last several months, which is a \$2,000 per project loan, interest free, given to business owner applicants that are approved for the purpose of rehabilitating their storefronts. The goal is to rehabilitate our Main Street which is fortunately small enough to work with a project like this, to make it more attractive to customers, residents and of course prospective new businesses.

Alderman Marini explained the application process and details of the resolution. He stated, we have a pot of \$50,000 to work with that has already been allocated by the Board of A&T. Technically this does not have to be

approved by the Board of Aldermen but I felt it was important to get the input and to give a thumbs up to forward on to the Economic Development Commission. Then they can firm it up with the Corporation Counsel, and hopefully by fall we can see some construction.

Alderman Fainer asked, who will oversee this and follow up?

Alderman Marini replied, it spells it out. The Project Review Committee will do the follow up, or it could be something that is delegated as well to the new Economic Development Director to help out with that process. We do have a fully-staffed Economic Development Commission that is ready to go and get to work for Ansonia.

There was some discussion between the Aldermen about the finer details of the program. Alderman Marini explained the following in response to the various questions of the Aldermen.

We have Ms. Carol Forcier, our Economic Development Specialist that works full time in City Hall. She has coordinated \$900,000 rehabilitation programs so I trust that in the absence of the Economic Development Director she will be able to take that on as well. And we do want to steer the businesses away from things that can be put up and then taken away. There are sample projects included that are well under \$2,000. If a business goes bankrupt we have to make sure that we are a secured creditor in the bankruptcy proceeding. We will require multiple quotes for each project. It's a small program now, but the hope is that later on if this works, it can be grown through grants. If it's a proven thing we're more likely to succeed. All building permits have to be secured, this does not waive any requirements in terms of signage, permits or anything.

Ms. Kolakowski stated, what several of the Aldermen's main point was, is how do you protect the financial interest of the City and that money? Those monies can be protected with a one-page form from a personal guarantee. Everyone that subcommittee or board approves to get that \$2,000 will have to sign a personal guarantee. It doesn't matter whether ABC, LLC goes bankrupt, they are still on the hook - they owe the City \$2,000. They have to pay it. It doesn't go down in bankruptcy court; it doesn't go down anywhere. They have to pay that \$2,000. It's a one-page, Kevin can draw it up, you can add it to the agreements. That takes away any chance that the City is not going to get paid back. It's a personal guarantee. And if someone doesn't want to sign it, they have a bigger problem.

Alderman Marini stated, that will be made part of the legal documents. The property owner is also going to be part of the agreement; both the property owner and the business owner will be equally responsible for the agreement.

Corporation Counsel Blake stated, we have reviewed and some adjustments have been made. If you want to approve this program, this and the Tax

Incentive Program. We need to put it on page as a Resolution and that the Mayor on behalf of the City is empowered to sign any agreements. For the most part I have reviewed it, and there is nothing there that has to hold up the approval.

Alderman Marini MOVED to ADOPT Resolution #3 and pass it on to the Economic Development Commission; and further,

MOVED to authorize Mayor Della Volpe to execute any documents needed to effectuate same. SECONDED by Alderman Tripp.

Alderman Marini stated, it should be introduced by All Aldermen of All Wards and should read something like,

WHEREAS, given that the Board of Aldermen of the City of Ansonia recognizes the importance of Economic Development, and WHEREAS, the City of Ansonia sees a vital interest in assisting our business community. BE IT RESOLVED that the Board of Aldermen passes this Storefront Improvement Loan Program as spelled out in Resolution #3 of its regular meeting of June 11, 2013. And further that Mayor Della Volpe is authorized to sign all necessary documents.

A voice vote was taken and the MOTION PASSED 13-0.

