



**Ansonia Board of Aldermen  
Regular Meeting Minutes**

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*Elyabeth Lynch*  
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– present  
Charles Stowe, R1 – absent  
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  
Frank DeLiberio, R7 – present

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

**Consideration of Previous Minutes**

**Alderman DeLiberio MOVED to accept the minutes of the Regular Meeting of September 8, 2015; SECONDED by Alderman Vaccaro. A voice vote was taken and the MOTION PASSED 12-0.**

**Public Session**

Alderman Edward Adamowski, 19 Kathy Lane

I'm here tonight speaking under the public session; I'm not sure if I will be available for the November meeting which is why I wanted to speak tonight. I just wanted to thank everybody that I've worked with over the past six years; the people in my Ward that I represented. It's been an honor and a privilege to serve the City of Ansonia as the Alderman for the 1<sup>st</sup> Ward. Over the past six years I've always tried to do my best that I possibly can for the residents and for the City of Ansonia. With that, as most of everybody knows, I am running for Mayor of the City of Ansonia and not running for re-election for 1<sup>st</sup> Ward Alderman. So I'd like to thank everybody that I've worked with and again thank the residents of the City of Ansonia. Regardless of what the outcome is this November, whether I win or lose, I would just like to ask everybody to keep the politics to a minimum. We are all here for the

reason to serve the City of Ansonia and do what's best for the City, and that's what should be on everybody's minds every single time they come into a meeting in this room. Not who they dislike or who they're trying to attack or who they don't agree with. Over the years I've disagreed with a lot of people, my party, the Republican party, it doesn't really matter what party you're from. Like I said, the end of the day, we're all here in this room put here by the people to do what's best for the City of Ansonia. So I thank you all again. [Applause].

Ken Mitchell, 31 Upland Terrace, Captain of the Webster Hose Company #3

I'm here tonight to urge the Aldermen to get behind us and support us. I'm not sure if you're all aware of the situation that our floors need replacement. We have been out of there now, unable to house the apparatus there for four months. It has compromised response times. It is compromising the fire protection in the 3<sup>rd</sup> Ward and the other areas as well as the Hilltop we serve. I just urge the Aldermen to fast track this so we could get back with winter months coming. Historically rates of incidents goes up, our call value goes up, road conditions diminish, and it's going to increase response time more with us not being in our fire station. I make a plea with you to please fast track the repair of the floor of Company 3 on Platt Street. Thank you.

Alderman Vaccaro stated, I stand with the Mayor and I'd like to have a show of hands from every member of the Board here who stand with the Mayor to fast track the Webster Hose floor repairs as soon as possible. [A unanimous show of hands was displayed]. Thank you.

Randy Carroll, 40 Fourth Street

The Chief isn't here but as you know I joined the group that's maintaining and helping out with Gatison Park. I just wanted to say that I know the Police who helped change the tire or the chain for a kid, but in the 30 years I've lived there, I have never seen, except lately, and I think it's fantastic. I came home elated that Policemen are in the basketball court playing basketball with the little kiddies. I mean it's fantastic. I hope the officer gets recognized for that, it's not in his job description. You know, it's great for the neighborhood to see a policeman getting involved, especially with the children. The Chief isn't here but I wanted to thank him for his man for doing that. Thank you.

President Tripp asked five 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*

Good evening. On Thursday night at 7 p.m. at the Ansonia High School, members of my Administration and I will be giving our 2<sup>nd</sup> Annual State of the City address. We will be talking about all of the progress we have made in the past two years and our plans for the future. It is an exciting time for Ansonia and I am very proud of what we have been able to accomplish.

I would like to let everyone know that our engineering firm is working on the design of replacement of the Webster Hose floor and Public Works will begin preparation for the installation of the new floor. We anticipate going out to bid for the renovation shortly. I will be working through the winter to get the project complete. I recognize the urgency of this project and the inconvenience. Please be assured we are moving as quickly as possible.

I am also proud to announce that this December, Ansonia will be receiving an award from the State of Connecticut Economic Resource Center at the annual Celebrate Connecticut awards ceremony. This event honors projects of regional significance, and our Fountain Lake Industrial Park holds the top spot in our region. We are being recognized for the regional economic impact that we are creating in Ansonia. This board played a prominent role in moving this project forward and I want to thank you for your continued efforts in this regard. The Farrell Corporation has had a long and successful history in Ansonia and by remaining here we have succeeded in retaining jobs for our City and the region.

This past week we held a Block Watch for the residents of the Hilltop neighborhood. I want to thank all of the Aldermen who attended, Chief Hale, Officer Esposito, and Vinny Scarlata for their help coordinating and directing the meeting. It was well attended and I know there will be other Block Watches established throughout the City. I appreciate the residents who attended and are interested in keeping their neighborhood safe.

I want to remind everyone that we are holding a Business Forum at 9:30 a.m. October 22, 2015 right here in the Aldermanic Chambers. We are inviting business owners to meet with City staff and share their concerns and ask any questions they may have. The goal is to insure that we are doing everything possible to accommodate businesses in Ansonia. I know that I've said it many times, that Ansonia is open for business. I want to be sure we are helping to foster this type of environment.

Tomorrow morning at 11 a.m. we will be joining Senator Murphy at a press event being held at American Precision and Manufacturing on Beaver Street, to urge the federal government to purchase American-made goods and support American workers rather than purchase foreign-made products and create jobs overseas. We

are holding this press conference at the Ansonia-based manufacturer, American Precision Manufacturing. We are proud of our local businesses, and I am urging everyone to support manufacturers in America. I hope you will join us.

