



**Ansonia Board of Aldermen  
Regular Meeting Minutes**

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February 10, 2015

*Elizabeth R. ...*  
TOWN AND CITY CLERK  
ANSONIA, CONNECTICUT

**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.

**Roll Call**

The secretary called the roll:

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

Richard Kaslaitis, III R4 – present  
Anthony Cassetti, R5 – present  
Joan Radin, R5 – present  
Matthew Edo, R6– present  
Patrick Henri, R6 – present  
David Blackwell, Jr., R7 – present  
Daniel Evans, R7 - absent

President Tripp declared a quorum of 11 present, 3 absent.

**Consideration of Previous Minutes**

**Alderman Radin MOVED to accept the minutes of both the Special Meeting and the Regular Meeting of January 13, 2015; SECONDED by Alderman Henri. A voice vote was taken and the MOTION PASSED 11-0.**

**Public Session**

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

Randolph Carroll, 40 Fourth Street  
President, Liberty Pines Condominium

Mr. Carroll explained that the Community Center at the North End borders the property of Liberty Pines Condominiums. Liberty Pines owns a page link fence that divides the two properties. The Community Center lot has been plowed, resulting in the fence being buried in snow more than 6 feet tall and 8 feet deep. If the fence has been damaged, Liberty Pines would like the City to repair it in the spring.

Millie Rios, 121 Great Hill Road

Mrs. Rios reminded the Board that her home is directly in front of the Fountain Lake Development. On November 24<sup>th</sup> the Planning & Zoning Commission met and a new site plan was approved. This development has been ongoing since 2007. The constant blasting has damaged her property and she feels that nobody seems to care or do anything about it.

On January 22<sup>nd</sup> Mrs. Rios received a letter from the DEEP on about 4 different violations that were given to Fountain Lake Development to take care of. The letter stated that the development would be fined \$25,000 per day for each violation if it was not taken care of. That letter was dated January 15<sup>th</sup>. On January 21<sup>st</sup> the Mayor's Office and the Office of Economic Development requested that Planning & Zoning Commission make a recommendation on the transfer of a deed of a portion of the Fountain Lake property to the City of Ansonia. Mrs. Rios would like clarification on that.

Economic Development Director Sheila O'Malley explained that the City is asking for the transfer of the title of the road that needs to be constructed that leads up to the Fountain Lake Commerce Park. Mr. Scinto's engineers are addressing the violations and are working with DEEP on compliance for all of the outstanding issues. Ms. O'Malley believes they have rectified those issues with DEEP or further action would have been taken.

Mrs. Rios, in regard to the damage to her property – on January 15<sup>th</sup> there was a special meeting where the blight officers met with two different homeowners. One of them had damage to their property and according to the minutes the City of Ansonia has some grant money to be able to take care of that person's property. She asked what happens to her property – she has gone to the blasting company, the developer, Planning & Zoning, the Mayor's Office – and she feels the damage to her property is a direct result of the blasting.

Mrs. Rios attended a December 18<sup>th</sup> meeting that she noticed was not put on the record. She asked why wouldn't something as important as this not go on the record? On November 24<sup>th</sup> when Planning & Zoning approved the new site plans for Fountain Lake, they approved 182,000 cubic yards of land to be removed this year. The blasting will be very aggressive this year. A couple of years ago Mr. Rob Scinto told Mrs. Rios that the most land that can be removed is 50,000 cubic yards in a year's time and this year it will be 182,000 cubic yards.

Mrs. Rios stated that her property is already damaged, yet the Planning & Zoning Commission approved the blasting company to come to do a pre-blast survey. She stated, "are you kidding me after you've been blasting for years? Why wasn't that done before; the damage is already done." She also noted that she did not appreciate Alderman Stowe's statement to her at the December 18<sup>th</sup> meeting, "you have to crack a few eggs to make an omelet."

She continued to explain that Mayor Cassetti asked her not to worry and to be cool, and she is at the boiling point. She wants to know what the City is going to do to help fix her property.

President Tripp asked Mrs. Rios to direct her comments to the Mayor's Office. All of the Aldermen are aware of the situation and are not uncaring people.

Corporation Counsel Marini explained that the Mayor and his staff are willing to meet with Mrs. Rios to work on the situation with the developer. It has been a long time but the horizon is in sight and it will be a big benefit to the City and all of its residents, and the City will need to make sure this situation is not forgotten. The City is committed to working with Mrs. Rios and the developers to a satisfactory resolution to what's been going on with the property. The big concern is when it's going to be over and you will hear tonight that the City and the Project are on the threshold of finalizing things once and for all.

Cathy Radin, 510 Woodstock Avenue, Stratford

Ms. Radin works in Ansonia and her son goes to school at Emmett O'Brien. As she drives to work from Stratford she travels through five towns. Ansonia has had the best roads. She thanked Public Works for the wonderful job they've been doing on the roads with all of the bad weather.

President Tripp asked three times if any other person wished to speak. Being none, he declared the Public Session closed.

**Public Official Session**

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*Mayor David Cassetti*

President Tripp, members of the Board of Aldermen. On my desk is a small plaque with a simple message – "It Can Be Done." Those words were the motto of President Ronald Reagan and also hung in the workshop of Ansonia's own Farrell Corporation. They are the words my administration lives by and very appropriate for tonight.

I am requesting the Board of Aldermen's support on several key initiatives necessary to move our City forward. Each initiative constitutes a marked departure from what you might call "business as usual." Each represents an innovative solution to the problems facing Ansonia and its residents. None of them however offer the easy way out. Challenging times demand strong resolute leadership. I know this Board is up to the task. Together for the good of Ansonia it will be done.

First I am asking for your support in reducing taxes for our residents this year. My priority has always been to ease the enormous burden on our taxpayers. Last night

for the first time in the City of Ansonia's history, I presented a Mayor's budget before the Board of Apportionment and Taxation. I am proud to say that my proposed budget represents a 1-mill decrease in the tax rate. If approved, Ansonia taxpayers will realize back-to-back tax reductions for the first time ever. Further, I believe we can achieve this reduction without sacrificing essential City services.

