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**CITY OF ANSONIA
BOARD OF ALDERMEN**

Minutes of the Regular Meeting – July 8, 2014

Call to Order

The Regular Meeting of the Ansonia Board of Aldermen was called to order at 7 p.m. by Aldermanic President Philip Tripp. All those present rose and pledged allegiance to the Flag of the United States of America, led by Ansonia Soccer's U-14 State Championship Team.

Roll Call

The secretary called the roll:

Edward Adamowski, D1– present
Charles Stowe, R1 – present
Philip Tripp, R2 – present
Lorie Vaccaro, R2 – present
Denice Hunt, D3 – present
Joseph Jeanette, D3– present
Anthony DeLucia, D4 – present

Jerome Fainer, D4 – present
Anthony Cassetti, R5 – present
Joan Radin, R5 – present
Matthew Edo, R6– present
Patrick Henri, R6 – present
David Blackwell, Jr., R7 – absent
Daniel Evans, R7 - present

President Tripp declared a quorum of 13 present, 1 absent.

Add-Ons

Alderman Henri MOVED to add the following items to the agenda:

Late Communication #1 from Donald P. Mastersanti, Re: Closure of E. Main Street for Block Party

SECONDED by Alderman Radin. A voice vote was taken and the MOTION PASSED 13-0.

Consideration of Previous Minutes

Alderman Fainer MOVED to accept the minutes of the June 10, 2014 Regular Full Board Meeting and the June 17, 2014 Special Meeting; SECONDED by Alderman Edo. A voice vote was taken and the MOTION PASSED 13-0.

Public Session

President Tripp asked if any member of the public wished to speak.

Randolph Carroll, 40 Fourth Street

As you know I'm the Chairman of two commissions and on another one. You have my letter of resignation from all of the commissions that I've served on. I just wanted to thank this Board, Dave, and this town for all the years that I've been on those commissions. It was my great pleasure to serve in any capacity. I'd also like to report that as the Chair of the Friends group that we had our rededication of the fountain. It cost \$18,000 to restore the fountain, and that will be my last project for the City as well. I just wanted to thank everybody for the support that I've had for all these years, for the clock tower, for the fountain, and other various projects. Thank you very much.

President Tripp thanked Mr. Carroll, and applause rang throughout the forum.

Camille Copertino, 7 Church Street

Last summer, probably a year ago, I made a plea before the Board of Aldermen. There is an abandoned house next door - 3 and 5 Church Street. Come this December it will be abandoned at least three years if not four. The property is overgrown to the extent that its vines come over my driveway and we can't walk in the driveway without getting strangled. Also, a tree fell down during the winter and when you see it, the yard is definitely a fire hazard. Also, there could be feral cats in there, I don't know. During the winter, young people, I don't know if they were teens, they pushed down my wooden fence in order to cut through. Why they're going towards the cemetery instead of running away I have no idea. I had to incur the cost of repair of four of those six-foot sections of fencing. I was promised last year that someone would come out and take look at it - I believe it was the Department of Public Works but I'm not sure. Nobody has ever come and looked at it. You wouldn't just drive by it. You would see it and get out to see how bad the damage was. I also called at the time the Blight Officer and was told yes, they know about it, and that was the end of it. That was just before the Administration change. I would like that to be one of your higher-ranking priorities. It is very upsetting. If you would see it next door you would agree that it was. I had the Police Department out there twice in one weekend. They at that point didn't know the house was abandoned. Can I have an idea of what the steps would be so we could feel assured of something?

Mayor Cassetti assured Mrs. Copertino that he will contact the Blight Officer right away, and also Public Works.

Nunzio Parente, 29 Chester Street

I would like to speak in the public session, but I see you have some honoring tonight. If you were willing to reopen the public session when you were done with that, I'd be happy to wait. I don't think what I have to say is flattering and I don't know that they would want to hear it.

Alderman Henri MOVED to reopen the public session after the Soccer Team has left the meeting; SECONDED by Alderman Radin. A voice vote was taken and the MOTION PASSED 13-0. [note: public session never reopened and Mr. Parente never addressed the Board during this meeting]

Edward Musante, 21 Castle Lane

I have a safety issue. Up on Rockwood Avenue. Manhole. Hit it. It flips up. It's on the top, almost near the top. Granite Terrace comes down across way, it's in the middle there. Because you hit it. Someday somebody... I had a problem one time in Derby like that. Someday somebody's going to.

And I have another issue I brought up that coming out of Elaine Drive, on Prospect, there's all bushes going over the lights, you can't see the lights and who's walking around there. Prospect and Elaine Drive. In front of Elaine Drive, right in front of you.

Michael Egan, 103 Benz Street

Last month I mentioned something about the children walking to the Ansonia Nature Center and the feedback I got from some of the people that were here is that I gave the impression that I was against the Ansonia Nature Center. I want to clear that up. The Ansonia Nature Center I think is one of the things that the City of Ansonia residents should be very proud of. I think that the Nature Center serves the youth and the adults of the City and you should be extremely proud of it, and I am. I think that the school system should be taking advantage of what they have to offer. In fact I think the school system should also look at Massaro Farm, something else that is there for educational purposes.

One other thing I would also like to mention, I respect Robert's Rules of Order, but when people that are speaking after the public session is closed, addressing things that are

mentioned during the public session, the public cannot respond. They have to wait until the following month to respond to it. I think that exceptions should be made and if they refer back to something that's open for discussion, then that public that mentioned it should be able to speak on it also.

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

Public Official Session

Mayor David Cassetti

Proclamation

I have a proclamation for Sean Coyle. Sean, come forward please.

WHEREAS, Sean Coyle is a student at Emmett O'Brien Technical School, who is a member of the American Legion Post 174. Sean is also a member of the Coast Guard Auxilliary and a junior member of ARMS; and

WHEREAS, Sean was asked by the Commander to engage on a special mission to provide food for barbecue to celebrate Fourth of July for veterans and their families; and

WHEREAS, After working diligently, he found 25 local Ansonia families that were in need of assistance; and

WHEREAS, After providing a list of the 25 local families to the Catholic War Veterans, Sean was also part of the distribution process in providing the families with food for their Fourth of July celebration.

NOW THEREFORE I, David S. Cassetti, do here by thank Sean Coyle for his dedicated service to our veterans and wish him much success in furthering his education at one of the military academies upon graduation. Thank you on behalf of all of the residents of the City of Ansonia for your invaluable service.

[Mayor Cassetti presented Sean Coyle with the Proclamation and applause rang throughout the forum]

Report of the Mayor

Good evening members of the Board of Aldermen. Thank you Mr. President. I have a couple of announcements I would like to address this month.

Today I went to Hartford to meet with State officials to advocate for more education funding. As you are all aware, the cost of educating our children is over 50 percent of our budget. The State needs to fulfill the promises they made to our children and pick up their share of the funding. We cannot continue to do nothing while education costs rise.

I would like to thank all of the members of the Water Pollution Control Authority Commission and the staff of the WPCA for working so hard to lower the sewage usage fee for all residents in Ansonia. I am pleased to announce that the rate went from 305 to 280 per 100 cubic feet. The well flat rate went from \$258 to \$237. It may not seem like a lot, but I think we would all agree that any reduction is a good thing. This reduction, combined with the mill rate decrease means our residents are paying less to the City.

At this time I would like to acknowledge our Ansonia Under 14 All-Star Soccer Team for finishing the season undefeated. They won every regular-season game by four or more goals. They also went undefeated in the fall of 2013. The team owes its success to the experienced leadership of Coaches Pedro Gavarra and Victor Orezzo. I wish them luck as many of them will head into Ansonia High School next fall. We are a City strong in sports and we are all proud of our athletes. Congratulations.

I would like to make sure that all residents know that the town-wide tag sale is on July 26th. Also, as a courtesy to our residents, the transfer station will be open from 8 a.m. to 5 p.m. to help them dispose of unwanted items that they may have left over.

I am pleased to announce that we have received a \$40,000 grant from the Office of Policy and Management to upgrade City Hall to a fiber optic network. This grant will help move City Hall into the future and as part of the technology plans I have to improve our continuity and our information sharing. To that end I would also like to report that we are very close to having wifi in City Hall. The efforts of our IT Department have been helping move City Hall ahead. Everyone should have wifi access at our next Board of Aldermen meeting to the Internet.