Finally, please be safe and have fun this Halloween. I know all of the children are excited about Halloween and the prospect of getting their fair share of candy. I know some of us bigger kids are excited about the same thing. I will be carefully counting and testing candy that my son will be collecting. As I explained to little Dave, it's for his own good that I sample some of his candy. Please watch your children and make sure they are safe this Halloween.

Also please be sure to check out the 125 Ford Street in Ansonia – Rich Baxter and his family created a wonderful Halloween display called Eerie Manor. A lot of time and effort goes into the display and you're not going to want to miss it.

Thank you and good evening. But before I sit down, I want to bring up Peter Georgetti to give us a little about how far we are with the Webster Hose floor.

Mr. Georgetti explained, the plans have been through a review by the City. We've gone and made revisions. Our quality control checks on plans and it should be ready by the end of this week. The process will be to solicit bids as soon as possible, as early as next week. Then we'll go through a process, we'll have a pre-bid meeting, give opportunity to answer questions and things like that, then we'll look at the bids, evaluate them, and then we'll proceed right into putting a contract together. Then we will start as soon as the contract is able to start, probably middle to end of November we'll be looking at bids, then get the contract signed, get a notice to proceed, that could probably take a month, so you're probably looking at Christmastime by the time you actually sign the contract. Hopefully the contractor will be eager to get going right away.

Alderman Henri stated, I know you're going to fix the floor, but could you go down into the next layer and tell us exactly what needs to be done?

The project involves removing the existing slab and the pan under the slab – the metal pan that's on top of a steel frame. The steel frame is good. You're removing that, it's demolition, remove the existing floor, it's going to actually be a joint effort – some of the Public Works will help remove some of the ceiling and the radiators, etc. Then the floor will actually be strengthened a little bit, just the way it worked out. There will be some new steel installed to reinforce the existing frame. Then there will be a new slab. We want to keep the slab as thin as possible due to height issues with their trucks. Public Works will help replace everything that was taken out as well.

Alderman Henri asked, is the floor completely separate from the walls? If you take the floor out do you have to worry about the walls?

Mr. Georgetti replied, no, that floor was actually already replaced in the 70s.

Mayor Cassetti asked, so you would say that's a challenging job to take that, I mean, you've got two big bays and you've got to get that steel in there and set it in place.

Mr. Georgetti stated, yes, it will be a challenge but it's doable. It's pretty standard construction.

Alderman Jeanette asked, do you have an estimate of about how long will it take to replace the floor?

Mr. Georgetti replied, we just do a rough estimate of 90 days – just kind of a ballpark. It's kind of a rule of thumb just based on the size of the project.

Alderman Blackwell asked, does the Board of Aldermen need to approve the contract before it's signed?

Mayor Cassetti replied, yes.

Alderman Blackwell continued, obviously we're coming up on election month and the holidays. There may be a need for a special meeting to make sure everybody's on board with that.

Mayor Cassetti stated, there probably will be a special meeting because I don't know, I would hope that we'll have the bids by mid-December which would be past our Aldermen date.

Alderman Henri stated, so the cause would be the deterioration of the existing floor – will the new floor design have protection built in to avoid this same situation?

Mr. Georgetti explained, yes, thus the reason for the strengthening of the floor. You'll have a strengthened floor and also the concrete will be waterproofed from the beginning. The problem before was you had a lot of water that seeped in and got down to the pan and it started to rust.

Alderman Vaccaro asked, will the winter weather affect setting of the concrete?

Mr. Georgetti replied, no, because you're basically indoors. As long as you do it correctly it has no negative effects. You can heat it, you can put blankets on it to keep it warm. Concrete actually heats up as it cures so it generates its own heat, and as long as the concrete is above 32 or 40 degrees you're fine. I don't see that to be a problem at all.

President Tripp thanked Mr. Georgetti and the Mayor.

Under the direction of the Mayor we've been taking a no-tolerance stance to illegal apartments in town. As the firefighters in this room know, we've faced some challenges with illegal apartments – many of them are in attics, in garages, in places that are not intended to be inhabitable. In the last two weeks we've gone into one apartment on Westfield Avenue in an attic, one on Woodbridge Avenue in a garage, and we found dangerous conditions. In the past our hands have been a little tied by landlord/tenant law. We been able to give an order to cease and desist but then have to play by the rules of the eviction process. We can tell an owner they have to evict their tenant, but of course that could take months in the court process. So we've changed our policy. We're giving 15-day cease and desist orders and to remove the tenants and to put them up in hotels, to displace them. If a landlord cannot comply with that order, the City is taking the initiative to put those tenants up in a hotel and will be billing the owners for all costs. That will then turn into a lien and if the landlords cannot pay the lien then the property will be foreclosed on. The safety of the residents, whether they be in illegal apartments or otherwise, is absolute primary and of course the City also has liability. If we learn about illegal apartments and something happens, if there's a fire and someone in a dangerous condition is hurt and we knew about it, there's a liability that falls on us too. So it's in the City's best interest to take this very seriously and send a message to landlords, whether they be Ansonia-based landlords or absentee landlords, a message that we are not tolerating this any more, that they need to follow Zoning, that they may not expand into three, four, five families unless they have proper Zoning approval to do so, and unless their apartments pass proper building code and have CO's. I will continue to update you as we go forward, but already we've made two displacements and both of those tenants will be out on the 15-day timetable.