For those who are wondering, my budget involves no sleight of hand, no smoke and mirrors. It is possible through strong fiscal discipline and the unfortunate fact that residents have been overtaxed for the last decade. The General Fund has been maintained at an irresponsible high - 17% of the total City budget – resulting in an unnecessary higher tax burden. I am calling on the Board to continue my work with the City Auditors to responsibly transition the Fund to a more appropriate 8-10%. Investing in infrastructure, bond debt, and pension liability. This, along with your overall scrutiny of the budget, will help ensure my proposed 1-mill decrease remains intact at the end of the budget process.

Now I would like to turn to another initiative. I am asking for this Board's help to ensure the bright future in Ansonia for our City's most historical, significant, high-tech manufacturer, the Farrel Corporation. As many of you know, the Farrel Corporation intends to consolidate its operations into a modern new facility outside of the downtown area. The firm has been in talks with Robert Scinto to develop his facility at the Fountain Lake Commerce Park, which would be an absolute boon for the City. It would mean new employment opportunities, added tax revenue, an ability to carry on Ansonia's tradition as the seabed of modern technology.

Unfortunately, the parties have encountered a significant financial obstacle in the construction of the access road that leads from the base of the mountain to the development site. This impasse threatens to break the deal and end Farrel's 160-year history with Ansonia. Mr. President, members of the Board, we cannot let this happen. I am asking for your help tonight. You have before you an agreement which will help to solidify the move to Fountain Lake. This agreement is a true private-public partnership. The City of Ansonia will accept title to the road and will construct the road with grant funds from State and Federal government. This innovative solution will help defray the costs for Farrel and future tenants.

Now that we've talked about building a modern, state-of-the-art manufacturing facility, I want to talk about cleaning up an icon from our industrial past. Ansonia Copper & Brass lay fallow for many years. Over a year ago the remaining business, Specialty Metals, shut down its operation. What remains is 40+ acres of unused industrial space in the heart of our downtown. Several months ago the Board voted and approved an agreement between the owners of Ansonia Copper & Brass and the City of Ansonia which allowed for the forgiveness of up to \$400,000 in back taxes in exchange for the demolition of almost 30,000 square feet of demolition space. That project was successfully completed in December. The agreement with ACB was just the beginning of a renewed hope for the potential of redevelopment for that site. With the newly-created clean space, developers have begun to

express interest in the site. I would like your support to continue this innovative agreement to allow Copper & Brass to continue demolition and remediation efforts on an additional 300,000 square feet, encompassing the old rod and wire mill buildings. Each building that falls, represents opportunity. I ask that you support this effort to open up a blank canvas of the future economic development in Ansonia's downtown area.

Finally, I want to announce that negotiations with the Police Union have ended. You will consider the approval of the agreement tonight. The expectation each year is that the contracts only increase; that the best one could do is mitigate the damage. Tonight however you have before you a tentative agreement that constitutes a substantial savings to the taxpayers - over \$800,000 over a term of three years. Further, it institutes a private sector style insurance program, allows you to avoid the penalty of the so-called Cadillac Tax, and provides extra manpower for the department ensuring the safety and well-being of our Ansonia residents. Mr. President, this is a major, major victory for the City of Ansonia. I would like to thank the members of the Police Union for ratifying the agreement. They have truly stepped up. I also want to personally thank President of the Police Union Jim Frolish for his hard work, along with Chief Kevin Hale, and the City's Labor Counsel, Attorney Lisa Egan and the law firm of Bertram, Moses & Devlin. I am asking for this Board's support to approve the agreement and set a strong precedent for our negotiations next year. We are proving a point - the City can work with our Unions for the greater good of Ansonia.

I think those are enough initiatives for one night. Let's prove that "it can be done" for more than just a plaque on a desk. I just need you to step up and make it happen. Thank you and good evening.

Alderman Stowe stated, your Economic Development is going wonderful. Three years ago when I came in here as an Alderman I dreamed of all these things and I could not imagine how quickly you'd make these achievements here. I thank you and your team very much.

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*Corporation Counsel John Marini*

Mayor Cassetti left one bit of good news out of his speech – the Grand List has grown in the amount of \$6 million. It was a combination of more aggressive and more focused tax collection effort and also some growth in business space that has enabled that to happen. Economic Development is moving full steam ahead.

Tonight I am really delighted to welcome for the first time before this Board our Labor Counsel Attorney Lisa Egan. Lisa played a big part in the negotiation of the Police contract. Applause to our Counsel for negotiating this contract but also to the officers themselves – they conducted themselves with honor in the negotiation process and in the end they really stepped up for the greater good of the City and

in particular the Mayor singled out Jim Frolish, the Police Union President, who really did his best to push things forward.

We have three items to add under Executive Session tonight – the matters of Harkins v. Ansonia, Peter Kelly v. Ansonia and Salahuddin v. Ansonia.

### **ADD-ONS**

**Alderman Kaslaitis MOVED to add the following items to the agenda under Executive Session:**

- 1. Harkins v. Ansonia**
- 2. Peter Kelly v. Ansonia**
- 3. Salahuddin v. Ansonia**

**SECONDED by Alderman Edo. A voice vote was taken and the MOTION PASSED 11-0.**

The City is moving forward with a contract for the new bus camera operation with RedFlex. A survey was conducted and it did show one particular concern – Bus 76 was passed 5 times within a period of 10 days in this initial survey, so we're in the process of completing the contract and the cameras will be installed in the buses in a relatively short period of time.

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*Chief of Staff Christopher Tymniak*

I'd like to thank Public Works – people have been calling since the first storm on what a remarkable job they've done at clearing the snow. We've gotten so much snow that at this point it's becoming hard to find places to put the snow. The Public Works staff has been up to the task so I'd really like to thank them - they are making us look very good.

Dave Connolly has done a remarkable job upgrading the Aldermanic Chambers – I think it's a big deal that tonight we're on Comcast for the first time ever. The residents of Ansonia will be able to watch a Board of Aldermen meeting from the comfort of their homes.