We also received a \$23,500 grant for additional renovations at the Ansonia Nature Center. This Nature Center is a valuable asset for all residents and children, and it is important that we support their efforts and help to maintain that asset.

On July 19th, the City will be holding a Summer Fest at Nolan Field. I want to let everyone know that you will start to see more marketing of this event coming up as we are only 11 days away. You can expect to hear radio and will soon see a banner over Main Street. Please come and support Ansonia's biggest festival.

On August 16th at Warsaw Park there will be an Ecuadorian Fair. You will start to see more promotion across the City for this event. There will be many bands and great Ecuadorian food for everyone to enjoy.

My office has been in contact with the Department of Agriculture about a Farmers' Market. Instead of an actual market this year, we will have a farm stand during the summer concerts. We are in the process of reaching out to find a local farm to come sell its fresh produce during our Wednesday night concerts. Unfortunately, as of tonight, we do not have a commitment from any farm to sell their product. Next year we will look to have a revamped market with many different vendors selling all sorts of Connecticut-made products.

Finally, I would like to propose canceling our next Board of Aldermen meeting in August. It is a tough time of the year to get everyone together for a meeting because of vacations. I would like to the Board to decide what you would like to do. Thank you very much.

Alderman Adamowski asked, that insert that came with the tax bills – who paid for that?

Mayor Cassetti replied, the City paid for that.

Alderman Adamowski stated, the second thing, I would like to read real quick – I have meeting minutes from August 13, 2013 – back then there were two Democrats that were absent from this meeting, 4 Republicans who sit on this Board currently, and it was brought up about the Grant Writer position and them giving a report to this Board. I had asked for it last month, and she politely told me that she was not going to do it. So this month, I am asking you, as Mayor of the City of Ansonia, with me as a City Official who sits on this Board, why somebody from your administration who was previously asked by your administration of the old administration, you ran on transparency, and now I get told I can't know what grants we're applying for.

Mayor Cassetti stated, Alderman Adamowski, the grants are confidential. If you let them out, everybody and their brother is going to apply for it and we'll have a chance of losing it. So I'm concerned about that.

Alderman Adamowski stated, I have an answer for that. Because we already did this last time. We do it in Executive Session.

Mayor Cassetti stated, so you want a report in Executive Session on the grants.

Alderman Adamowski stated, on what was applied for, what was granted.

Corporation Counsel Marini stated, we have no legal basis to have Executive Session for grants.

Alderman Adamowski asked, how did we do it last time then, John?

Corporation Counsel Marini stated, if we did it last time, all I can say is that since I've become Corporation Counsel and have reviewed Freedom of Information laws, there are very specific circumstances that you can go into Executive Session for. Consideration of grants, unfortunately, is not one of them. I have to be honest, I never remember us as a Board of Aldermen going into it, but if we did, it would have been a problem.

Alderman Adamowski stated, well, you voted on it.

Corporation Counsel Marini stated, not as Corporation Counsel.

Alderman Fainer stated, along this line, I just happen to know that our old Grant Writer gave us an FYI every month. It wasn't on the agenda; it wasn't a report. It was specifically asked for by Alderman Stowe – he wanted a monthly report of the Grant Writer. And when Mr. Adamowski asked for this report... If we asked for it, Grant Writing is a tough job – but you don't have to be specific on which grant you're going for. But we want to know what you're doing for \$95,000 a year, or \$85,000.

Mayor Cassetti stated, \$35,000.

Alderman Fainer stated, no, plus the other job.

Mayor Cassetti stated, they are two different jobs.

Alderman Fainer stated, if you read here in the minutes, Alderman Stowe asked for it – demanded of it. My other question is, I see, in the picture, whatever help you hired for summer, that was a great – they're doing a good job out there helping Public Works. But people call me up and say, "this guy doesn't even live in Ansonia." How many employees have we hired? There wasn't anybody in Ansonia that needed a job?

Mayor Cassetti replied, we hired some Ansonia residents but...

Alderman Fainer interjected, it should have been all Ansonia residents. We're paying for it. There are a lot of people out there without jobs. It's a tough job market out there.

Mayor Cassetti stated, Alderman Fainer it is tough, and a lot of Ansonia residents applied. But some of them didn't fit it. A lot of them were really not a good fit. I can't elaborate on it.

Mayor Cassetti stated, there are requirements; there are diversity requirements that we have to fulfill. There's a requirement of an individual being able to do the job. With the applicant pool that was received, and Chris Tymniak could speak better to it, the applicants [inaudible] represent Ansonia.

Alderman Fainer stated, I don't know how many were hired – 10? 15?

Corporation Counsel Marini stated, a little less than 15.

Alderman Fainer stated, there had to be 15 people in Ansonia without a job.

Corporation Counsel Marini stated, we can only go by who applies.

Alderman Fainer stated, oh, well. Maybe we didn't get it out there enough. That's all.

Alderman Stowe stated, I'm going to climb in the bus and you can turn the heat on. West Main Street Project – if it wasn't for what I was doing in here that would have never happened – that West Main Street Project. My wife has access of looking up grants and is very good at it. All I care about is benefitting the City of Ansonia – I didn't care who got credit or anything else. By knowing what Ms. Krugel was doing, I was able to find some grants. Some of them she was already working on and some she didn't know about. That West Main Street was one of them. So I stand by my conviction, Edward, because I believe that there are a lot of good people in town that are very educated that can help this town. I personally, when Mr. Adamowski said about executive session so that all the Aldermen would at least know what grants we want, I personally don't have a problem with that but if Corporation Counsel says that's inappropriate there is nothing I can do about it. I still hold my position of that. I understand why everyone here would want to know. Eileen Eheman, she's done a lot of work for the City getting grants, not only for the Board of Education but she's helped outreach beyond that. The more assets we have doing that, I think the better off the City is.

Mayor Cassetti stated, you are elected officials in the City of Ansonia. I think you should go to her office and ask her, "what grants are you applying for, what have you got." I think that will probably suffice for everybody, instead of doing it out in public. You are Aldermen, go there and visit her; talk to her. Come to City Hall.

Alderman Evans stated, we are having this discussion, this is a report, and if we want to do that we'll make a motion for that after this session is closed. We'll discuss it at that time. I would like to continue with the public session as we promised Mr. Parente. If we'd like to discuss it, I'd like to discuss it too.

President Tripp stated, I would like to finish up the public official session.

Alderman Vaccaro stated, I just wanted to say that I don't see how Mr. Stowe's comment regarding who didn't bring any attention for the West Main Street grant to Eileen Krugel has any bearing on our grant writer, Sheila O'Malley, not disclosing the grants that we're looking for. It's a big pie that we're going to cut into and if 100 towns are going for grants, do we want 1,000 towns going for grants? I don't see how Mr. Stowe's wife – I don't see the correlation between what Sheila O'Malley said about not disclosing the grants, because they are competitive, with how this grant came about.

Corporation Counsel John Marini

If the Board is looking for a way to do this correctly, not to make grant applications public information but to still be able to share the information, really the best way probably would be to just see the grants writer in City Hall. If there is something put out there whether it's publicly put out there or an e-mail, it is basically a public document. So whether you're putting it out there to the public or you're waiting for the public to request it, you are allowing the public and possibly competition to see what we're applying for. But there is a perfect way around it, being that you are the Board of Aldermen, simply go and see the grants writer. Ask that all grants being applied for are provided to you. That satisfies Freedom of Information and everyone's curiosity, and really right to know what's going on.

There is on for executive session a rather lengthy series of claims to talk about tonight.

Charter Revision is moving forward. They are considering a small amount of very big proposals, one of which is changes to the budgetary system. The way the annual budget is adopted and also month-to-month budget changes. Their next meeting is tomorrow night; nothing has been finalized. The plan is to get the proposals to you by the end of August. You may get out of your August regular meeting but you're very likely to convene for a special meeting so we can make the timetables for getting it onto the ballots this fall.

For the Summer Fest, I've been reviewing the contracts and the vendor solicitations and making sure that's going well. There will be a game going on - a vintage baseball game – between the old style Ansonia team and the old-style Derby team. I wondered if this Board had any suggestions to make it more interesting.

