



**Ansonia Board of Aldermen
Regular Meeting Minutes**

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November 10, 2015

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 – absent
Joan Radin, R5 – present
Matthew Edo, R6 – present
Patrick Henri, R6 – absent
David Blackwell, Jr., R7 – absent
Frank DeLibero, R7 – present

President Tripp declared a quorum of 9 present, 5 absent.

Consideration of Previous Minutes

Alderman Edo MOVED to accept the minutes of the Regular Meeting of October 13, 2015; SECONDED by Alderman Radin. A voice vote was taken and the MOTION PASSED 9-0.

Public Session

Michael Egan, 103 Benz Street

I would like to congratulate all of you that have been reelected and also those that are elected for the first time. Congratulations.

You have a big task in front of you. Number one is probably Economic Development. The tax decreases that were received are appreciated. The four percent increase in one area was unreasonable. The Education Department seems to be out of control. They should be pursuing state and federal funds for the programs that are mandated by the state and federal government. I understand there's other education departments in the state that are taking the state to court over that. Why not the Ansonia Education Department? I don't understand. I understand that the state and the federal money when it comes, it has to be spent

as its directed, but when the city provides the funds, taxpayers' money, it can go anyplace. Therefore, the fat is never cut. It's always the things that are going to hurt the kids. I recently read that the Ansonia Education Department is returning some of the money to the state, as it was not spent. The children of Ansonia deserve more, a better education. As a taxpayer I feel we also deserve a break. Thank you.

Mary Ann Swiatek

This is regarding the Shortell Drive property. I didn't see an agenda so I just wondered, I haven't received any disposition based on your other meeting.

Corporation Counsel Marini stated, this Board is going to have to make a disposition but I believe we're going to wait until the new board comes in next month. This is the last meeting of the outgoing board.

John Izzo, 12 Shortell Drive

This is the first I'm hearing about anything to do with Shortell Drive. I've lived on Shortell Drive for 25 years. If it has anything at all to do with developing the land at the end of the cul-de-sac, the neighbors and I would be opposed to that. We opposed that some 10 years ago when the applicant went before Planning & Zoning and Wetlands. So I'm not sure where that's going but anything this board decides on Shortell Drive, we would appreciate being advised, the residents. I don't know if they want to buy it as open space or what, but we would appreciate some advance notice. It's the first I'm hearing of it.

President Tripp stated, if you'd like to look at the minutes from the previous two meetings, I believe the lady discussed the topic – preservation and means to preserve property – I invite you to research the minutes of the last two meetings.

Edward Musante, 21 Castle Lane

Doug Novak did an excellent job with the roads and everything and tree trimming and everything.

With a contractor coming in and applying for a permit, if he owes taxes, are they able to let him do that if he owes taxes? A contractor coming into Planning & Zoning and he owes taxes.

Corporation Counsel Marini replied, by ordinance a contractor who owes taxes cannot pull permits.

Ed Teodosio, 23 Hawley Drive

I go up and down the highway all the time, during school, and I know the kids are supposed to be taking buses, but there are always kids and people walking. We need some sidewalks along Platt Street hill and up toward the high school.

Mayor Cassetti replied, I'll take care of that. I'm going to address that tonight. The City is in for a big surprise.

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

Public Official Session

Mayor David Cassetti

First, I would like to thank the residents of Ansonia for the support they have given me, and all the members of my team. I take that vote very seriously. I consider myself very fortunate to have an additional two years to continue making Ansonia better, and that is exactly what I am going to do.

I also want to take this opportunity to say thank you to those who proudly served with me in this past term and whose service will end in December. Alderman Ed Adamowski, Alderman Anthony Delucia, and our Town and City Clerk, Beth Lynch. Thank you for your service to Ansonia. [Applause rang throughout the forum]

I also want to take a moment to recognize our proud men and women who served and currently serve our country in the Armed Forces, and especially those who gave their lives fighting for this great country. Tomorrow at 11 a.m. we will have a ceremony to commemorate our Veterans in Veterans' Park. I hope you will all join us.