I came across an article today so I'd like to congratulate Gerri Malloy – an Ansonia resident who was honored by Sacred Heart in Hamden. Gerri was honored for her compassion, commitment to the community. Gerri symbolizes exactly what we're looking for in Ansonia residents. I know the Mayor extends a debt of gratitude for setting an example and raising the bar for that. Read the article at <http://www.thevalleygazette.com/17922/ansonia-woman-to-be-honored-at-sacred-heart/>

We have posted the Tax Assessor position. That should close in about 12 days. If you know of any good tax assessors feel free to have them apply for the job.

You have a copy of my report and if you have any questions I'll be happy to take them.

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*Director of Economic Development Sheila O'Malley*

There are several items on the agenda that I will have to get up and speak about. I will ask you for special consideration for Ansonia Copper & Brass and the Farrel agreements. Those are so important to the City. You have essentially five square miles and less than that for developable space. These two areas – the Ansonia Copper & Brass which occupies over 40 acres, and Fountain Lake Industrial Park and the Farrel Corporation are so key and vital to this City – I can't stress that enough. I ask for special consideration of that. Thank you.

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*Chief Kevin Hale*

It's been our focus with all the snow – the effort to clean the streets; you've done a great job - we have a lot of cars in Ansonia. We have a lot of apartments, a lot of cars. We've had two parking bans declared and appropriately so. I'm asking in talking with your constituents to remember what the rules are, and to please be considerate if there is another ban. We've had very good cooperation but we still found probably 100 or so cars that had to be moved over the weekend. Often this involves tickets, towing, knocking on doors. We are looking for a little bit of effort from everybody to make this work. We're getting more snow this week, and we have to deal with it. The less ticket we write the better; we don't want to write tickets or tow cars. It's costly for everybody to do that.

There are other things we're working on as well including a couple of robberies.

Alderman Radin explained that this around 3 o'clock this afternoon a shabbily-dressed man went into her store, and he tried to sell her a ring. When he left the store he went into the parking lot and he was testing the doors on the cars. Mrs. Radin's daughter called the police and told them he was testing the doors all the way down Jackson Street.

Alderman Jeanette asked if Public Works can clear the parking lot on Platt Street where the police and firemen park. Perhaps the people can be notified not to park there for one day so it can be cleaned out.

Alderman Henri suggested that when the automated announcements go out to the residents they could be reminded to make sure they clean their sidewalks.

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*Public Works Director Doug Novak*

I'd like to thank everybody for the kudos for my crew. They have done an exceptional job and have been working many hours. They needed rest last night and finally got about five hours. We're going to keep attacking the snow to the best of our ability. We are going to try and get out there and try to remove some of the snow that's piled. I ask you to pass on to your constituents, if you know any contractors – it was mentioned in the Code Red message from the Mayor that plowing, shoveling, snow-blowing snow into the road is fineable by the Police Department. As my crews are out there trying to clean the roads so everyone can get to work, and children can get to school safely, as we go past some of these properties, people really don't care. As my truck goes by, they're pushing the snow back out onto the road. So by the time they pass the same area again, it looks like they haven't done anything. Please, contain your snow on your property. We spent \$8,000 trucking snow off of City streets that was put there by contractors and homeowners. That expense to the City should be reduced if we start telling the people that they cannot put their snow on City property.

We have had very little breakdowns, but the ones we have had were major because we have equipment that is quite old. When a truck needs \$5,000 or \$6,000 in repairs, it drains my budget a bit.

President Tripp thanked Mr. Novak and asked him to pass it on to all of the Public Works employees.

Mayor Cassetti also thanked ARMS, the Police Department, the Fire Department and the EOC for their hard work during the storm.

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*Comptroller Bill Nimons*

I just want to reiterate what Mayor Cassetti has said about the budget. It's been four or five weeks of hard work from everybody in the Finance Department and the Mayor's Office to get us where we are, and it is a fair budget for the taxpayers and the residents. I would like especially to thank Attorney Lisa Egan who will be moving on to the State. She was very professional to work with on the Police contract. Thank you.

### ***Committee Reports***

*Finance Committee – Alderman Lorie Vaccaro*

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

The Aldermanic Finance Committee met and reviewed the audit – it was found to be clean and unqualified audit report – which is the highest rating you can receive. The Committee accepted that report.

ARMS Committee – Alderman David Blackwell

In January 2015 ARMS responded to 253 calls. They provided 15 mutual aid calls - 8 to Derby, 4 to Seymour, 2 to Shelton and one to Orange. Transports to area hospitals were provided to 169 patients. ARMS collect \$58,989.95; the total from hard collections was \$1,304.30. In January ARMS volunteers covered 49 shifts equaling 294 hours of coverage. This coverage equates to \$4,736.34 in salary saved over traditional part-time staffing. Fiscal year to date the volunteers have contributed time of 2,244 hours worth \$36,150,84 of savings to the citizens of Ansonia. Volunteers also assisted during the blizzard covering calls in the Emergency Operations Center as needed.

In reply to Alderman Vaccaro's question about mutual aid, Alderman Blackwell explained that mutual aid is a State requirement. If your City provides ambulance service seven days a week, 365 days a year, it is required to have an R-1 license, which ARMS holds. With that license we're obligated to cover the City for the set amount of time 24/7/365. If there is another ambulance service in town if ARMS couldn't respond then that service would then become the backup. Because Ansonia does not have one, the State requires that we have mutual aid. Mutual aid is provided to any town that needs it; not just the Valley towns. As you see we had a mutual aid call to Orange. If we ever reached the point that we get a mutual aid call and decline it, the State would probably then pull our license. Last month ARMS only needed two mutual aid calls – on the fourth and fifth call in town. That means three of our ambulances were already on calls, the fourth call went to mutual aid, and then a fifth call went to mutual aid. Fortunately for us, ARMS is very efficient – we had three ambulances out at one point, but we usually don't require or rely on mutual aid very often. Derby provides us a lot of mutual aid with their fire companies.

WPCA Committee – Alderman Charles Stowe

Foreclosures – we are making an effort to be sure we get our fees from banks on foreclosures.