A due diligence agreement we're going to talk about in Executive Session because it deals with the purchase of a property. Here we are talking about the ATP and Palmer buildings. Sheila has been working very diligently with the Mayor and myself to get us into a process where we could achieve a successful sale of these properties for the good of the City. In the past properties are often put out to sale and we have to cross our fingers and hope for the best for the project. But the intention here is a little different. We're putting together a due diligence agreement that will create a process to follow so that both the City and the developers have 100 percent symmetry of information before a sale even takes place. We're hoping to require that the developer get permits approved before a sale happens to make sure there are no roadblocks, no surprises, and also the City is going to want to be informed of exactly what these buildings are going to be used for, what is the mix of residential and commercial. There are other details that the Aldermen will consider tonight and when it's approved, that will be made public.

Next month this Board will have a Personnel Policy updated for the first time since the early 80s before it for consideration and discussion. It's already gone through the Salary Board and the Salary Committee is going to continue to make recommendations and review that policy.

Finally, at the Block Watch there was actually an interesting suggestion on the subject of door-to-door solicitation. There was a suggestion by several of the residents to consider a do not solicit list, similar to the do not call lists that are maintained by the State. The idea is when a solicitor applies for a permit they are given a list of doors they are not to knock on. There would be fines for knocking on doors that indicated that they are not to be visited. That is something the Ordinance Committee can take up, amongst other issues, within the next month or so.

Of course commend Chief Hale and the Mayor and everyone that was involved in the Block Watch.

Alderman Henri asked, as far as the liens go on the apartments and us putting up the tenants in hotels – they get to hold these liens or carry these liens for a certain duration or forever, they collect interest...

Corporation Counsel Marini replied, the liens collect interest.

Alderman Henri stated, okay, so they don't have to pay them back in "x" amount of time.

Corporation Counsel Marini replied, there is no limit until we decide to foreclose.

Alderman Blackwell stated, I'm all for what you're saying, but my main concern/question is, do we have to wait 14 days? I mean, if you're doing something illegal and it's a safety issue, can't we act immediately?

Corporation Counsel Marini explained, if there is a real imminent risk of danger we can displace right away. If we go into an apartment and we realize it's an immediate risk of a fire, there's some serious issue there, we can displace right away. The 15 days is giving them a fair amount of time to remediate the issue themselves, but they can move the tenant to maybe another apartment they have somewhere else in the City. But you're right, if we walk into something and it's a death trap, or if there's really just a serious risk, we could relocate them right away.

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Comptroller Bill Nimons

Our audit is almost finished. I expect it to be finished by the end of this month. We'll have some news out for the residents and the Board of Aldermen pretty soon.

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Economic Development Director Sheila O'Malley

The Mayor mentioned the Business Forum on October 22<sup>nd</sup>. We're reaching out to all the area businesses to find out what we can do better, what we can improve on, what they need, and help we can provide to them.

The State of the City we be on Thursday. I don't want to give any secrets away; I will be making a presentation on Thursday.

The Wakelee Avenue design has been sent to Department of Transportation and they are reviewing that. Probably construction in spring of 2016.

You have the due diligence agreement; we'll be discussing it in Executive Session for the ATP and Palmer buildings.

We are kicking off the feasibility study for the Armory and also for the Village District Zones for our downtown businesses, to make it friendlier and ease up on some of the restrictions.

We received eight applications today for our feasibility study for our project on Olson Drive for the Police Station. That will allow me to get some solid numbers to give to USDA for our application for funding for that project.

Currently, the Mayor asked me to see if we can secure funding for Prindle Avenue. We did have a request but since we got a large grant for Wakelee Avenue we're going to try to get additional money for Prindle Avenue as well. We put in two requests, we got one for \$3.5 million – Prindle Avenue Sidewalks, Pulaski Highway, to the High School.

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*Chief Kevin Hale – Ansonia Police Department*

President Tripp asked Chief Hale to hear Mr. Carroll's comments regarding Gatison Park.

Mr. Carroll stated, I did call you about this, you know that I'm involved with cleaning up Gatison Park and then I called you and I called the Mayor and left messages that I drive by Gatison Park and I stopped. There was a cop there, I'm sorry I forget his name, he was playing basketball with the kids. I think it's fantastic. In the 30 years I've known you for 19 I think, nothing like this has ever happened in my neighborhood. I think there are two police officers that should get the recognition that the officer got for helping a kid fix his bike chain.

Mayor Cassetti stated, it may have been the same officer.

Mr. Carroll continued, it's fantastic that the neighbors drive by and there are policemen playing basketball with kids. It's great PR, it's great for the neighborhood and I wanted to thank you and your crew.

Chief Hale thanked Mr. Carroll.

President Tripp stated, I think the entire Board of Aldermen appreciates that, so maybe you could find that officer and thank him for us. Please proceed with your presentation.

Chief Hale stated, I apologize for coming in late, I attended The Umbrella's Annual Candlelight Vigil tonight in Shelton.

Very gratefully, K-9 Kane is on patrol, he's out there every night. He's had two drug arrests already.

The Block Watch was very successful. There was a great turnout.