President Tripp stated, I would like to poll the Aldermen – I wanted to make a challenge to the President of the Board of Aldermen from the City of Derby. If they Ansonia team wins, the Derby Aldermen would have to serve a meal to our seniors at the Senior Citizens Center. If the Derby baseball team was victorious, the Ansonia Aldermen would have to serve the seniors at the Derby Senior Center. I wanted to poll the Aldermen here present if they were up to such a challenge.

Alderman Stowe stated, first we have to say we're going to do it, but then we have to figure out when we're going to do it.

Alderman Henri stated, the Aldermen saying yes need to figure out how they will do it if they're working.

Alderman Stowe MOVED to authorize President Tripp to issue the challenge to the President of the Board of Aldermen in the City of Derby; SECONDED by Alderman Edo. A voice vote was taken and the MOTION PASSED 13-0.

Corporation Counsel Marini stated, you have Ordinances on the table and I'll wait until those come up to discuss them. We had discussions with this Board about absentee landlords earlier on in the year. We have two solutions to that up before you tonight. One is an Ordinance requiring a Certificate of Occupancy that landowners would be required to obtain before they rent out apartments. This is something that is routinely done in many towns including Derby. You also have a Landlord ID Ordinance and in truth, the State already requires that absentee landlords keep their information – their property address, their home address, and telephone number – on file in City Hall. The problem is there is no actual State penalty if you fail to comply with that law. So what this proposed Ordinance does is puts some teeth in it for Ansonia and gives us the ability to crack down on anyone who violates that law. Obviously that [inaudible] if there was a fire, a need to get to the absentee landlord, issues with tenants, and so forth. There are some other Ordinances too, but I'll wait until those come up.

Alderman Fainer asked, any chance you could find out what the deal with the [inaudible].

Corporation Counsel Marini stated, I can say the complaint was withdrawn. The actual agreement that was entered into, I have to apologize - there was a settlement agreement put to paper; a simple, two-page agreement. At the insistence of Mr. Tanner's attorney there was a confidentiality clause put in. Because of that, I've reached out to his attorney to ask, is there any problem disclosing that to the public. I have not received a response. Some of my colleagues from the firm have also reached out to the attorney. I've received no response. I can say it's very simple. There was absolutely no monetary settlement at all. It was an agreement to withdraw the claim. I just really can't divulge that. Basically the agreement doesn't say much more than that. Unless I were to turn my back on the agreement to that counsel, I can't.

Alderman Fainer stated, [inaudible] said that there was a decision made and [inaudible] hide that and maybe FOI that. You're hiding the number and the Board of Aldermen have to FOI it...

Corporation Counsel Marini stated, in certain circumstances there have been cases that have gone out that have said the circumstances of confidentiality clause do not protect the public document. So I could turn around and break the agreement to that counsel and disclose the agreement, but I think that would be a dishonorable thing to do. If Ethan Frye or a member of the media pressed and took it to Hartford on a Freedom of Information hearing, we would certainly go along. We would state our case which is simply that the counsel requested that it be there and we don't want to dishonor it. And if Hartford said, you've got to disclose it, then we would disclose it. It's as simple as that. I don't want to break a condition asked for by opposing counsel, which is in fact what I would have to do. If there was a decision that comes from Hartford that says disclose it, we will disclose it. Nothing prevents the Aldermen from seeing that and in fact we talked at the previous Board of Aldermen meeting in Executive Session about the terms of the settlement, so we can easily have an Executive Session with that and you can see copies of it then. You as the Aldermen of the City is one thing; the public disclosure is another.

Alderman Adamowski stated, we were videotaping for the longest time for transparency to the public and we're not any more.

Corporation Counsel Marini stated, Alderman Casseti, who is the head of our Technology Committee, was going to give the update tonight. We are under consideration of a video taping system for City Hall. The idea is to bring in a two-camera recording system that could record the activities of the Chamber, record the public, and download everything to a digital recording device that you could stick a memory stick into and get the entire recording of the Board of Aldermen instantly, right after the meeting. We have three proposals for this and will hold a meeting of the Technology Committee to consider those. The idea of funding it would be from LOCIP funding – it can be used for technology. It would be a permanent fixture in the Aldermanic Chambers that could record every meeting.

Chief of Staff Christopher Tymniak

You have the monthly personnel report. We did get four new people and did paperwork on a fifth that is not included in this. We hired a new clerk in Public Works that started Monday.

Alderman Fainer stated, I brought up before about the firemen's tax abatement.

Mr. Tymniak stated, I've been in contact with the State Department of Revenue Services and the Department of Labor. It's slow moving. They are looking to make some sort of overall statement for all the towns across the State. I'm still getting paperwork coming in and it seems to be like a regular trigger or formula where the paperwork is being sent out. I don't know how I can stop it from DRS's standpoint. When somebody files for unemployment it's going to show up as employment. Unfortunately this is something that the IRS told us we had to do this. We are hoping the State of Connecticut resolves this so

we don't have this same issue occurring next year.

When I receive an inquiry to verify employment, I now have a stock letter I send out saying they are not an employee of the City but a volunteer firefighter.

Alderman Evans asked Mr. Tymniak to include in his report, how many employees are injured, are out on limited duty, and are out on worker's comp. I'd like to know who is getting hurt, what were they doing and what are we going to do about it.

Mr. Tymniak stated, I will include those quarterly statistics.

Alderman Fainer stated, we have a list of people that always get hurt.

Corporation Counsel Marini stated, they are doing regular claims reviews and trying to develop tougher strategies. There is always the ability for us to sit down in Executive Session and have a workers comp session.

Mr. Tymniak stated, we have worker safety seminars that are required by PMA. We are aligning that now with our quarterly review. We have PMA in the building; we have the attorneys in the building. We are doing one meeting with an update and one with various safety reps from the different departments. We combine them all in one day. I think September 10 or 17 will be the next PMA meeting.

Director of Economic Development Sheila O'Malley

The West Main Street project is almost completed. We have to have a plan for paving the parking lot and street, the curbs, ramps, and sidewalks. The landscaping has been installed and the aprons. The brick alleyway from West Main to Main Street has been completed; we are waiting on UI for lighting.

The Riverwalk Segment 8 – we're working through some Army Corps permit issues. Once those are completed we'll begin construction on Riverwalk Segment 8.

I just want to point out to everyone that my title is Economic Development Director and also Grants Writer, but the focus and the Mayor's direction has been on Economic Development. To that end, we really need to focus on Economic Development to move the City forward and to advance the City, so the emphasis from the grant perspective going to be on Economic Development. That is the priority. I really think we need to change our focus and stress Economic Development, and that's what I'm working on and working towards.

If you look in your minutes, I did say that I have an open door policy. Many of you have stopped by to ask about grants. I'm happy to fill you all in. I appreciate the interest. I also

appreciate the platform to help my grant writing skills. I'd love to talk to you about all the grants I write and have written and have gotten. But the focus needs to be on Economic Development. That is my title. Grant writing is a sub title – it helps to advance Economic Development projects but it's a sub title. Thank you.

Alderman Henri asked, what is Riverwalk Phase 8?

Ms. O'Malley replied, it is over the railroad tracks and onto Pershing Drive.

Alderman Fainer asked, do you have anything to do with the Economic Development website? It is a disgrace. We spent a lot of money on that. You should shut it down and straighten it out.

Ms. O'Malley explained, it's being reconstructed. There are a number of corrections that need to be made and we're working on those. I think it needs a total revamp. I have some ideas about that and I have some things that I'd like to put up there and post. We brought on someone that is going to aid with that. Up until just recently I didn't have control over the website. Once I get it to where I need it to be, we'll get it back up there.

Mr. Tymniak stated, part of the scope of the part-time IT Director we hired was to do that website too. I had him focused on the City website and that's what he's been doing for the last 10 days or so. I will direct him tomorrow to figure out what we need to do.

Ms. O'Malley continued, we met with the Economic Development Commission to discuss the City Center Plan and expand the boundary lines of the City Center Plan to include some of our industrial sites. We went to Planning & Zoning and they are setting a public hearing at the next Planning & Zoning meeting to hopefully approve the expansion of the City Center Plan. It will give us more control and more flexibility with the expansion. I don't have a map with me but we are looking to get approval from Planning & Zoning. They seemed very receptive.

Chief of Police Kevin Hale

Sergeant Alex Barreira was sworn in Monday. Officers Colwell and Kelly were released on solo status last week.