Fire Committee – Alderman Joseph Jeanette

In January, we had 13 motor vehicle accident assists; 6 CO investigations; 12 smoke/odor investigations; 1 trash; 2 structure; 5 natural/propane gas leaks; 2 fuel spills; 14 false alarms; 1 mutual aid call; 2 electrical hazards; 4 public service/good intent calls for a total of 62 calls.

Alderman Henri asked if there was an uptick in calls related to the recent snowstorm – Fire, ARMS, Police?

Chief Hale stated that in the first storm there were a number of injuries and accidents. All the storms are coming together now, but there was an ice storm on a Sunday morning that just wreaked havoc. At 7:20 on a Sunday morning everything turned to ice and we had accidents galore. There were a number of injuries from falls, people shoveling snow - primarily medical.

Alderman Jeanette stated the Fire Department had a mutual aid call covering Derby during the blizzard. We help each other out quite a bit.

Ordinance Committee – Alderman Matthew Edo

The Ordinance Committee was not able to meet last month so we'll be adding a couple items for our agenda next week.

***Municipal Reports / Annual Reports***

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

**Board of Apportionment & Taxation Recommendations**

Corporation Counsel Marini stated, the Board of Apportionment and Taxation met yesterday to consider recommendations and approved them. If this Board has any questions, both myself and Mr. Nimons were present; if not the Board may simply accept and move on.

- a. Doug Novak, Public Works Superintendent Re: Transfer of funds to cover the cost of snow removal during storm Juno. Recommended in the amount of \$78,020
- b. Jared Heon, ARMS Chief Re: Transfer of funds from Contingency to cover maintenance costs. Recommended in the amount of \$6,717
- c. David Blackwell Re: Transfer of funds to various blight department line items. Recommended in the amount of \$46,777.21
- d. Bill Nimons, Comptroller Re: Transfer of funds to cover Fire and ARMS costs of snow removal during storm Juno. Request rescinded.
- e. Doug Novak, Public Works Superintendent Re: Transfer of funds to cover project costs. Request rescinded.

- f. Personnel Department Re: Transfer of funds from Contingency account to salary, pension and social security accounts. No action required.

**Comptroller Approvals**

- 1-A Building Department in an amount totaling \$5,215. Approved 1-23-2015
- 1-B Public Works in the amount of \$1,000. Approved 2-4-2015
- 1-C Tax Department in an amount totaling \$1,640. Approved 2-5-2015

***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 \$1,675.93 if found to be correct; SECONDED by Alderman Jeanette. A voice vote was taken and the MOTION PASSED 11-0.**

***Communications***

**Alderman Radin MOVED to accept all communications, dispense with the reading unless an Alderman wants one read, and take them up in their order on the agenda; SECONDED by Alderman Cassetti. A voice vote was taken and the MOTION PASSED 11-0.**

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**Communication #1**

**From: Mayor David S. Cassetti  
Re: 135 Hill Street**

President Tripp stated, this is regarding the Estate of Casimir Machowski which has more than 18 acres of property listed at 135 Hill Street in Ansonia. The Estate inquires as to the City's interest in purchasing the property.

Alderman Radin stated, I think we should talk to the people that have the property and see if they could keep it as open space since we don't have very much in Ansonia and it's not a very easy place to get to. I understand it's all forest.

Corporation Counsel Marini recommended referring the Communication to Planning & Zoning for an 8-24 referral.

**Alderman Vaccaro MOVED to refer Communication #1 to the Planning & Zoning Commission for an 8-24 Referral; SECONDED by Alderman Henri. A voice vote was taken and the MOTION PASSED 11-0.**

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Communication #2

From: Corporation Counsel John Marini

Re: Memorandum of Understanding between  
City of Ansonia and Ansonia Copper & Brass

See Resolution #3

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Communication #3

From: Corporation Counsel John Marini

Re: Employment Agreement between  
City of Ansonia and Ansonia Police Union Local 913

See Resolution #2

### ***Resignations***

President Tripp noted that Judy Nicolari did a lot of hard work putting together the Harvest Festival, the Concert Series, and other cultural events in the City. She dedicated a lot of time serving the people of the City of Ansonia.

**Alderman Vaccaro MOVED to accept, with regret, the resignation of Judy Nicolari from the Ansonia Cultural Commission and send her a letter of thanks for her service to the City; SECONDED by Alderman Edo. A voice vote was taken and the MOTION PASSED 11-0.**

### ***Resolutions***

**Alderman Henri MOVED to take up Resolution #4 first; SECONDED by Alderman Edo. A voice vote was taken and the MOTION PASSED 11-0.**

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Resolution #4

Re: Fountain Lake Development

Resolution in Support of Fountain Lake Development  
Introduced by Mayor David S. Casseti and the Ansonia Board of Aldermen

WHEREAS, the Board of Aldermen recognizes the historic significance of the Farrel-Pomini Corporation as a leader in the manufacturing industry and significant source of employment and economic activity within the City of Ansonia; and

WHEREAS, the Board of Aldermen understands the intention of the Farrel-Pomini Corporation to relocate from the downtown area and consolidate operations, administrative offices and a laboratory into one modern and efficient facility; and

**WHEREAS, the Farrel-Pomini Corporation has been in negotiations with RD Scinto and Associates, Inc. to develop a new facility at Fountain Lake at Ansonia's Fountain Lake Commerce Park; and**

**WHEREAS, the Board of Aldermen recognizes that the improvement of a 1,100 linear foot access road leading from the base of Fountain Lake to the development site has proved to be a substantial financial obstacle for the feasibility of the development for the Farrel-Pomini facility at Fountain Lake; and**

**WHEREAS, the Board of Aldermen appreciates the importance of retaining the Farrel-Pomini Corporation within the City of Ansonia for the purpose of promoting economic vitality a strong tax base and new employment opportunities for its residents; and**

**WHEREAS, the Board of Aldermen recognizes that the action of Ansonia to defray costs associated with the access road is crucial for the successful development of the facility and needed to prevent the relocation of Farrel-Pomini outside of the City of Ansonia;**