Next Wednesday from 8 to 12 we're going to participate in a Statewide Emergency Preparedness drill. We'll open up the EOC. I've got limited info; they're not telling us what they're going to do, they're going to try to catch us off guard. We'll be ready.

Alderman Radin stated, I had someone come into my store who is a walker around our neighborhood. They asked me if we could get signs to put up around Nolan Field for people that are walking their dogs and not picking up after them, leaving it all over the place. It is becoming quite messy up there. Also, bicycles on the walk area there. He did mention that people are not picking up after their dogs.

Chief Hale stated, there used to be signs, I will have to look.

Alderman Radin stated, could you check it out for us and find out if there is, and please make them bigger, or darker, or more ugly so people get scared? Thank you.

Alderman Henri stated, I had to leave the Police Commission meeting early last time. I'd like to find out if there is any progress or still hope for Eagle Hose to get control of that traffic light outside the station.

Chief Hale replied, we had sent that request. The State is redoing that intersection but really just the lights and kind of road markings, it's not going to be a full-blown rehab of the area. I think we did request it, I think Doug is the City's liaison for that project and I believe he requested that.

There are a couple of things we're waiting for from Department of Transportation. One is the light at Main and Tremont – we're trying to get that taken out if they can. I'll talk to Doug in the morning and see where we are.

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Public Works Director Doug Novak

Construction of the Transfer Station has finally started. [Applause] We hope to have project completed sometime in May of 2016, weather permitting.

We started today our road paving projects. We started paving today on Beaver Street at the Seymour town line. We're working our way to Moulthrop Street. When we complete that we'll be moving over to Smith Street. When we complete Smith Street we'll be doing Ford from Martin Terrace to Ford Road. Once that is completed, we'll be doing the Fountain Hose parking lot.

We're preparing all of our equipment for the winter season. I talked to the Mayor today, there are a million acorns on the ground. The Mayor says it's going to be a bad winter. I hope the Mayor is absolutely, positively wrong.

We had delivery today on a temporary basis of the new sweeper that the City purchased. I know it will be coming before the Board tonight for approval for the lease. They brought it down to us and they're letting us use it because they know that we're paving and we have to get in front of the [inaudible]. I hope tonight that the Board approves the lease agreement. I'd like to get that sweeper out of the bay and start sweeping streets, it's been five, six months since we've had a sweeper.

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City Treasurer Judy Nicolari

Last month I said I would have a Treasurer's Report ready for this month's meeting but as Bill Nimons stated, the audit is just about complete. So I will have the report for next months meeting.

### **Committee Reports**

#### Finance Committee – Alderman Lorie Vaccaro

**Alderman Vaccaro MOVED to pay all bills if found to be correct; SECONDED by Alderman Jeanette. A voice vote was taken and the MOTION PASSED 12-0.**

#### ARMS Committee – Alderman David Blackwell

For the month of September, ARMS responded to 313 calls for service, that is our busiest month to date. Out of those 313 calls, 160 were transported to Griffin, 21 to Yale, 10 to Bridgeport, 5 to St. Vincent's, 2 to Yale Children's Hospital, 8 to Yale-St. Raphael's campus, 2 to Milford, 1 to the VA Hospital. Our total revenue for the month was \$63,570.84.

Alderman Radin added, Dave forgot to mention the fire that they had at JRBs on the second floor, a couple of the volunteers were there and got somebody out safely before the Fire Department arrived. They got there before the fire trucks got there and did help get somebody down.

Alderman Blackwell stated, it was actually four of our members that were first on scene there that took some people out of the building. I do have their names here; I was waiting until after the meeting to discuss it and bring it up at another meeting. They are Joseph Wendland, Michael Volpe, Brendan Canty and Thomas Dempsey. They were in the building when the fire came in and they got there before AFD and APD. As a commission we discussed that it would be nice to honor them with some type of recognition. I'm going to get it on the agenda before we bring it up.

Fire Committee - Alderman Joseph Jeanette

MVA assists 14, CO investigations 3, Smoke and odor investigations 12, Trash 3, Vehicle fires 1, Grass fire 1, Structure fire 2, Natural/Propane gas leak 4, Fuel spill 2, False alarms 13, Mutual aid 3, Electrical 2, Miscellaneous public service good intent 1. Total for the month of September is 61 calls.

Alderman Henri asked, is false alarms just, there's no incident when you get there, or someone hit it accidentally, or on purpose and there's nothing...

Alderman Jeanette replied, sometimes you might have someone's alarm go off in the house, or smoke. Some of them are because, like ADT call in some.

Alderman Henri stated, okay, so they are not all malicious.

Alderman Jeanette replied no, by no means - some are accidental, some are malicious. There is a difference. Actually we had one malicious one out of the 13. That's not bad at all; it's pretty good.

Ansonia Housing Committee - Alderman Joan Radin

All summer they had the meetings at the Ortol Center. They had a good turnout with the people that live there. It's difficult for some of them to get there. They've gone on trips, they're having all kinds of sessions over there. Vicki, who is there most of the time, takes them on trips, and goes around to the apartments and helps them with everything that they can help. We're going back to Main Street next month. It was a wonderful summer and we learned a lot. Troy White is doing a wonderful job. At one meeting we had a woman and gave a whole list of problems that were in her area and her part of the building. She lives across the street at 63 Woodlawn. And at the next meeting I would say that ¾ of those things were taken care of or in some way addressed by the group. They've been that mess for years and in that short period of time in a month he managed to get quite a bit of the things done. I was really proud of them.