Resolution #4

RE: Tax Incentive Program

[The full text of Resolution #4 is on file in the Office of the Town and City Clerk]

Alderman Marini explained, this is the City of Ansonia Tax Incentive Program. We have talked about for a while before but in brief, State Statute allows all municipalities to offer tax incentives to businesses for the purpose of enticing them to move into their city. The Statutes allow cities a broad range of discretion but they basically put caps on how much you can offer. The amount of the tax abatement is based on the amount of years the business is willing to put into the city and the amount that the business is willing to put in money. This is not by any means a maverick proposal; it is done by many cities. It requires that they pass a resolution like this which flips the switch on. That means if we want to, if we know there is an investor we would want to attract to Ansonia, we could go to him and make him an offer. We can say, "we have a property here for you, we have a deal for you, will you accept it." There is a process in place where the Board of Aldermen has to approve all of the deals but basically another subcommittee made up of people like the Mayor, the Economic Development Director, perhaps a member of the Board of Aldermen, they have to negotiate and the Board of Aldermen has to approve. Seymour has done this and has come to the Finance Committee to talk about it. It's a no-brainer type of solution. If we don't want to offer it, we don't have to do it. We

can let this program sit. But if in the event we really want to go out and find the right investor for the right property, we can use this to our advantage. Particularly in the case of something like the buildings right now that are sitting on Main Street, if we decide not to go out to bid, if we know there is an investor we really want in Ansonia, if we are empowered with this program we can go out to them and make them an offer, a deal that makes sense, and see if we can bring who we want to Ansonia rather than just wait to see who is the lowest bidder. I would advise we pass this as quickly as possible so we are able to take advantage of this.

President Sharkey asked, did the Finance Committee report back on this?

Alderman Adamowski stated, the Finance Committee accepted it back, voted on it and turned it over to the Mayor as approved.

Alderman Marini noted that this Resolution should also be introduced by All Aldermen of All Wards.

Alderman Tripp MOVED to ADOPT Resolution #4; SECONDED by Alderman Marcinko. A voice vote was taken and the MOTION PASSED 13-0.

Ordinances

Ordinance #1
Re: Open Burning

Alderman Fainer MOVED TO TABLE; SECONDED by Alderman Adamowski. A voice vote was taken and the MOTION PASSED 13-0.

[The full text of this Ordinance is on file in the Office of the Town and City Clerk]

Ordinance #2
Re: Anti-Blight Program

[The full text of this Ordinance is on file in the Office of the Town and City Clerk]

President Sharkey explained that this ordinance provides for the creation of a revolving account derived from the fines collected through the program. All funds collected through the Anti-Blight program will be deposited in an account to be administered by the building official or anti-blight enforcement officer to be used for associated costs in enforcing and administrating this anti-blight program including, but not limited to, other anti-blight initiatives and remediation.

Mr. Tanner stated, the ordinance would allow the establishment of a fund that would be used to remediate blighted properties. As of today it takes 60 days to incur a fine, or you have 60 days to take corrective action. [inaudible] We were looking to change the ordinance for 10 days of overgrowth then the City could by default access the property to remove the violation, and then bill accordingly. The fund would be expended to do that remediation.

President Sharkey explained that due to foreclosures and other situations, there are as many as 28 vacant properties right now throughout the City that are in need of remediation.

Alderman Marcinko stated, essentially you will have an account that would roll over year after year, forever? Is there a cap?

Mr. Tanner stated, it's a revolving account, a professional account.

[Multiple people speaking at once, inaudible]

Alderman DeLucia asked what the cap is.

Mr. Tanner stated, we did not mention the amount of a cap. At this time we just want to establish the fund, to move forward. The cap can be put on at a later date with what is the unanticipated income is as of date so that it would be working capital to move forward with the rest of the ordinance changes.

Alderman DeLucia asked, shouldn't the cap be part of the ordinance?

President Sharkey stated, my recommendation is that a cap is established when the fund is established, and it could be adjusted later on.

Alderman Tripp asked Mr. Tanner, is there a number you would be comfortable with?

Mr. Tanner replied, I would be comfortable with a \$200,000 cap.

Alderman Tripp MOVED to ADOPT Ordinance #2 - Anti-Blight Program with a \$200,000 cap.