**SO BE IT RESOLVED by the Ansonia Board of Aldermen that the City of Ansonia make the following commitments to the Farrel-Pomini Corporation and RD Scinto and Associates, Inc., contingent on any and all additional approval required by the Connecticut General Statutes and Charter of the City of Ansonia:**

- 1. The City of Ansonia will accept title and ownership of the 1,100 linear foot access road presently owned by Fountain Lake, LLC and, upon the conveyance, the access road shall become a public road. The City of Ansonia shall complete the construction of the access road in accordance with Farrel-Pomini Corporation's requirements and in accordance with all federal and state guidelines.**
- 2. The City of Ansonia is committed to securing the necessary funding for the improvement of the access road, estimated to be \$1,359,900, with federal and/or state grant money obtained for the purpose of economic development. Notwithstanding the initial estimate of \$1,359,900, the City of Ansonia shall solicit bids for the construction of the access road and R.D. Scinto, Inc. shall be responsible for any amount in excess of \$1,000,000.00.**
  - a. The City of Ansonia has applied for a \$1,000,000 grant from the United States Economic Development Administration ("EDA"), and is in the process of applying for a \$700,000 grant from the Connecticut Department of Economic and Community Development. If received, these funds will be committed to funding the access road improvements up to a maximum amount of \$1,000,000.00.**
  - b. In the event that the City of Ansonia's grant application to EDA is not approved, the City of Ansonia will remain committed to the construction of the access road. Every attempt will be made to construct the access road with grant funds. Ansonia will request permission from the State of Connecticut to commit 100% of a \$500,000 Urban Act Grant to be used for the construction of the access road. The City will also make a good faith effort to seek out**

additional sources of grant funds from the state and federal government to complete funding for the project.

3. The City of Ansonia acknowledges that the completion of the access road prior to September 1, 2015 is essential for the relocation of Farrel-Pomini to Fountain Lake. Therefore, the City of Ansonia shall cause the access road to be completed by September 1, 2015 (the "Outside Date"). In the event that the access road is not completed by the Outside Date, R.D.S. Construction, Inc. shall be authorized to complete the access road.
4. The City of Ansonia further agrees to sell that certain Promissory Note dated November 28, 2006 in the principal amount of \$1,008,000.00 made by Fountain Lake, LLC to the City of Ansonia to Fountain Lake, LLC for One (\$1.00) Dollar.
5. The City of Ansonia understands that the Board of Aldermen's approval of this resolution shall cause Fountain Lake, LLC to proceed with the construction of the new Farrel-Pomini facility at Fountain Lake.

Corporation Counsel Marini stated, you have before you a resolution that would authorize the City to enter into a very important commitment. There are other steps in the process, Planning & Zoning needs to be a part of this process to get everything to work. You are being asked by the Mayor to enter into a very important commitment to recognize that the access road should transfer to the City of Ansonia; and recognize that the City is taking on a commitment to construct the access road. It is the intention and the hope that 100 percent of the road will be paid for with grant funds, but nonetheless it is a serious commitment. This commitment will have the effect of allowing the development to go forward.

Millie Rios was in front of the Board tonight – she mentioned this is a project that has been around since 2007. Again we are seeing another obstacle arise and this time the most historically-significant manufacturer in Ansonia's history – Farrel Corporation – is on the line. So the Mayor is asking that you make this commitment to move the City forward. Once the commitment here is solidified we now have an outline of what we need to do. We will go to Planning & Zoning for the actual transfer of the access for that 8-24 recommendation to do so, and the Economic Development Office and the Mayor's Office have already been pressing for that grant money and looking for avenues of financing. I would like to welcome Bob Scinto and also Paul Zepp from the Farrel Corporation who are here tonight. They would like to address the Board on this very important issue.

Ms. O'Malley stated, the only thing I would add is that the transfer of the access road property to the City has to occur in order for us to receive grant funds. It has to be City-owned.

Paul Zepp, Chief Financial Officer – Farrel Corporation

Thank you for allowing me to say a few words this evening. Farrell has a very long history here in the Valley – 160 years, most of that time here in Ansonia. Recently, Farrel was acquired by a German industrial company that was actually a former competitor of Farrel's. As part of their strategy to consolidate a number of operations where there was common manufacturing going on. Here in Ansonia, the Farrel Corporation lost about half of our product and half of our production, which was consolidated with similar facilities around the world. That left us with about half the business which is where the name Farrel-Pomidi comes in. It's the plastic portion of what Farrel has made over the 160 years. We make large equipment that people that make plastic use our machines to actually compound the plastic with. We are now down to one product line and with a company that's obviously shown the want to consolidate other operations, we really need to have this new facility to reduce our operating costs to make us competitive against the other divisions that our owners have. We believe and our owners believe and support this move for the construction of this new, modern facility at Fountain Lake. We looked at a number of other locations. Oxford has been very aggressive in trying to get us up there. We actually have a laboratory up in Oxford right now that we would consolidate in this new facility, that would bring in more jobs. Oxford has been very aggressive and we have a sister company in Topeka, KS – they also bent over backward to make us offers to move there. We believe the best for our business and to retain our employees is to stay here in Ansonia. We ask that you, the Aldermen, give great consideration to the Mayor's proposal to take on the responsibility to build a City road that will allow the rest of the property to be accessed. Without that, there really is no ability for development to take place.

Alderman Radin stated, I have a lot of inquiries about this program, this process and if they want to answer then that's fine. There are a lot of things on here that I don't understand and would like someone to listen to me and explain to me what these things are and what the problem is. I think it's wonderful that somebody wants to do this, but I have some questions that the people of the City of Ansonia should also know. We can put a resolution on all the time but nobody ever reads them because they're very involved. I did sit down and read it two or three times.

Corporation Counsel Marini stated, I think that's very fair. I would like to allow Mr. Scinto to speak first, then we can go on to any questions.

Robert Scinto, CEO, R.D. Scinto, Inc.