***Municipal Reports, Board of Apportionment & Taxation Recommendations and Comptroller Approvals***

**Alderman Vaccaro MOVED to approve Item #5 as of no action taken from the Board of A&T report for our Conservation Commission amount of \$1,500. Both the Mayor and Mr. Nimons the Comptroller had signed off on that so I'd like to approve that; SECONDED by Alderman DeLibero. A voice vote was taken and the MOTION PASSED 12-0.**

**Alderman Vaccaro MOVED to approve the Board of Apportionment and Taxation recommendations as well as the Comptroller reports; SECONDED by Alderman Edo. A voice vote was taken and the MOTION PASSED 12-0.**

***Tax Collector Report and Request for Refunds***

**Alderman Edo MOVED to accept the report of the Tax Collector and pay the refunds in the amount of \$1,779.26 if found to be correct; SECONDED by Alderman Kaslaitis. A voice vote was taken and the MOTION PASSED 12-0.**

***Accidents and Claims***

09-15-872 Mary Shelton v. City of Ansonia (Law Offices of John J. Bennett and James W. Walsh v. City of Ansonia)

**Alderman DeLibero MOVED to refer the claim to Corporation Counsel; SECONDED by Alderman Kaslaitis. A voice vote was taken and the MOTION PASSED 12-0.**

***Communications***

**Alderman Vaccaro 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 Jeanette. A voice vote was taken and the MOTION PASSED 12-0.**

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Communication #1

From: Ellen Turschmann, Secretary, WPCA

Re: Oak Lane

**Alderman Vaccaro MOVED to refer Communication #1 to Corporation Counsel Marini.**

The letter refers to Oak Lane and they are inquiring as to the status, whether it is a City street or not.

Alderman Adamowski asked, is Oak Lane a public road?

Mayor Cassetti replied, I think it's a private road.

Alderman Adamowski asked, is there a reason why we just paved it?

Mayor Cassetti replied, the road was in disarray. It was broken up, rocks were coming through and it was untravelable. I had Doug go up and mill it and pave it. We've done it in the past, we did Kimberly Lane years ago and a few other streets. We have two roads we have to do, Beech Street and Woodbridge Avenue Extension which we approved when it went to referendum. We will probably pave Beech Street later this year. Woodbridge Avenue, the developer came in and said he wants to run utilities up the road, please don't pave it until after I do that. So that is why that is on hold.

Alderman Vaccaro stated, the question is whether or not the City is recognized the street, will the City be responsible for a sewer project.

Mayor Cassetti replied no, that's a private sewer line in there. That's the homeowner's responsibility.

Alderman Vaccaro stated, that is the gist of this letter.

Corporation Counsel Marini stated, I will draft a letter to the WPCA alerting them to the fact that it's a private line and that the owners are responsible.

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Communication #2

From: Corporation Counsel John Marini

Re: Finance Agreement for Street Sweeper

President Tripp explained, this is in regard to the Master Lease Purchase Agreement between the City of Ansonia for the Elgin Broom Bear street sweeper, which apparently, as Mr. Novak has informed us, the Public Works Department already has it.

[See Resolution #4]

Alderman Vaccaro asked President Tripp to pass on Communications 2, 3 and 4 and take them up under the Resolutions section of the agenda.

Alderman Radin requested discussion on Communication #4.

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Communication #3

From: Corporation Counsel John Marini

Re: Ansonia-Derby Food Truck Agreement

(Resolution #1)

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Communication #4

From: Corporation Counsel John Marini

Re: Department of Economic and Community Development Brownfields Agreement

President Tripp stated, this is between the City of Ansonia and State of Connecticut Department of Economic and Community Development. He asked Sheila O'Malley to provide the Board with details on the survey for the best use of Main Street.

Ms. O'Malley explained, it's actually assessment money. We received \$164,000 in assessment money from the State of Connecticut Department of Economic and Community Development. We will be doing some site assessment work on some of our downtown properties. This Resolution is needed to enter into a contract with the State of Connecticut to receive the funds. We have done so in the past; this is the second round of assessment funding that we were successful in getting the money. This allows the Mayor to sign the contract with the State; it's not a matching grant.

President Tripp asked, so this is under State of Connecticut guidelines and auspices?

Ms. O'Malley replied, yes.

Alderman Radin stated, Communication #4 talks about Brownfields. This isn't the one you were just talking about, this is the one on Brownfields. Communication 3 is the one you were just talking about. I don't know what she was talking about, which one? I'm talking about the Communication #4 and the Brownfields. If we'd stop taking things out of order and just follow through we wouldn't have any problems.

Ms. O'Malley stated, as I explained, this is a contract between the State of Connecticut and the City of Ansonia to accept and receive funds for assessment on properties in the downtown area.

Corporation Counsel Marini stated, they will be assessed for Brownfields.

Ms. O'Malley stated, it's Brownfields funds. This is the second round of Brownfield funding.

Alderman Radin stated, so, what it says here is, what is the amount of the grant?

Ms. O'Malley stated, it's \$164,000.

Alderman Radin asked, okay, the City of Ansonia is the applicant?

Ms. O'Malley replied, yes.

Alderman Radin stated, okay. It also says in there, if there is any additional costs the City or the applicant will have to pay. So if it goes over the \$150,000 the City will be responsible for all of that?