We've been working with Chris and the Mayor's Office regarding the festival coming up on the 19th.

Holbrook Street will become a 2-way street as of Monday morning, July 28th.

Alderman Adamowski asked, what is the situation on the K-9 Officer? I know that our dog has retired.

Chief Hale replied, I would say that probably by the end of summer. We've got some other things that we need to do before that in terms of moving some people around. I'm hoping by August or September we'll start posting it inside to see who is interested. There's a fairly rigorous process to put somebody on that.

Alderman Radin asked that the Stop sign on Division Street at the end of the Griffin Hospital's parking lot be put on the list to be replaced.

Alderman Fainer asked, is that feral cat thing still going on? I know we had money to do 300.

Chief Hale replied, the trapping? Yes. I believe it is.

Alderman Fainer stated, I have one house on my street that is the breeding point. There are cats everywhere.

Chief Hale asked Alderman Fainer to call him in the office with the information.

Alderman Adamowski stated, parking in front of the store on North Main and Fourth. I get a lot of complaints. There is no way anybody should be parking a car there, and getting out in traffic, with this much room. I don't know who approved that.

Chief Hale stated, it's a State road. We have to request of the State. You would need to go to a Police Commission meeting and bring it up.

Alderman Stowe stated, Bart Flaherty sent us this about the medical marijuana. We're talking about canceling an Aldermen meeting for August. When are we supposed to respond to Zoning about this? I

Corporation Counsel Marini stated, this Board has to meet in August to take care of Charter Revision. If there is other business to address that could be something too.

Committee Reports

Finance Committee – Alderman Lorie Vaccaro

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

Public Works Committee – Alderman Charlie Stowe

Alderman Stowe asked, is Doug here? Doug, you've got all kinds of good news about all the roads you're getting ready to fix and the parking lots, a new secretary. I'd like you to give the report. The only thing I ask is please, 21 Morningside Drive, the woman there [inaudible]. Please look into that. And if you could give us an idea of what's going on at the Transfer Station.

[inaudible]

Mayor Cassetti stated, Morningside Drive, I've already gone up and down that road. [inaudible] ...but that road has to be cut down a few inches and then repaved. That is something we could probably do next year. We can put a little berm there but I don't know how it's going to work.

Alderman Stowe stated, please, Doug, if you could just go see her.

President Tripp asked, are there any Committee reports from the Aldermen in regard to Committee Reports? Does that complete the Public Works Committee?

Alderman Stowe stated, I would love to hear Doug or the Mayor tell us where the Transfer Station is at. I know it got to a point and needed some changes.

Mr. Novak stated, we met with Planning & Zoning – plans were presented at that meeting. Planning & Zoning Officials had asked questions of UIC regarding grade, signage, the positioning of containers, the width of the upper deck. There were concerns over parallel parking. They asked where the building was that was proposed two years ago. During the course of the meeting I explained to the members of the Board that the budget for the transfer station is now about \$420,000 from the original ticketed number of \$1.6 million. We have asked Prime through Planning & Zoning to give us a detailed report on where all the expenditures went. We know we can account for \$700,000 paid to Bestech, the demolition company. The other monies, whether they paid a subcontractor for other items, again, I wasn't here at the time, I'm coming in at the tail end of this. We are just trying to figure out where we can go. So after that meeting, the plans were not approved for the Transfer Station as reviewed by myself and the Mayor. They had also asked that the City Engineer now get involved with the plans. So we've asked Fred D'Amico to look at the plans, which he is currently doing. I can tell this Board that when I was handed this project, I was never told by my predecessor that that was part of the process. Mike did give me all the other ins and outs, but there was no mention of us going to Planning & Zoning because it was a City project. So, that's where it is now. Hopefully we're looking at a special meeting this month to review the comments that were given to Prime. We met right after that Planning & Zoning

meeting, the next day, with all the parties to see where we can get this to in the next week or two. I gave Prime an ultimatum about a month and a half ago that I want to see a shovel in the ground by August. If we don't get this together by November we will put this off until Spring because we can't construct a transfer site in the middle of winter while I'm trying to do snow removal. Too many movements on the property. We are going to work diligently on trying to move this project forward. Once we get a shovel in the ground, we should move along quickly.

ARMS Committee – Alderman Joan Radin

In June there were 246 responses; mutual aid from Ansonia to Derby was 39, Seymour was 4, Shelton was 2. They have a very large bariatric stretcher and they had a call to utilize that equipment. Hospital reports – they went 132 to Griffin, 15 to Yale, Bridgeport 9, St. Vincent's 6, Yale Children's 6, St. Raphael's 5, Milford 3, St. Mary's 2. Their collections were \$50,000 last month.

WPCA Committee – Alderman Charles Stowe

As you heard the Mayor mention about the decrease in the sewage fee and hard diligent work. There are a lot of growing pains and a lot of effort being taken to make sure the plant is running efficiently. We're getting ready to set up an audit very shortly. We are learning how to work with each other and keep City Hall apprised of what we're doing so that we can have all the help that we can get. I think really after our first year together you'll really see some results next year.

Fire Committee – Alderman Joseph Jeanette

Motor vehicle accident assists 12, CO investigations 2, Smoke or odor investigations 7, Trash 1, Vehicle fire 1, Structure 1, Propane 4, False alarms 15, Mutual aid 1, Electrical hazard 1, Public Service-Good Intent 3, for a total of 48 calls for the period.

Alderman Henri asked, how was the Touch a Truck?

Alderman Jeanette replied, supposedly it went well.

Alderman Fainer stated, yes, it went well. I'd like to thank the Mayor for all the assistance he gave us on that. It's a good thing. We got a lot of good feedback from it. I think it could have been better – it was a hot day and it went well.

Technology Committee – Alderman Anthony Cassetti

I'm looking to set up a day to discuss the proposals for the video cameras in here.

The members of the Technology Committee are Anthony Cassetti, Matthew Edo, President Tripp, Anthony Delucia and Lorie Vaccaro.

Alderman Radin MOVED to accept all of the Committee Reports; SECONDED by Alderman Cassetti. A voice vote was taken and the MOTION PASSED 13-0.

Municipal Reports / Annual Reports

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

Tax Collector's Report and Request for Refunds

Alderman Edo MOVED to accept the report of the Tax Collector and pay the refunds in the amount of \$887.22 if found to be correct; SECONDED by Alderman Henri. A voice vote was taken and the MOTION PASSED 13-0.

Claims

- 06-14-828 Reverse Mortgage Solutions v. City of Ansonia
- 07-14-829 James Gaskins, Re: City Pension Plan
- 07-14-830 Eileen Ehman, Re: City of Ansonia Retirement Plan

Alderman Henri MOVED to refer the claims to Corporation Counsel Marini; SECONDED by Alderman Edo. A voice vote was taken and the MOTION PASSED 13-0.

Communications

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

Corporation Counsel Marini asked that the Board take up Communication #5 first as Mr. Gaskins needed to attend another meeting.

Communication #5

From: Facilities Director Robert Evans

Re: School Security Grant

Mr. Gaskins explained that yesterday two bids were opened related to the Security Grant projects – two more pieces of the overall security grant. The following motions are the recommendation of Mr. Evans.

1. Bid Award – RFP for Installation of Barrier Gates, Dumpster Enclosures, Bollards and a Cantilever Gate at Various Schools

Alderman Vaccaro MOVED to award the bid to Walsh Fencing, LLC in the amount of \$38,076.75; SECONDED by Alderman Henri. A voice vote was taken and the MOTION PASSED 13-0.

2. Bid Award – RFP for Installation of Vestibules and Building Access Doors at Various School Buildings

Alderman Vaccaro MOVED to award the bid to Scholar Painting and Restoration, LLC in the amount of \$54,917; SECONDED by Alderman Radin. A voice vote was taken and the MOTION PASSED 12 Yes, 1 No (Edo).

Communication #1

From: Prendergast School Principal Joseph Apicella
Re: Ansonia Nature Center

Alderman Vaccaro MOVED to accept Communication #1 and place it on file; SECONDED by Alderman Casseti. A voice vote was taken and the MOTION PASSED 13-0.

Communication #2

From: Chairman Tad Duni, Bike for Hope
Re: Use of Ansonia Greenway

Alderman Jeanette MOVED to accept it; SECONDED by Alderman Vaccaro.