There is a lot of work to be done, and I want to make sure I continue my efforts to lower taxes and promote Economic Development. Those efforts are already under way. I want to announce tonight that our undesignated fund balance since June 30, 2013 will increase by approximately \$6 million. We have a healthy surplus in large part due to sound fiscal policies. You will hear more about that from our Comptroller, Bill Nimons, later in the meeting.

Our new transfer station on North Division Street is beginning. The new transfer station will provide easier access for our residents and recycling will be done more efficiently. This will result in a cost savings for our taxpayers. That project is due to be completed late spring - early summer 2016. You will hear more about that from our Economic Development Director Sheila O'Malley.

Webster Hose Fire Station bid opening will be November 23rd. In the meantime, Public Works has worked with the engineer to secure the floor so the firehouse can remain open prior to the reconstruction.

We saw another portion of Ansonia Copper & Brass demolished with the smaller smoke stacks taken down two weeks ago, with more to come.

City Hall is changing over to LED lighting, as you can see in here tonight, which will be more energy efficient and create an energy savings. Thank you to all who have been inconvenienced by the work being done. I appreciate your patience with this.

At the City of Ansonia's request, EPA, through the Naugatuck Valley Council of Governments, will be giving a \$300,000 revolving loan to the owner of Road Ready for the remaining clean up of the Healey Ford site. That will complete the final phase and will make the property move-in ready.

I am pleased to announce that the City of Ansonia anticipates receiving a grant for \$878,800 for the construction of 3,800 lineal feet of ADA-compliant sidewalks for the Prindle Avenue and Route 243. You will hear more about the grant from our Economic Development Director Sheila O'Malley. I am excited about what the future holds for Ansonia and its residents.

Thank you and good evening. [Applause rang throughout the forum]

Corporation Counsel John Marini

The City is about to enter into Phase II of our aggressive approach to blight and health and safety hazards with respect to residential apartments in the City. We talked a little bit about changes with approaching illegal apartments in the past, but pretty soon there's going to be some big happenings in our land use department, bulking up that department and really getting ready to take on blight and illegal apartments in a major way. We anticipate more announcements on this next month.

The personnel policy is still being tied together. We're going to move that to be considered next month when we have the full, new board coming.

We have some matters in Executive Session tonight on both the ATP and Palmer Buildings sale and the agreement that we have with developers there, and also some talk about the CMED lawsuit.

Economic Development Director Sheila O'Malley

As the Mayor mentioned, the transfer station, new construction is under way. Doug may want to give an update later. I have the bids that we received for the transfer station and I am asking this Board to approve the low bidder, Associated Construction. The bid was for \$995,745.10. They were the low bidder with the base bid and the alternate. [See MOTION on page 8]

Mayor mentioned the grant, which we are hoping to receive, and we heard some positive news today that there is a good probability we are getting that grant for Prindle Avenue. The City will be responsible for the engineering costs, which is 20 percent of the projected cost. I will be going to the Board of Apportionment and Taxation to get the design underway so that we're shovel-ready and we have a greater chance of success being shovel-ready.

We're going to talk to you about ATP and Palmer. Demolition for Ansonia Copper & Brass should be starting a second phase but they are still doing environmental testing on the Rod and Wire Mill building.

Comptroller Bill Nimons

As the Mayor has indicated, I'm pleased to announce tonight, it's unofficial but in two week's we'll have the audit, but we will have a budget surplus this year of over \$4 million and that will actually increase our fund balance so that we can continue making progress. [Applause rang throughout the forum]

Every department has contributed to the surplus; every department has given back. Unfortunately I'm going to ask them to give back again next year. Budgets are expected December 18th but we have to continue the progress where we're going. Right now our fund balance is at 22 percent, and that is excluding the \$2 million I've already accounted for that we've used in this year's budget out of the fund balance. So we put the \$2 million back in, we're at 25 percent as of the 15th of June 30th this year.

Most of the increases in what we'll call the surplus was because we've actually bid out a lot of things. We bid out all the insurances, we changed insurance carriers, and every department has been under tight scrutiny of purchase orders, watching them when they were coming in. This year, May and June, all of the purchase orders had to go through my office so I scrutinized some of them, I pulled some of them, I said "this is not essential" and if it wasn't essential it never got approved.