Ms. O'Malley explained, we want a "not to exceed" amount in any contract that we...

Alderman Radin stated, I understand that but you know, the City will be responsible if it goes over a certain amount. Okay. Where are the Brownfields that you're talking about?

Ms. O'Malley stated, where is the assessment money going to be used?

Alderman Radin replied, yes.

Ms. O'Malley stated, we're going to use some of the assessment money for 501 East Main Street and we're going to use a portion of the funding for our own City-owned properties – the ATP and Palmer buildings.

Alderman Radin stated, okay. Thank you very much. That's just what I wanted to know.

[See Resolution #3]

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**Communication #5**

From: Property Owner David L. Caruso  
Re: Adamo's Package Store

President Tripp stated, I don't quite understand what Mr. Caruso is asking for.

Alderman Vaccaro stated, it is kind of sketchy, I don't know if there is a tax issue here or what the repairs he wants to do to his property are. I think we should continue this or ask for more information.

President Tripp stated, maybe the City could contact him with a letter asking him to clarify what his position is and maybe what his needs are from the City. I'm sure we do want to maintain the properties in the City and help property owners to do that in every way possible. Hopefully we can get a resolution to that.

***Resignations***

None presented.

## **Appointments**

None presented.

## **Resolutions**

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### **Resolution #1**

**RE: Food Service Truck**

President Tripp explained, this is an Inter-Town Capital Purchasing Incentive Program for the Cities of Ansonia and Derby to purchase a shared food truck to benefit both cities.

RESOLUTION – CITY OF ANSONIA  
Inter-Town Capital Equipment Purchasing Incentive Program  
for City of Ansonia and City of Derby to purchase a shared Food Service Truck for  
the Ansonia and Derby Public Schools.

BE IT RESOLVED by the Ansonia Board of Aldermen that the City of Ansonia endorses the Intertown Capital Equipment Purchasing Incentive Program grant application by the City of Ansonia and the City of Derby for the purchase of a shared Food Services Truck at the cost of \$29,878 with the cost being allocated as follows: \$7,500 from the City of Ansonia Board of Education, \$7,500 from the City of Derby Board of Education, and \$14,939 from the ICE Grant.

**Alderman Vaccaro MOVED to ADOPT Resolution #1; SECONDED by Alderman Jeanette. A voice vote was taken and the MOTION PASSED 12-0.**

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### **Resolution #2**

**RE: 401(a) Plan**

President Tripp stated, this provides for a 401(a) and a 457 plan for eligible employees of the City of Ansonia and Ansonia Board of Education to help supplement retirement income.

Corporation Counsel Marini stated, this is the same plan this Board has already seen, we've actually dealt with it two months ago – this is just formalizing something we've already discussed.

RESOLUTION – CITY OF ANSONIA

RESOLVED, WHEREAS, the Board of Aldermen has determined that it is in the best interest for the City to adopt a 401(a) Plan together with a separate 457 Plan for

eligible employees of the City of Ansonia and the Ansonia Board of Education to help supplement their retirement income;

NOW THEREFORE BE IT RESOLVED that the City hereby adopts and establish and adopts an Internal Revenue Code Section 401 (a) Retirement Plan along with an Internal Revenue Code Section 457 Deferred Compensation Plan for all employees of the City of Ansonia and the Ansonia Board of Education, except those excluded from participation under the terms of the official Plan documents, such plans to be in accordance with the provisions of the "City of Ansonia 457 Plan, City of Ansonia 401 (a) Plan Summary Plan Description," a copy of which is to be filed as an exhibit with this resolution.

NOW THEREFORE BE IT FURTHER RESOLVED that the Mayor is authorized to sign and enter into on behalf of the City any and all document necessary to establish and implement such a 401(a) Plan and 457 Plan.

**Alderman Vaccaro MOVED to ADOPT Resolution #2; SECONDED by Alderman Casetti.**

Alderman Jeanette asked, is this just for new employees or existing employees?

Corporation Counsel Marini explained, we have a defined benefit plan – we are changing from that defined benefit plan to the new 401 plan. In connection with that we are also freezing the old City pension plan, and that's a Resolution later on. Essentially we have a cutoff date of October 13<sup>th</sup> for the old plan, and everybody else that doesn't fall under MERF or doesn't fall into another contractual plan, would fall into this. We talked before about how that small group, a lot of them Board of Education employees who are not teachers ended up falling in here, and any new additions as well. Instead of keeping them in the under-funded City pension plan, we're creating this new, more efficient, cost effective plan for them to go into, cutting off the old one. The existing ones will stay in, if that was your question. The existing employees will stay in that frozen plan.

Alderman Jeanette asked, say they are in the old plan. Can they opt out of that and get into this plan?

Corporation Counsel Marini stated, there is no opt out provision.

Alderman Jeanette asked, can they switch over to it?

Corporation Counsel Marini explained, right now no, it's doesn't say that the plan is set up for that at all, so our interpretation is that they would stay in the frozen plan, that way we can fund it, meet our obligations and the new members, which I think was your question all along, will go into the 401 plan.

Mr. Nimons stated, once we set it up we can't discriminate between old and new. So some of the older members can go into this new plan if they want to make their contribution. So yes, some of the old can contribute to both; the old members can make a contribution and get the match.

Alderman Blackwell asked, would it be more beneficial for the City for them to do that, or would it be more beneficial for them to stay in the old plan. We would encourage it if it were beneficial.