Alderman Vaccaro stated, as long as there is insurance and liability waivers in place, or a hold harmless agreement.

Corporation Counsel Marini can coordinate that. We can send a letter with Corporation Counsel Marini's contact information.

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

Communication #4

From: Chairman Tad Duni, Bike for Hope
Re: Placement of Signage for Event

President Tripp stated, they are requesting to place signs relative to the event at the Ansonia Gazebo on Division Street.

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

Communication #3

From: Osmani Guzman, 25 Franklin Street
Re: Excavation Permit

Mayor Cassetti stated, he wants to excavate to put his gas line in, and after he's done he'll follow the rules according to the five-year road plan.

Mr. Novak stated, the issue regarding Mr. Guzman, he came into the office and spoke with the City Engineer. Franklin Street has been paved recently and as I understand, the City has a five-year moratorium on opening up newly-paved roads. So when he came in to speak with Mr. D'Amico it was explained to him that his requirement would be that he would have to pave 20 feet each side of the patch and from curb to curb. Mr. Guzman said, "I don't have that kind of money to pay the gas company to do that." He was supposed to be here tonight to ask for relief on that five-year moratorium because he wants to convert from oil to gas. As it was explained to him, the City Engineer and myself, we do not have the authority to say to him, "yes, you can do that now, you don't have to pave that 20 feet, and we'll waive all the recommended required paving." It is up to this Board to give him relief if this Board wishes to do that. As it stands right now, the gas company cannot come out and just repair the 5x5 patch with a 7x7 patch. That is the issue that Mr. Guzman has. He said he was going to be here, and we had directed him to put that on the agenda so he could speak with the Board. As it is it would have to be tabled until he comes to see you.

Alderman Fainer stated, I could see waiving it so he can put gas into his house. But waiving the requirements of him having to fix the road back, I don't know. We just paved it last year.

Mr. Novak stated, I understand why you did a five-year moratorium because your paving cycle isn't the same as the State's. You may pave some roads every 25 years where the State is on a 10-year cycle.

There is other relief you can give this gentleman, depending on who the company is that's going to be doing the permanent paving. One suggestion would be that he mills and paves half of the road. He gets to the center line, it's acceptable. I just think in a case like this where a homeowner is trying to – and the guy came in and said "Listen, I'm a struggling

worker, I'm not a millionaire. I want to do this; I need to get a cheaper price on fuel for my house. I can't afford the oil any more and gas is a cheaper way for me." We listened to all of that. Again, we can't make that determination. If any of the Board members would like to meet me out there I would be willing to get them out there.

Alderman Fainer explained, I had a lot of people, the business owner on that street, Freddy King's Funeral Home. It was a disgrace that street. People around there, they asked me, and I went to Mike Schryver to get that done. Now the one year later and we have to tear it up and let him do what he wants? I'm totally against the whole thing.

Alderman Jeanette stated, I live in the 3rd Ward over by Platt Street hill, and that hill going up, that State road. Whoever fixed it made it like new. It's probably better than it ever was. Me, as a taxpayer, I'd like to make sure it's done right. I don't like to deny a taxpayer a right to better his house or make his life a little easier by paying less for fuel. I think it's something we should table and let him come before us. I don't think we should just shut this guy down as a taxpayer.

Alderman Fainer asked, what about the rest of the taxpayers? They pay taxes and want a nice, smooth street.

Alderman Jeanette stated, I am putting myself in this person's shoes.

Alderman Evans stated, I am in favor of the proposal to table because I don't know what it is I'm waiving. I'd like to see the ordinance – I want to see what it is I'm waiving. I'd like to see the language.

Alderman Edo asked, the Platt Street patch that they did, did that follow the curb-to-curb rule? I don't think it's 20 feet. It's perfect. The patch is perfect but I don't know if it's under the regulations of 20 feet curb to curb.

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

Communication #6

From: Chief Kevin Hale, Ansonia Police Department

Re: Bid Award for Fleet Maintenance and Repair

Chief Hale explained, we went out to bid. This is a two-year contract for fleet maintenance. We had one bidder and it's a savings of \$5 per hour.

Alderman Vaccaro MOVED, per the recommendation of Board of Police Commissioners, to award the bid for Maintenance and Repair to Auto Repairs Unlimited; SECONDED by Alderman Evans. A voice vote was taken and the MOTION PASSED 13-0.

Communication #7

From: Chief Jared Heon, ARMS

Re: CMED

And

Resolution #1

ARMS Chief Jared Heon explained, over the past two months he's been working with the Mayor's Office and other public safety entities. We are affected by the status of CMED New Haven. After two months of working things out the only other viable option we have to go to another dispatch center is with Northwest Public Safety based in Prospect. They currently dispatch for the towns of Oxford and Seymour. They have a radio located in Griffin Hospital as well as CMED New Haven's radio that gets us, as an online medical control. There is a big push in New Haven to change the structure of CMED New Haven from having four dispatchers on days and four on evenings and two on the overnight down to two straight across for all 18 towns. There is a bit of detail about what each town uses them for. The Valley towns utilize CMED a little bit more than the larger towns. We use them when the Police Department receives a 911 call for a medical emergency. They take the information down, transfer the call to CMED New Haven, CMED dispatchers get on and go through a process that's called Emergency Medical Dispatch. It's a nationally-recognized protocol system that tells them what type of resources they need and also provides first aid, CPR, and Heimlich maneuver, those types of pre-arrival instructions over the phone to the 911 callers. After they finish that, they process the call, they dispatch our ambulance over our radio frequency. We go to the call, take the patient to the hospital, they patch us to the doctor at the hospital, etc. So we have a little bit more than the larger towns who simply use them just to patch into the hospital.

Coming out of a CMED meeting at 3 p.m. today the one town that they answer all the 911 for is withdrawing out of the system. Their board of directors has decided that after October 15th they will no longer dispatch what they consider to be non-core services, which would be Ansonia, Derby, Bethany, and Shelton. Bethany and Derby Fire as well. After hearing that, it's going to take some time to transition all of our technology to another center. There's a cost involved. I've been up to the Governor's Office; I'm trying to get State funding to help with this. After this long-winded communication we have a Resolution before you prepared by Corporation Counsel Marini, introduced by the ARMS Committee which last night voted in favor of pursuing a contract with Northwest Public Safety to provide not only

EMS dispatch, EMD protocols for 911, Fire Dispatch and also CMED services. There is a yearly per capita fee associated with that and we have a meeting tomorrow with their Board of Directors at 8:30 a.m. at ARMS. I went to the Board of A&T last month and let them know about this. Even though the documents attached to this were quite lengthy they were not totally complete because I don't have it completed yet due to the time constraints. I need to get this through your Board tonight not to jeopardize any type of public safety emergency that should come our way.

Chief Kingston of the Fire Department expressed his concurrence with the Resolution stating, this is a much better fit for the Fire Department.

In response to a question by Alderman Henri, Chief Heon stated, we are going to finalize the pricing hopefully tomorrow. We've asked for pricing for this budget year to be reconsidered due to the fact it is obviously going to be an increase. Board of A&T will have to try to fund this. However the position we maintain is, as of October 15th, and it's going to take us close to that long to transition somewhere else, we will have no other option. Our dispatch center will close down. They will not service us any longer. Even if we were to remain with CMED New Haven, they're going to be adopting a new fee structure that was prior to, they decided not to do non-core functions as they call it. It was going to increase us about the same. Now they've totally done away with that and won't be doing our dispatch at all. This is our only viable option.

Mr. Tymniak explained that we are going to lobby the State for funding for this until we are told "absolutely not, there is no money for this."