President Sharkey stated, last night we were informed by the Board of A&T that this is one of their unanticipated income things. We need to keep in mind that if the money is not being used, it should not just sit there. We need to have some way of revisiting this in the future. At the end of the fiscal year we need to have an accounting of it, as to how much is there, what was used, what was the income. We should ask for a monthly report of where the account stands.

Alderman Tripp AMENDED his motion as follows:

MOVE TO ADOPT Ordinance #2 as originally presented, with a monthly balance sheet of the account to be provided to the Board of Aldermen; SECONDED by Alderman Jeanette. A voice vote was taken and the AMENDED MOTION PASSED 13-0.

Unfinished Business

Communication #2 from last month should now be approved. Awarding the bid for solid waste and recycling to Winters Bros.

Alderman Adamowski MOVED to award the bid for Solid Waste and Recycling to Winters Bros, a three-year contract; SECONDED by Alderman Tripp. A voice vote was taken and the MOTION PASSED 13-0.

New Business

Alderman Adamowski MOVED to approve the location of the Farmers Market to the Farrel Lot on Main Street property with the permission of the owners, and appropriate hold harmless agreements to be in place; SECONDED by Alderman Marcinko. A voice vote was taken and the MOTION PASSED 13-0.

Alderman Tripp stated, I've utilized the Farmer's Market and it is a benefit to those in our downtown area who are of limited economic means and limited transportation assets. That population, this is a Godsend for some of those folks - they are very happy that the Farmer's Market is right there in the downtown area. I am happy that the Board of Aldermen has found their way to do this for another year. I would like to thank everybody for that.

President Sharkey asked Mr. Carroll about having that certain gentleman's name inscribed on the Veteran's Monument.

Mr. Carroll explained that he is not the person in charge of that task but will assist in getting the job referred to the proper party.

Alderman Mott asked if the City has received reimbursement for Hurricane Sandy.

Ms. Krugel stated, we have received just over \$250,000. We received everything prior to Sandy. We haven't finished submitting the blizzard yet.

Alderman Adamowski MOVED for a 10-minute recess; SECONDED by Alderman Fainer. A voice vote was taken and the MOTION PASSED 13-0.

Executive Session

At approximately 9:30 p.m., Alderman Adamowski MOVED to enter Executive Session to discuss the following items:

And invited Mayor Della Volpe, Corporation Counsel Blake, Personnel Director Kolakowski, Anti-Blight Officer Tanner and Chief Hale to remain in the Aldermanic Chambers; SECONDED by Alderman Madigosky. A voice vote was taken and the MOTION PASSED 13-0.

Return to Regular Session

At approximately 10 p.m., Alderman Adamowski MOVED to return to regular session; SECONDED by Alderman Marcinko. A voice vote was taken and the MOTION PASSED 13-0.

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

2. John Petrocelli Workers Compensation Matter

Alderman Jeanette MOVED to accept approval of the hypertension claim and enter into an agreement for 6 percent impairment of the cardiovascular in the matter of Officer Petrocelli; SECONDED by Alderman Fainer. A voice vote was taken and the MOTION PASSED 13-0.

3. Leslie Jamieson Workers Compensation Matter

Alderman Jeanette MOVED to approve the recommendations as discussed in Executive Session; SECONDED by Alderman Marini. A voice vote was taken and the MOTION PASSED 13-0.

4. Bank of America Request for Reduction of Anti-Blight Fines

Alderman Nihill MOVED to stay with the negotiated amount that covers 312 days; SECONDED by Alderman Adamowski. A voice vote was taken and the MOTION PASSED 13-0.

Communication #8 - Joseph Marcelus Waiver of Building Permit

Alderman Adamowski moved to deny the waiver of building permit for 56 Jewett Street; SECONDED by Alderman Fainer. A voice vote was taken and the MOTION PASSED 13-0.

Adjournment

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

The meeting adjourned at approximately 10:22 p.m.

Respectfully submitted,

Patricia M. Bruder, Secretary
Ansonia Board of Aldermen