Mr. Nimons explained, we did a soft raise on the old plan, which means no new members can go in. And then defined benefit plan so that's going to just be self-extinguishing itself over the next 20-30 years. Then anybody new coming in is going to have the 457 401(a), but any existing employee that's in the defined benefit plan can actually put money into the 457 and 401(a).

Alderman Blackwell stated, so we can't really dissolve the old plan is what you're saying. I was just thinking that if we could move everybody to the new plan it might be beneficial.

Mr. Nimons replied, no, unless you want to pay five or six million, then you can dissolve it.

**A voice vote was taken and the MOTION PASSED 12-0.**

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Resolution #3

RE: City Center Block Project

RESOLUTION – CITY OF ANSONIA  
Department of Economic and Community Development

WHEREAS, pursuant to Connecticut General Statutes Section 32-763, the Connecticut Department of Economic and Community Development is authorized to extend financial assistance for Economic Development projects; and

WHEREAS, it is desirable and in the public interest that the City of Ansonia make an application to the State for ~~\$146,000~~ \$164,000 in order to undertake the City Center Block Project and to execute an Assistance agreement.

NOW THEREFORE BE IT RESOLVED by the Ansonia Board of Aldermen:

1. That it is cognizant of the conditions and prerequisites for the state financial assistance imposed by Connecticut General Statutes Section 32-763.
2. That the filing of an application for State financial assistance by the City of Ansonia in an amount not to exceed ~~\$146,000~~ \$164,000 is hereby approved and that Mayor David S. Cassetti is directed to execute and file

such application with the Connecticut Department of Economic and Community Development, to provide such additional information to execute such other documents as may be required, to execute an Assistance Agreement with the State of Connecticut for State financial assistance if such an agreement is offered, to execute any amendments, decisions and revisions thereto and to act as the authorized representative of the City of Ansonia.

**Alderman Vaccaro moved to amend the amount typed in the Resolution to \$164,000 not \$146,000; and ADOPT Resolution #3 as amended; SECONDED by Alderman Edo. A voice vote was taken and the MOTION PASSED 12-0.**

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Resolution #4

RE: PNC Equipment Finance, LLC

RESOLUTION – CITY OF ANSONIA

HEREBY BE IT RESOLVED that the Ansonia Board of Aldermen authorize Mayor David S. Cassetti to execute all documents related to the Master Lease-Purchase Agreement between the City of Ansonia and PNC Equipment Finance, LLC relating to the purchase of an Elgin Broom Bear Street Sweeper.

**Alderman Jeanette MOVED to ADOPT Resolution #4; SECONDED by Alderman Adamowski. A voice vote was taken and the MOTION PASSED 12-0.**

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Resolution #5

RE: Retirement Plan

President Tripp stated, as we have just discussed, the freeze in the Retirement Plan of the City of Ansonia so that employees hired after October 13, 2015 – that's tonight – will not be eligible to join the plan.

Corporation Counsel Marini added, it not only freezes the plan, it also makes some changes to the existing plan to make it comply with State law. For example, we can't be discriminatory against certain age classes, that was in the old plan. As Mr. Nimons mentioned, there's the idea of not discriminating against the people in the existing plan. Right now, the way it's set up there is no opt-out. So we're going to have to revisit I think, once again, so we can allow them to opt out. We're just trying to comply with State law. This document will freeze it and make sure we're compliant with State law.

RESOLUTION – CITY OF ANSONIA

WHEREAS, it is intended to freeze the Retirement Plan of the City of Ansonia so that employees hired after October 13, 2015 will not be eligible to join the Plan; and

WHEREAS, it is intended to modify and update the plan in certain respects; and

WHEREAS, it is intended that no existing rights of any member of the plan be diminished hereby;

NOW THEREFORE BE IT RESOLVED THAT CHAPTER 21A OF THE CODE OF ORDINANCES IS HEREBY AMENDED AS FOLLOWS:

Be it resolved that the last sentence of the definition of *Periods of Absence* in Section 21A-1 of Article I is hereby amended to provide: "Notwithstanding anything above to the contrary, ~~a~~ a period of absence in excess of one year for any reason other than military service shall constitute an interruption in service."

Be it further resolved that the definition of *Social Security benefits* in Section 21A-1 of Article I is hereby amended to read:

*Social Security benefits.* The primary insurance amount a Member is receiving or would be entitled to receive if he made application therefor under the provisions of the Social Security Act ~~in effect on October 15, 1966~~. In the event a Member retires prior to the attainment of the minimum age sixty-five (65) to receive full Social Security benefits, Social Security benefits shall mean the primary insurance amount calculated as though his Compensation as of the October fifteenth coinciding with or next preceeding his date of retirement continues to his ~~sixty-fifth (65<sup>th</sup>)~~ birthday on which he attains the minimum age to receive full Social Security benefits.

Be it further resolved that Section 21Aj-2 of Article I is hereby amended by adding to the end of that section the following sentence:

For the purpose of this section, "any act of fraud or dishonesty" means the misdemeanor or felony crime of forgery, larceny by embezzlement, larceny, burglary or robbery as those crimes are defined in the Connecticut criminal statutes.

Be it further resolved that Article II is hereby amended by adding as a new section entitled "Plan frozen to employees hired after December 31, 2014":

No employee hired by the City after October 13 2015 shall be eligible to become a member of the Plan.