This is just an image of the new Farrel Building. We have been working on this project for a very long time. It's a very difficult project because of the topo, the grades, and the amount of rock on the property. As our neighbor would tell you, it's been difficult on her; she's been with this for five or six years now. It has a lot to do with the economy. If there's no one out there to buy rock, there's no place to sell the rock. You just can't afford to take the rock off the site. We did everything we can to try to keep Farrel in town. Everybody has reached out to try to make this work. When we made our proposal to Farrel, we put nothing in for the land because we were

competing with the property in Oxford that was flat with no road costs. We were behind the 8-ball. I have a lot of money in the land at this time. I've held it for five or six years; we've spent \$700,000 give or take to get to where we are now. This project is really behind the 8-ball. If not for the effort of the town to help out with the road it just wouldn't get built. That is the bottom line. So if you could consider this, it is a very important thing to us. We need this help on the road, otherwise we can't do the project. I am personally guaranteeing the completion of the project based on this vote that hopefully you can do tonight so that Farrel with stay with this location and we can keep them in town.

Alderman Radin stated, on number 1 here, it says "the City of Ansonia shall complete construction of the access road in accordance with the Farrel-Pomini Corporation's requirements..." I don't understand that they have different requirements than the other roads do. Further down it says "estimate of \$1,359,900, the City of Ansonia shall solicit bids for the construction of the access road and R.D. Scinto, Inc. shall be responsible for any amount in excess of \$1,000,000." It says the money will be coming from grants and all kinds of things where we're going to go after money. If we don't get the money, the City is still responsible for \$1,000,00. In another part it says if we can borrow we can take the money 100% from the \$500,000 Urban Act Grant. I was just speaking to someone on grants and you cannot use the money that's earmarked for one company or one grant for another one. You can't just switch the money around. This project was started and actually the property was turned over in 2006, and now we're taking it back for \$1. I didn't understand that because I didn't have time to look.

President Tripp stated, in fairness, I think you've got five questions there.

Alderman Radin stated, I've got a lot. I want to give them all to you. Let me finish because usually I get lost in the talking and I don't get to finish what I have to say.

It says this has to be done by September 1, 2015, it has to be completed by the City of Ansonia and if it isn't it's going to be completed by R.D.S. Construction which I believe is Mr. Scinto's. It shall be authorized to complete the access road. I don't understand that at all because it's taken us nine years to get started, and we're going to complete it in three or four months because his work isn't going to be started until April or May with the weather. There's just so much in here. It seems the City people are responsible for the \$1 million and as Sheila said, we'll find it someday, we'll get it someday but we have to own the road to get it. So we have to turn the property over in order to get the \$1 million to pay for it to bring in Farrel Corporation. I think it's wonderful if we can but I hope it isn't going to leave us responsible for \$1 million. We are trying to help people, make things better, and trying to get the taxes down. I just don't feel comfortable with it. I don't really know how to vote on it right now.

Corporation Counsel Marini stated, questions are good; you need to know what you're voting on. We are all here to answer the questions and make sure we can

make an informed vote. This is a serious commitment. We are proposing solutions to move the City forward and it's not the easy way out. You were elected to make tough decisions for the good of the City. There's no such thing as an easy decision. You are asking – is this a real commitment? The answer is yes, because this is a real situation where the Farrel Corporation that's been around for 160 years in the City of Ansonia, high-tech manufacturer from the beginning all the way to today, they very well could leave the City of Ansonia forever. That would be a catastrophe in terms of employment, in terms of lost tax revenue, in terms of simply furthering the City of Ansonia. So yes, we need to put something on the line; we are committing to build this road. The cost is \$1 million. At the end of the day, we are committed to build this road. That is exactly what you read.

The reality is, there are sources of revenue out there we can draw on. There is an application already made for over \$1 million to the Office of Economic Development Administration, and the Mayor has already seen that that application has gone in. A task force of the Mayor, Sheila O'Malley, myself, and representative from the Board of Aldermen have already traveled to Philadelphia twice to lobby the Office of EDA to make sure that application is on track and to make sure that money comes to the City. The unfortunate part is that Congress administers that grant and Congress doesn't act on it until March. So there is no possible way we could have an answer by now. But we need a commitment now to make sure this project doesn't stall for another year. If it stalls for a year again, there is a very real consequence – we lose the Farrel Corporation.

Beyond the EDA, the resolution is also trying to identify other grant sources. Just to make sure you realize it's not being taken lightly. There is \$500,000 that we already have. Sheila O'Malley can talk at length on this. The use of the money cannot be changed unilaterally, but it can certainly be done with permission of the State. Again, Sheila and the Mayor's Office were all very confident that if it came to it, it will be done simply because that's \$500,000 that's appropriated for Economic Development. The question is just changing it from downtown to elsewhere in the City. Easy to demonstrate a great need for this money. If you think about it, obviously we like to get money for the downtown area, it's a prime mission to remediate properties and to clear the space for development, but you talk about this and you talk about development that will happen immediately. This isn't clearing property for future development sometime in the distant future, this is development that when it happens will result in a brand new modern facility within a year. We believe the State will understand there's a priority there. There are other sources of revenue as well. We are very confident to tell you that we believe this will be paid 100 percent from grant funds, however at the end of the day someone needs to step up. Someone needs to step up and put their money where their mouth is and say listen, we're going to make the commitment. If we don't do it, no one will do it. If we don't do it, we lose Farrel. Yes, the Mayor's Office is asking this Board to make a commitment that will result in the betterment of the entire City.

Talking about the road itself – it needs to be built of course, considering the requirements of the State. That's the primary consideration. But it also has to work for Farrel. It would be a shame if we built the road and they couldn't get trucks up there. That would not serve the purpose of the development. That is the reason that that reference is there – to make sure the road works for its given purpose.

Ms. O'Malley stated, I just wanted to say this, because it bears repeating. The sites that are left to be developed are difficult sites, otherwise they wouldn't be here. We wouldn't be looking at City-owned buildings that haven't been sold. We wouldn't be looking at Ansonia Copper & Brass or the Fountain Lake Industrial Park if they weren't difficult sites. If they were easy, they would already be developed. That requires us to forge a partnership, as you heard the Mayor say. This is our way of trying to help incentivize and get development into these areas where they've laid fallow for many years. I ask you to consider that. We do have to partner. We do have to be creative about our solutions with respect to these sites or we won't get them developed. I do feel confident that we can get the grant money. Urban Act funds – there is some discretion and we have spoken with the State in advance of this just to make sure that \$500,000 can be shifted over if necessary. Hopefully we won't need to do that; I don't think we will.