RESOLUTION

Aldermen Blackwell, Radin and DeLucia of the 7th, 5th and 4th Wards, respectively, introduced the following Resolution:

WHEREFORE, the Ansonia Rescue & Medical Services (ARMS) provides ambulance transport for Ansonia residents and those visiting the City of Ansonia; and

WHEREAS, the City of Ansonia and ARMS can no longer rely on CMED New Haven for ambulance to hospital communications to coordinate emergency medical care and protocols with receiving hospitals; and

WHEREAS, the health and safety of the residents of the City of Ansonia demands that an agreement be entered into with an alternate CMED dispatch center that can handle the needs of the City on a timely basis; and

WHEREAS, the sole CMED dispatch center that has online radio communications to Griffin Hospital Emergency Department is Northwest Connecticut Public Safety (NWPS) located in Prospect, Connecticut; and

WHEREAS, a proposal has been made by NWPS to handle the needs of Ansonia's EMS communications and also handle dispatches for the Ansonia Fire Department; and

WHEREAS, the timely retention of an alternative emergency dispatch provider is vital to the continuation of emergency rescue services for the residents of the City of Ansonia;

THEREFORE, in the interest of protecting the health and public safety of the residents of the City of Ansonia, LET IT BE RESOLVED that the Ansonia Board of Aldermen hereby waives the bidding process for an alternative emergency dispatch provider and authorizes the Mayor of the City of Ansonia to enter into and execute agreements with Northwest Connecticut Public Safety for EMS, Fire, EMD and CMED dispatching services;

FURTHER LET IT BE RESOLVED that the Mayor of the City of Ansonia be authorized to expend, by agreement with NWPS, up to \$50,000 to properly connect all Ansonia communications systems to NWPS 911 Dispatch Center.

Alderman Adamowski MOVED to ADOPT RESOLUTION #1; SECONDED by Alderman Henri. A voice vote was taken and the MOTION PASSED 13-0.

Communication #8

From: Economic Development Director Sheila O'Malley
Sale of City-Owned Properties – 8-24 Referrals

Ms. O'Malley explained, per Connecticut General Statutes Section 8-24 I'm requesting that this Board refer the disposition of the ATP Palmer Building to the Planning & Zoning Commission. We're taking a look at a potential sale of those buildings but we need a referral to Planning & Zoning first.

Alderman Adamowski MOVED to refer the sale of City-owned properties at 153 Main Street and 497 East Main Street to the Planning & Zoning Commission for referral under Section 8-24 of the Connecticut General Statutes; SECONDED by Alderman Edo. A voice vote was taken and the MOTION PASSED 13-0.

Late Communication #1

From: Donald P. Mastersanti, The Pantry Restaurant
Re: Closure of East Main Street for Block Party

President Tripp explained that they are requesting permission to close East Main Street between Bridge and Tremont Streets for a grand opening event that will include outdoor music, a car show, a bike show, food (a full pig roast) will be served inside and out. They would like to include a ribbon-cutting ceremony and highlight the economic development of East Main Street.

Chief Hale stated, there is some work involved in shutting the street. You'd have to reverse Tremont Street; it's one way going in the other direction. There are some costs involved. We've got to talk about this. I'm not opposed to it but it's a little more than complicated.

Alderman Vaccaro **MOVED** to support the concept and refer this to the Board of Police Commissioners; **SECONDED** by Alderman Stowe. A voice vote was taken and the **MOTION PASSED 13-0.**

Resignations

Alderman Falner **MOVED** to accept the resignation of Randolph Carroll from the Conservation, Historical, and Historic District Commissions and to 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 13-0.**

Appointments

Charter Revision Commission

Alderman Henri **MOVED** to appoint John Izzo of 12 Shortell Drive; **SECONDED** by Alderman Vaccaro. A voice vote was taken and the **MOTION PASSED 13-0.**

Conservation Commission

Alderman Vaccaro **MOVED** to appoint Joseph Cassetti (D) of 72 Root Avenue, term to expire 6/12/2018; **SECONDED** by Alderman Edo. A voice vote was taken and the **MOTION PASSED 13-0.**

HISTORIC DISTRICT COMMISSION

Alderman Henri **MOVED** to appoint Dawn Lathrope (D) of 60 Liberty Street, Starkey replacement, term to expire 12/31/2016; **SECONDED** by Alderman Edo. A voice vote was taken and the **MOTION PASSED 13-0.**

Resolutions

Resolution #1

Re: Authorization to Enter into Agreement with Northwest Connecticut Public Safety

Previously acted upon. See Communication #7

ORDINANCES

Ordinance #1

Re: Certificate of Occupancy

Corporation Counsel Marini stated there is one revision in Section III Subsection b – we're going to scratch that, it's not needed. This pertains to dwelling units that contain two or more dwellings. So if you're renting an apartment in your house, whether it be one apartment or more, whether you're an absentee landlord or not, there is a Certificate of Occupancy requirement making sure that the apartment conforms with Zoning regulations, health and safety, making sure that we know that things are above board.

Certificate of Occupancy

I. Definitions

For this purposes of this chapter, the following words, terms and phrases shall have the following meanings, unless the context clearly indicates otherwise:

APPLICABLE CODES. All state, regional and local building, fire, zoning and health codes and regulations.

BUILDING OFFICIAL. Building official, as defined in C.G.S. Section 29-260.

ENFORCING AGENCIES. The parties responsible for enforcing the applicable codes.

LEGAL OCCUPANCY. Occupancy that is legal by virtue of compliance with the State Building Code, State Fire Safety Code, local zoning, local housing and all other pertinent codes and which habitation shall be substantiated by a deed, a bona fide lease agreement, rent receipt or utility statement.

SUBSTANTIALLY RECONSTRUCTED. Physical improvements to the structure that increase the assessed value of the structure by more than 50% percent as documented by building permits on file.

II. Responsible Official

The Building Official is charged with enforcement.

III. Occupancy Permit Required

- A. Prior to any person, corporation or entity occupying or offering for occupancy any building or portion of an apartment or dwelling unit in any structure containing two or more housing units, after a vacancy, an occupancy permit for the apartment or dwelling unit shall be obtained from the Building Official.

IV. Occupancy Permit Fee

The Board of Aldermen shall establish the permit fee and may periodically change the amount at a duly noticed Aldermanic meeting. The initial permit fee shall be \$50.00 and shall entitle the owner to up to three permits for the same apartment or dwelling unit within 12 consecutive months of paying the fee.

V. Inspection of Premises

The Building Official, along with all other appropriate enforcing agencies of applicable codes, shall inspect the apartment or dwelling unit within 15 business days of the initial written application to the Building Department. The Building Official and appropriate enforcing agencies shall make certain that the building or portion thereof and its intended use conform to all applicable codes.

VI. Contents and Validity of Permit

The permit shall name the owner and the tenants or occupants and shall be valid only for the tenants or occupants named at the time of issue.

VII. Issuance of Permit

- A. Provided no violations are found, the Building Official shall issue an occupancy permit within five working days of the inspection.
- B. If violations are found, the Building Official shall issue an occupancy permit within five working days after the violations have been corrected, whether presumed because of the report by the owner or other responsible person or verified by reinspection.

VIII. Occupancies without Permit; Inspection and Fine

- A. If an apartment or dwelling unit requiring a permit is occupied without a valid certificate of occupancy, the Building Official shall notify the owner or responsible person in writing.

- B. Failure of the owner or responsible person to apply for an inspection within 15 days of the date of the written notice shall result in a fine of \$50.00 a day, commencing 15 days after the date of the written notice.

Alderman Edo MOVED to ADOPT THE ORDINANCE as revised (Section IIIb is removed) by Corporation Counsel Marini; SECONDED by Alderman Henri. A voice vote was taken and the MOTION PASSED 13-0.

Ordinance #2

Re: Landlord Identification

Corporation Counsel Marini stated, there is a State law that says if you're an absentee landlord and you're renting apartments or you have apartments that are not rented, you have to leave your contact information with the City. We are calling for the landlord's home address and phone number so that if there is a need to contact the absentee landlord there is an opportunity to get in touch with them directly.

Alderman Fainer asked who is going to keep it up to date?

Corporation Counsel Marini stated, no system is going to be 100 percent perfect. Our Zoning and Blight Enforcement Officer essentially has another tool so that when illegal apartments pop up the person can not only be fined for the illegal apartment, fined for the zoning violation and also be held accountable if contact information isn't on file. Unless there is dramatic changes in staffing in our Blight Office, there is absolutely no way that you're going to expect a completely accurate database in a year or two years. However, the idea is to send a notice out to landlords so they know about this requirement. If they're not compliant it's an additional way of forcing them into compliance.

Alderman Fainer stated, I get complaints about houses and I look it up on the City's GIS and it's an LLC or it's this and that, or the State, or whatever. It's frustrating to me.

Corporation Counsel Marini stated, this pertains to entities as well. An LLC can own a building but they still have an obligation.