Be it further resolved that Section 21Aj15 entitled "Deferred retirement date" is hereby deleted.

Be it further resolved that the heading of Section 21A-16 of Article IV is changed to be, "Superannuation" and the first sentence of Section 21A-16 is hereby amended as follows:

A member who retires on or after his normal ~~or deferred~~ retirement date, which retirement occurs on or after the effective date of the amended plan (October 15, 1966),

shall receive an annual retirement benefit in the amount set forth as Formula A or Formula B, whichever shall be the greater:

Be it further resolved that Section 21A-36 of Article VII is hereby amended as follows:

The general administration of the plan and the responsibility for carrying out the provisions of the plan shall be placed in the retirement board consisting of seven members as follows: The City Clerk and City Treasurer; two members of the Board of Apportionment and Taxation, it be provided that at any time two political parties represented on such board, one member from each party of the two leading parties shall be designated; two members of the Board of Aldermen, it be provided that at any time two political parties represented on such board, one member from each party of the two leading parties shall be designated; and one member from the Board of Public Works. The member of the Retirement Board from the City boards shall be appointed by the Mayor and must be approved by the Board of Aldermen. All members shall be appointed for two year terms and the term of each member shall continue until his successor is appointed and has qualified. In no event shall any person remain a member of the Retirement board except during the time of holding a public office or continues to be a member of the Board or body from which he was appointed. The members of the Retirement Board shall annually select one of their members to act as chairman. Members of the Retirement Board shall serve without compensation for acting as such.

**Alderman DeLibero MOVED to ADOPT Resolution #5; SECONDED by Alderman Jeanette. A voice vote was taken and the MOTION PASSED 12-0.**

### **Ordinances**

None presented.

### **New Business**

Alderman Henri stated, our next meeting, since I may be a lame duck alderman at that time after the election, I would like to send my appreciation to all the departments in Ansonia, Police Department, Fire Department, Alison at the Ansonia Nature Center, Doug at Public Works and all the guys. I've gotten so much cooperation out of all these people, it's just been a great experience the last two years, and everybody in City Hall. It's a great team effort and I appreciate the opportunity to serve the residents. Thank you.

### **Old Business**

None presented.

### ***Executive Session***

**At approximately 7:56 p.m., Alderman Cassetti MOVED to enter Executive Session after a five-minute recess to discuss the following:**

- 1. Transfer of Property; Fountain Lake Access Road**
- 2. Connecticut General Statutes Section 8-24 Referrals from Planning & Zoning – Consideration of Purchase of 57 Bassett Street and 24 Shortell Drive**
- 3. CMED v. City of Ansonia**
- 4. Bristol Resources Recovery v. City of Ansonia**
- 5. Holly House v. City of Ansonia**
- 6. Due Diligence Agreement re: Potential Sale of ATP/Palmer Buildings**

**The Mayor, Corporation Counsel, Economic Development Director, (and resident Mary Ann Swiatek for Item #2) were invited to remain in the Chambers; SECONDED by Alderman Edo. A voice vote was taken and the MOTION PASSED 12-0.**

### ***Return to Regular Session***

**At approximately 8:55 p.m., Alderman Kaslitis MOVED to return to Regular Session; SECONDED by Alderman Cassetti. A voice vote was taken and the MOTION PASSED 12-0.**

### ***Items from Executive Session***

- 1. Transfer of Property; Fountain Lake Access Road**

**Alderman Vaccaro MOVED to authorize the Mayor to enter into an agreement to transfer the access road as reflected in deed for the amount of one dollar; SECONDED by Alderman Jeanette. A voice vote was taken and the MOTION PASSED 12-0.**

- 2. 8-24 Referral – Purchase of 57 Bassett and 24 Shortell Drive**

**Alderman Blackwell MOVED to decline the proposal presented in Executive Session and give authorization to Corporation Counsel to do so in regard to 57 Bassett Street; SECONDED by Alderman Kaslitis. A voice vote was taken and the MOTION PASSED 12-0.**

- 3. CMED v. City of Ansonia**

**Alderman Vaccaro MOVED to authorize Corporation Counsel to proceed as discussed in Executive Session; SECONDED by Alderman Edo. A voice vote was taken and the MOTION PASSED 12-0.**

**4. Bristol Resources Recovery v. City of Ansonia**

**Alderman Henri MOVED to authorize Corporation Counsel to proceed as discussed in Executive Session; SECONDED by Alderman Edo. A voice vote was taken and the MOTION PASSED 12-0.**

**5. Due Dilligence Agreement – Potential Sale of ATP and Palmer Buildings**

**Alderman Vaccaro MOVED to approve the due dilligence agreement as discussed in Executive Session for the potential sale of the ATP and Palmer buildings; SECONDED by Alderman DeLibero. A voice vote was taken and the MOTION PASSED 12-0.**

**Alderman Henri MOVED to honor Alderman Adamowski by giving him his Aldermanic name plate; SECONDED by Alderman Vaccaro. A voice vote was taken and the MOTION PASSED 12-0.**

***Adjournment***

**Alderman Cassetti MOVED to adjourn; SECONDED by Alderman Jeanette. A voice vote was taken and the MOTION PASSED 12-0.**

The meeting adjourned at approximately 8:58 p.m.

Respectfully submitted,

Patricia M. Bruder, Secretary  
Ansonia Board of Aldermen