Alderman Stowe asked Mr. Scinto, when you open up this road for this property, I assume that it will open more properties on that hill.

Mr. Scinto replied, yes, sir.

Alderman Stowe continued, I grew up in Oxford; spent most of my life there. However, I would like to see this building in Ansonia. Business has lost the commitment of government for many years now. We have a developer and we have a business that is looking for cooperation with government here tonight. I cannot understand any reason why we shouldn't support this.

**Alderman Stowe MOVED to ADOPT RESOLUTION #4; SECONDED by Alderman Vaccaro.**

President Tripp asked if there is any further discussion.

Mr. Scinto stated, on the requirement on Farrel, this road is a 10 percent grade which is a very steep grade. It comes into another road that is a steep grade. His trucks, he has special trucks called flatbeds that are about 6-8" off the ground because of the equipment that they move. So the special requirement is that when they come down this 10 percent grade, they get to a point before they go out onto the other road, that it is flat so the truck can get off of that 10 percent grade before it hits the next grade, so it doesn't bottom out. That, specifically, is the requirement.

Alderman Radin stated, I understand that area is the flood plain and every so many years it floods. With the drainage off the road going into the properties below will it

be a problem or would you be able to... supposedly the water goes into a brook but if it overflows or it floods would there be a problem with the people that live in that area.

Mr. Scinto replied, absolutely not. We are aware of that and that has all be taken into the design.

Alderman Radin stated, I'm not trying to stop the project, I just am not completely happy with a lot of the things that are there and I feel bad if our constituents are going to be stuck with a bill for \$1 million that they don't have.

Mr. Scinto stated, that's not going to happen, but on the other hand they'll get new taxes. Not only money from this property but from the other properties that you talked about. Also, there are about 30-40 acres next door – the Schuster property – and they've negotiated an agreement with the town for an easement, so that opens up all that property that had no access. This road isn't only for Farrel's but for future development of that whole park. The taxes that will be generated on this road when this all gets developed is surely going to take care of any...

Alderman Radin interjected, I would like to see it finished and I would like to see the City of Ansonia make some money.

Mr. Tymniak stated, I would like to add that Sheila O'Malley and I went to Department of Economic Development and Community Development and we discussed different options about how to make sure there were funding options available for us, and the State was very receptive. They don't want to see us delayed by the federal government, which is really what we're held up on – a delay be the federal government because the State is already committed some to this. The delay of the federal government is the bucket we're trying to fill through State funds. It's \$1 million total but part of that \$1 million bucket has already been filled, the way we look at it from the State. We had every assurance that they're going to work as fast as they can to make sure this project comes together. I just want to assure everybody before you vote that we have had senior-level dialogue with the Department of Economic and Community Development on this very project.

Alderman Vaccaro stated, I read this twice myself. I don't think the City is committing any funds for this project from what I read. Is that correct?

Corporation Counsel Marini replied, the City is making a commitment to construct the road. It is our hope that this is funded by grants entirely. However if we can't do it by grants, we will have to do it through the budget process. With any real decision there comes a risk. You hear all the time about government growing business. This is the real deal. This is an opportunity to take an action that will grow business in Ansonia, that will reduce taxes for our residents by growing the grand list, and will really employ people that live in Ansonia. This is as real as it gets.

President Tripp stated, what you're saying is as the commercial industrial base of the City of Ansonia grows, it will take some of the tax burden off the individual homeowners of the City of Ansonia.

Corporation Counsel Marini stated, exactly. Even if the City in the worst-case scenario - which we view as extremely unlikely - did have to commit the money, you would still realize additional tax revenue to offset that. It is a very calculated risk because we understand – one bucket is already full – the State wants to work with us and the federal government wants to work with us. The problem is, you know government moves slow – especially the federal government. We can't allow those gears to grind so slow that we allow the Farrel Corporation to slip away.

Alderman Jeanette asked, if this is approved tonight, how long before the road is built and up and running?

Corporation Counsel Marini stated, the process begins with first getting requisite approvals from Planning & Zoning and securing the funds. We're hoping to have the EDA funds which would presumably be approved in March. If not we have to take a look at money that we already have in house – the \$500,000. Really, it's as soon as we can feasibly begin. The September 1<sup>st</sup> deadline is what we would point to. We want to get it completed by that time.

Alderman Henri stated, if you'll allow a sailor to paraphrase General George Patton, "We have precisely the right people in precisely the right place at the precise moment in history to do something great. We should not be denied." With anything there is risk.

Alderman Blackwell asked, the tearing down of Olson Drive – how were the funds for that realized?

Corporation Counsel Marini replied, through bonding. Our City taxpayers.

Alderman Blackwell stated, they bonded, and that also went out to vote. So the City of Ansonia's residents voted for – I believe it was \$5 million at the time - to bond tearing down buildings on property that we have no control over. I don't see how anybody would be opposed, even if we didn't get any money from anybody, that they wouldn't do the same for a fifth of that – for \$1 million – that is actually going to do something that will generate tax dollars. Going by the citizens' previous vote, on the vote for a \$5 million bond to tear down something that has since generated no revenue, I highly doubt that they'll have any problem voting for \$1 million on something that's going to generate revenue. So I vote yes. I think I speak for the people just referencing that vote right there.

President Tripp asked if there was any further discussion.

**A voice vote was taken and the MOTION PASSED 11-0.**

President Tripp thanked Mr. Scinto and Mr. Zepp for attending.

Mr. Zepp thanked Mayor Cassetti, Ms. O'Malley and Attorney Marini for their efforts.

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Resolution #1

Re: Inter-town Capital Equipment Purchase Incentive Program

**Resolution of Endorsement**

The Legislative Body of the City of Ansonia will meet on February 10, 2015 and adopt a resolution which endorsed the Town's participation in the Intertown Capital Equipment Purchase Incentive (ICE) Program provided in Connecticut General Statutes Section 4-66m.