Landlord Identification

I. Definitions

ADDRESS means a location as described by the full street number, if any, the street name, the city or town, and the state, and not a mailing address such as a post office box.

NONRESIDENT OWNER means an owner of occupied or vacant rental real property in the City of Ansonia who does not reside at said real property.

DWELLING UNIT means any house or building, or portion thereof, which is rented, leased or hired out to be occupied, or is arranged or designed to be occupied, or is occupied, as the home or residence of one or more persons, living independently of each other, and doing their cooking upon the premises, and having a common right in the halls, stairways or yards.

AGENT IN CHARGE means one who manages real estate, including, but not limited to, the collection of rents and supervision of property.

II. Nonresident owner addresses to be maintained on file with tax assessor

All nonresident owners of occupied or vacant rental real property are required to maintain on file in the office of the tax assessor the current residential address and telephone number of the nonresident owner of such property, if the owner is an individual, or the current residential address and telephone number of the agent in charge of the building, if the nonresident owner is a corporation, partnership, trust or other legally recognized entity owning rental real property in the state.

If such residential address changes, notice of the new residential address shall be provided by such nonresident owner or agent in charge of the building to the office of the tax assessor or other designated municipal office not more than twenty-one days after the date that the address change occurred.

If the nonresident owner or agent fails to file an address under this section, the address to which the municipality mails property tax bills for the rental real property shall be deemed to be the nonresident owner or agent's current address.

III. Service of process

Service of state or municipal orders relating to maintenance of such rental real property or compliance with state law and local codes concerning such real property directed to the nonresident owner or agent at the address on file, or deemed to be on file in accordance with the provisions of this section, shall be sufficient proof of service of notice of such orders in any subsequent criminal or civil action against the owner or agent for failure to comply with the orders. The provisions of this section shall not be construed to limit the validity of any other means of giving notice of such orders that may be used by the state or the city of Ansonia.

IV. Penalties

A. Any person who violates any provision of this section shall have committed an infraction.

- B. A violation of this section shall result in a civil fine of five hundred dollars (\$500.00) for the first violation and one thousand dollars (\$1,000.00) for any subsequent violation.

Any person who is assessed a civil penalty pursuant to this section may appeal therefrom to the Superior Court. An appeal shall be instituted not later than thirty days after the mailing of notice of such assessment by filing a petition to reopen assessment, together with an entry fee in an amount equal to the entry fee for a small claims case pursuant to section 52-259 of the general statutes, at the Superior Court facility designated by the Chief Court Administrator, which shall entitle such person to a hearing in accordance with the rules of the judges of the Superior Court.

Alderman Henri MOVED to adopt the ordinance; SECONDED by Alderman Cassetti. A voice vote was taken and the MOTION PASSED 13-0.

Ordinance #3

Re: Inland-Wetlands Penalties, Re Connecticut General Statutes Section 221-42g

Corporation Counsel Marini stated, there are criminal penalties for violating Inland Wetland regulations. State Statute allows us at our option to adopt a civil penalty in addition to the criminal penalty. The civil penalty is to go to the City's coffers, This again is just giving an extra means of enforcement power to our building officials.

Inland Wetlands Penalties

Sec. 2-155.1. Penalty for violations of regulations.

Pursuant to the authority granted in Connecticut General Statutes, Section 22a-42g, there shall be a fine in the amount of one thousand dollars (\$1,000.00) for any violation of wetlands regulations adopted pursuant to Connecticut General Statutes Section 22a-42.

No such fine may be levied against the state or any employee of the state acting within the scope of his employment.

Any police officer or other person authorized by the Mayor may issue a citation to any person who commits such a violation.

All fines imposed under this section will be imposed by the citation hearing procedure pursuant to Connecticut General Statutes Section 7-152c.

Sec. 12A-5. Procedure to be followed prior to beginning work on structures within district.

No work on any type of structure which would change the appearance of any property within the historic district when viewed from the street line shall be begun until the property owner has filed an application with the commission and has received a certificate of appropriateness from the historic district commission. For the purpose of this chapter the commission shall require the applicant to provide such information on those forms devised by the historic district commission as may be adopted or modified from time to time by the commission. Prior to considering each application for a certificate of appropriateness, the commission shall set a date for a public hearing to be held within fourteen (14) days of receipt of the application by the commission.

Notice of the time and place of such hearing shall be given by publication in the form of a legal advertisement appearing in a newspaper having substantial circulation in the municipality, or an equivalent online newspaper, at least seven (7) days before such hearing. Within sixty (60) days of receipt of an application by the commission, the commission shall pass upon such application and shall give written notice of its decision to the applicant. Failure to act within the sixty (60) days shall constitute approval of the application. All hearings and all meetings of the commission at which decisions are made shall be open to the public.

Alderman Henri MOVED to adopt the ordinance; SECONDED by Alderman Vaccaro. A voice vote was taken and the MOTION PASSED 12 Yes, 1 No (Evans).

Ordinance #4

Re: Historic District, Re Appearance of Property

Corporation Counsel Marini stated, this is the public hearing for Historical District Commission. Randy Carroll actually had talked with me and wanted a way to be a little more flexible with the Historical District hearings. As you know if you're located in a Historical District and you're going to make an aesthetic change to the exterior of a structure, you'll change the way it looks. You will need to apply to the Historical District Commission, they have to have a public hearing to let the neighborhood know, and the request was, could the notice be changed from just newspaper notice to newspaper notice and/or electronic media notice. It would be something like the Valley Independent Sentinel - an electronic newspaper that has a substantial readership in the area.

Historic District Public Hearings

Sec. 12A-5. Procedure to be followed prior to beginning work on structures within district.

No work on any type of structure which would change the appearance of any property within the historic district when viewed from the street line shall be begun until the property owner has filed an application with the commission and has received a certificate of appropriateness from the historic district omission. For the purpose of this chapter the

commission shall require the applicant to provide such information on those forms devised by the historic district commission as may be adopted or modified from time to time by the commission Prior to considering each application for a certificate of appropriateness, the commission shall set a date for a public hearing to be held within fourteen (14) days of receipt of the application by the commission.

Notice of the time and place of such hearing shall be given by publication in the form of a legal advertisement appearing in a newspaper having substantial circulation in the municipality, or an equivalent online newspaper, at least seven (7) days before such hearing. Within sixty (60) days of receipt of an application by the commission, the commission shall pass upon such application and shall give written notice of its decision to the applicant. Failure to act within the sixty (60) days shall constitute approval of the application. All hearings and all meetings of the commission at which decisions are made shall be open to the public.

Alderman Vaccaro MOVED to adopt the ordinance; SECONDED by Alderman Radin. A voice vote was taken and the MOTION PASSED 12 Yes, 1 No (Evans).

Unfinished Business

Fitzpatrick's rental of parking lot area

President Tripp asked if there are any requirements on the transfer or use of that property?

Sheila O'Malley stated, I don't know if I can speak to that but what I will say, and I don't necessarily want to deny Fitzpatrick's, but we want this Board to be mindful that parking is a somewhat rare commodity and it may be related to some of our City-owned buildings and what the City needs. I just want to make sure we're thinking very carefully about our parking requirements before we take a look at leasing out more space. I know it's a good thing, it's aplomb to bring it in but I just want to be mindful that in the future there may be some reuse of City-owned buildings and we may need some parking. We want to support Fitzpatrick's, absolutely. We also want to look a little further down the road and make sure we're not cutting off our nose to spite our face.

Alderman Adamowski stated, correct me if I'm wrong, but isn't that the spot where they're all parked now?

Mayor Cassetti stated, they want to expand it. They want to have more spaces.

Corporation Counsel Marini stated, what Sheila is saying is in downtown, you have a new business in town, they have parking requirements. A city lot would count toward their parking requirement if it's in an adjacent area. Or, for example, you have a developer that's

going to make apartments. They're going to need parking spaces that are required by zoning. A lot could count toward those parking spaces. If there are more spaces leased out, there are less spaces available for new businesses and so it will make it less flexible as to who can come in and when they can come in. It's an issue that comes up all the time.

Ms. O'Malley stated, and you should probably consider that if there's a lease agreement, you should probably put that in the lease agreement that at some point in time, or a defined time, that we may need those spaces back.