Ms. O'Malley stated, I want to thank the Ansonia Board of Education, Carol Merlone, Bill Nimons, James Gaskins and Eileen Eheman, and also the Derby Board of Education for their cooperation. This is a regional grant. We already have shared food services with Derby. This is a shared food service truck that the Office of Policy and Management has notified us we will probably get this grant. We need this Resolution and a couple of housekeeping items. I'm asking for your approval to enter into an agreement to receive the grant funds. The truck will be for about \$30,000; the grant is for half of that which will be split by Derby and Ansonia Boards of Education.

Alderman Vaccaro MOVED to adopt Resolution #1; SECONDED by Alderman Cassetti. A voice vote was taken and the MOTION PASSED 11-0.

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Resolution #2

Re: Police Union Agreement

**Resolution Approving Police Union Agreement**

Resolved, that the Board of Aldermen hereby approves the Collective Bargaining Agreement between the City of Ansonia and Ansonia Police Union Local 913, Council 15 AFSCME, AFL-CIO for the period of July 1, 2014 through June 30, 2017.

**Alderman Jeanette MOVED to Adopt Resolution 2; SECONDED by Alderman Kaslatis. A voice vote was taken and the MOTION PASSED 11-0.**

Attorney Lisa Egan, Bertram, Moses & Devlin

I would like to thank everybody on the negotiating committee. It was a lot of sessions and I would like to thank in particular Chief Hale, Lieutenant Williams, Bill Nimons and Chris Tymniak, and Jim Frolish. The police officers are stand-up men and women and we had tough negotiations, they were tense at times. They recognized the importance of making changes in the contract. The contract is for a three year period of 7/1/2014-6/30/2017. If we had not resolved it, it was going into arbitration. We had agreed to waive the timelines for that process to save the City money and not go into basically a trial forum.

The highlights are –

We changed the City's medical insurance to a high-deductible health plan with an HSA. There is a significant savings over three years of over \$500,000 for the insurance switch alone.

The Officers agreed to a schedule change from a 4-2 4-2 schedule to a 4-2 4-2 5-2 schedule. That change over the course of the year on average brings back an officer on the street 6-7 days more per year per officer. There is a value added to that.

Minimum manpower was reduced on one shift.

Sick leave buyout was restructured so that based on an officer's years of service they'll either get 25% or 50%.

We eliminated their Officer achievement award which is a savings of \$8,000.

Regarding holidays - there was a long-standing practice that whenever the Mayor opened City Hall late or closed it early or closed it due to inclement weather, the holiday schedule for non-essential employees – the essential employees were getting a comp day or a holiday. They agreed to eliminate that practice.

The wages will increase by 2.5 percent each year.

Other changes were incorporation of a Memorandum of Understanding that the Chief and the Union Presidents in the past had worked out that were for weapons training, other training, uniforms, various work rules that they've agreed to over the years that should be in the contract.

President Tripp thanked Attorney Egan, and congratulated her and wished her luck on her upcoming career change.

Attorney Egan stated that she loved working with Ansonia and will miss everyone.

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Resolution #3

Re: Demolition at Ansonia Copper and Brass

**Resolution to Continue Demolition at Ansonia Copper and Brass**

WHEREFORE, the Board of Aldermen recognizes that the rehabilitation of the American Copper and Brass site is crucial to the future of economic development in downtown Ansonia; and

WHEREFORE, the Board of Aldermen supports the Mayor David S. Cassetti's proposal to continue the city's collaborative arrangement with the owners of American Copper and Brass to perform environmental assessment and demolition of structures at the site in a manner responsible to Ansonia's taxpayers;

THEREFORE BE IT RESOLVED, in the interest of advancing economic development in downtown Ansonia, the Ansonia Board of Aldermen authorize Mayor Cassetti to enter into the attached Memorandum of Understanding the American Copper and Brass for the purpose of proceeding with environmental remediation and demolition on the downtown property of Ansonia Copper and Brass.

**Alderman Edo MOVED to Adopt Resolution #3; SECONDED by Alderman Stowe. A voice vote was taken and the MOTION PASSED 11-0.**

***Executive Session***

**At approximately 8:40 p.m., Alderman Cassetti MOVED to enter Executive Session after a 10-minute recess to discuss the following items:**

1. Harkins v. Ansonia
2. Peter Kelly v. Ansonia
3. Salahuddin v. Ansonia

**and invited Attorney McQuade, Attorney Egan, Corporation Counsel Marini, Mayor Cassetti, Mr. Tymniak, and Ms. O'Malley to remain in the Aldermanic Chambers; SECONDED by Alderman Vaccaro. A voice vote was taken and the MOTION PASSED 11-0.**

***Return to Regular Session***

**At approximately 9:15 p.m., Alderman Radin MOVED to return to Regular Session; SECONDED by Alderman Cassetti. A voice vote was taken and the MOTION PASSED 11-0.**

***Items from Executive Session***

**Alderman Blackwell MOVED to authorize Mayor Casetti to execute the Settlement Agreement in the matter of Peter Kelly v. Ansonia; SECONDED by Alderman Jeanette. A voice vote was taken and the MOTION PASSED 11-0.**

**Alderman Blackwell MOVED to extend Counsel the authority to settle the claim of Officer John Harkins as discussed in Executive Session; SECONDED by Alderman Kaslaitis. A voice vote was taken and the MOTION PASSED 11-0.**

**Alderman Henri MOVED to extend Counsel the authority to settle the matter of Salahuddin v. Ansonia as discussed in Executive Session; SECONDED by Alderman Edo. A voice vote was taken and the MOTION PASSED 10 Yes, 0 No, 1 Abstention (Blackwell).**

***Adjournment***

**Alderman Casetti MOVED to adjourn; SECONDED by Alderman Kaslaitis. A voice vote was taken and the MOTION PASSED 11-0.**

The meeting adjourned at approximately 9:17 p.m.

Respectfully submitted,

Patricia M. Bruder, Secretary  
Ansonia Board of Aldermen