President Tripp stated, the way the automotive industry is going, automobile dealerships have to expand and get bigger in order to survive. We've all seen what's happened to automobile dealerships. We look at Cherney Pontiac is gone, Dworkin Chevrolet is gone, Healey Ford is gone. There is a pattern here. I think they're the last one.

Alderman Henri stated, along those lines there's a nice property at Healey Ford – Fitzpatrick's can rent that lot and put a lot of cars there. Or some other remote location. Car dealers do it all over the place.

Ms. O'Malley stated, I just ask that you be mindful down the road whether or not we may need some of those spots back.

Alderman Evans stated, I'm thinking along the same lines as you; we've lost a number of car dealers and this guy is a major taxpayer in town. He's asking us for something and if he doesn't get it from us, I'd hate to see this guy leave too.

Alderman Henri asked, has he expressed that at all, is it an urgent need, or is it just, by the way can you spare a few more spaces...

President Tripp stated, we had the request two months ago and they had their representative here, Mr. Peter Danielczuk was here.

Alderman Stowe stated, this was neglected, forgotten, and everybody was fine with them parking their cars for two months over there after their request. They're a business in this City. They've been here longer than I've lived here. If we don't need that piece of property right now we have to make an obligation to him. We can't live in a bubble where I have to have immediate access to this property tomorrow if I change my mind. That's not how life works. We make a sure-term commitment, we either raise the rent or keep it the same, and move forward.

Alderman Radin stated, I have to agree with Sheila. I'm not saying we can't lease it to them but I think we need to put something in the lease contract that if we're lucky enough to have somebody take the gold building or fix up Farrell's old building and we're going to need

that parking space, and it's going to be money in our pocket, not necessarily just leasing money but money that's bringing people into the area, if we do it, we really need to put that stipulation into the contract.

Alderman Vaccaro stated, we got an offer of \$500 for two rows of parking. Shouldn't we get a fair market value of what two rows of parking is worth?

President Tripp stated, in fairness to this car dealership, he came here two months ago. We do owe him a response.

Alderman Stowe MOVED to give him a rental agreement for one year at the same price that they're paying now; SECONDED by Alderman Adamowski.

Discussion:

Alderman Henri stated, you mean the same exact rate that they're paying now?

Alderman Stowe replied, absolutely. We need to endorse business and want business to think Ansonia is friendly. We are friendly; we want business.

Alderman Henri stated, you don't want to up the cost for the extra space they're using? Is that correct?

Alderman Stowe stated, in this economy, no.

Alderman Edo stated, apparently I must have missed that meeting because I don't recall any of this. If this is the case, are they expanding to provide more varieties of cars?

President Tripp stated yes, they have picked up the Dodge dealership. Yes. They've picked up Dodge. They are a solid, thriving dealership but in the automotive industry, it's either expand or die. We've lost too many car dealerships in the Valley. The big three are chopping out the small dealerships. Losing them left and right. We've lost Cherney, Dworkin, Healey. We don't need a hole over there. We need a thriving car dealership.

Alderman Henri asked, the lease is a year?

Corporation Counsel Marini stated, we can obviously negotiate a lease.

Alderman Henri asked, what is the proposal?

Alderman Stowe stated, to keep the rent the same.

Mayor Cassetti stated, it's \$6,000 a year; \$500 a month.

Alderman Henri asked, in this agreement as it stands, are they expecting to pay more? Or do they want the same fee?

Mayor Cassetti replied, same fee.

Alderman Evans stated, the communication I remember is that they are renting spaces now, they're paying \$6,000 for their spaces per year. The communication said he wanted to rent more spaces and he agreed to pay an additional amount for additional spaces. Is that correct? It's not the same, it's a different number.

Mr. Tymniak suggested allowing Corporation Counsel Marini to negotiate a fair number and bring that back to you.

Corporation Counsel Marini stated, I can put anything into a proposed lease that this Board wants me to present him with. I will say, however, this also needs an 8-24 referral, any time we lease property or sell property it needs a vote by the Planning & Zoning Commission.

President Tripp stated, they've already gotten their 8-24 referral. Mr. Danielczuk told me that he went before Mr. Bart Flaherty. Yes.

[The Secretary noted that this item was referred to the Planning & Zoning Commission at the April meeting of the Board of Aldermen.]

Alderman Jeanette asked, if we don't charge him do we have to go through all this?

Corporation Counsel Marini replied yes, the statute is pretty clear in regard to leasing or selling City property. If there are conditions you want in the lease, I will include those.

Alderman Stowe stated, if Corporation Counsel Marini could just figure out what the additional square footage is, and just adds on the amount based on the square footage, I think that's a good message to send to our businesses, that we are trying to accommodate them. Have the square footage match the existing price per square foot they are paying now.

President Tripp stated, you want to maintain the same charge per square foot – just multiply it out per the additional square footage.

Alderman Stowe MOVED to AMEND his motion to allow Corporation Counsel Marini to negotiate a one year lease based on the same price per square foot as they are paying now; SECONDED by Alderman Adamowski. A voice vote was taken and the AMENDMENT

PASSED 13-0.

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

New Business

August Board of Aldermen meeting

Alderman Radin stated, the Mayor asked if he could cancel the meeting next month. I believe we tried that a couple of years ago and we did more work in September. I think we were here a long time when we had the meeting and since we also have to have a special meeting in August, why not just have one the same night as our regular meeting and add those items into it.

Alderman Adamowski stated, I will gladly second that because we are here until 10 o'clock almost every month, and we'll probably be here until 3 a.m. in September if we cancel in August.

Alderman Radin MOVED not to cancel the August meeting of the Board of Aldermen; SECONDED by Alderman Adamowski. A voice vote was taken and the MOTION PASSED 13-0.

Executive Session

At approximately 9:15 p.m., Alderman Casseti MOVED to enter Executive Session to discuss the following:

1. Thompson v. City of Ansonia
2. Estate of Claude Perry v. City of Ansonia
3. Gerald Tenney v. City of Ansonia
4. Eileen Ehman v. City of Ansonia
5. James Gaskins v. City of Ansonia
6. Patricia Duffy v. City of Ansonia

and invited Corporation Counsel Marini and Detective and Mrs. Tenney relative to Item 3 to remain in the Aldermanic Chambers; SECONDED by Alderman Edo. A voice vote was taken and the MOTION PASSED 13-0.

Return to Regular Session

At approximately 10:05 p.m., Alderman Evans MOVED to return to Regular Session; SECONDED by Alderman Edo. A voice vote was taken and the MOTION PASSED 13-0.

President Tripp noted that there were no votes taken in Executive Session.

1. Thompson v. City of Ansonia

No action.

2. Estate of Claude Perry v. City of Ansonia

Alderman Evans MOVED to authorize Corporation Counsel Marini to proceed as discussed; SECONDED by Alderman Radin. A voice vote was taken and the MOTION PASSED 13-0.

3. Gerald Tenney v. City of Ansonia

Alderman Vaccaro MOVED to authorize Corporation Counsel Marini to proceed as discussed; SECONDED by Alderman Fainer. A voice vote was taken and the MOTION PASSED 13-0.

4. Eileen Ehman v. City of Ansonia

Alderman Jeanette MOVED to authorize Corporation Counsel Marini to proceed as discussed to settle the claims; and further,

MOVED to refer this item to the Retirement Board; SECONDED by Alderman Fainer. A voice vote was taken and the MOTION PASSED 12 Yes, 1 No (Evans).

5. James Gaskins v. City of Ansonia

Alderman Jeanette MOVED to authorize Corporation Counsel Marini to proceed as discussed to settle the claims; and further,

MOVED to refer this item to the Retirement Board; SECONDED by Alderman Fainer. A voice vote was taken and the MOTION PASSED 12 Yes, 1 No (Evans).

6. Patricia Duffy v. City of Ansonia

No action.

Adjournment

July 8, 2014

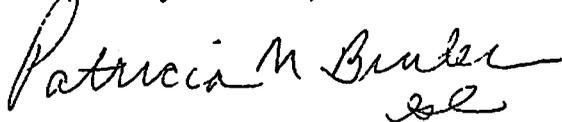
BOARD OF ALDERMEN
REGULAR MEETING

Page 37

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

The meeting adjourned at approximately 10:05 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Patricia M. Bruder". The signature is written in dark ink and is positioned above the typed name.

Patricia M. Bruder, Secretary
Ansonia Board of Aldermen