We actually moved some expenses that they would have normally paid in the prior year into the current year, which is the proper way to do it. That is the way we're going forward. Just our insurance line item alone, thanks to the Police Department, we probably have \$1 million in savings. Workers Comp came in \$600,000 to \$700,000

less than what was budgeted. We're hoping that we're going continue to move forward with our aggressive safety committee meetings.

I will accommodate and be available for any Alderman that wants to discuss the budget or the numbers going forward.

Mr. Egan, I just want to let you know that we did not send any money back to the state. It's in the surplus. Thank you.

We are going for a bond rating increase. We're going to be issuing a permanent bond probably in February or March. We are trying to get our AA2 bond rating up to at least AA or higher. That will start pretty quickly.

Chief Kevin Hale – Ansonia Police Department

I'm going to follow all of that good news by talking about Winter Parking. Winter parking rules are in effect from December 1 through March 31. The rules will be posted on the City website, updated this week, and there should be something in the media. Parking is on the odd side this year; stay on the odd side the entire time. There are certain streets that have particular rules, one-way streets, those exceptions are all listed in the rules.

The only other thing I would ask, when you're out and about talking to people in your Wards and throughout the City, if they are hearing things and seeing things, as we said at the Block Watch, nobody knows the neighborhood better than the people that live there - if you see something out of place, if you see something, say something. This is a team effort. We don't operate in a vacuum; we need that information. We would appreciate you passing that on. If they're reluctant, then you call me, call us and let us know, let us determine whether the information is important or worth looking into.

Alderman Radin stated, the call that we made to you a couple weeks ago about the outdated \$10 Charger cards that being sold. The young men came back and we did call the police and we gave a report. Last Friday another one came in with cards. Maybe we can get out to the people of Ansonia that there are young men going around saying they are on the Ansonia Football Team and they are selling those outdated discount cards for \$10, but they were from September 2014 to September 2015. They are expired. It leaves a bad taste in people's mouths.

Public Works Director Doug Novak

I have some good news. The City has been very aggressive on our energy conservation here in Ansonia. As the Mayor mentioned earlier, you can see it's a lot brighter in here and we're not spending a lot of money. We have new LED lights that are going through the building. Within the last month with all of our energy

incentives that we've been involved in, the City was awarded from the Clean Energy Community Program through UI and CL&P, we are a Silver-Level Community. This means that we are very progressive in our advancements with clean energy and energy conservation. With that, we are pursuing with our vendor and engineering firm to re-lamp the parking lot on East Main Street with LED lights. It probably will cost us about \$3,500. Over a 10-year period it will save about \$14,000. It will brighten that parking lot up. This time of the lot is very dark and dingy, and people are hesitant to go there by themselves. That is a big plus for the City.

The Kiely Lane project is moving along very well. We have to thank the State of Connecticut Department of Administrative Services for the work being done behind the homes on Kiely Lane that the homeowners have been waiting for 40 years to get done. If anybody has the chance to take a ride over there and look at the improvements the State has made, you'll be amazed to see what has been going on over there. The residents are very happy with what the State has accomplished.

In regard to the Prindle Avenue sidewalks, hopefully we'll save some money. I spoke to Sheila today. When I wore my old hat at Department of Transportation and I approved that project for the high school, the sidewalks were included in that project, but the City fell on hard times and couldn't afford to put the sidewalks in at the time. The plans should have approvals for all of the sidewalks. Hopefully we won't have to go back out to an engineering firm. We can go back to the original people and ask them for a plan, because that plan is ours. We will pursue that and see what we can do.

The Transfer Station is moving along. They are digging for the foundations. We have some issues with the backfill on the tear down of the transfer station. We resolved that issue and they should be forming the foundations for the scale house and the push wall in the next week or so.

The Route 8 ramp project is ongoing. One thing good for the neighbors on the Westfield Avenue portion of that project, there was a drainage ditch that the Department of Transportation did not have on the construction plan. Department of Transportation Maintenance had made comments that the ditch was there, and they just let it go. So we met with Department of Transportation and the good news is that the drainage ditch that runs from Jackson Street down to Tidmarsh's will be cleaned after 35-40 years by Department of Transportation, lessening the chance of those houses getting flooded in a heavier rain event.

I spoke to our vendor for the wall at the Little League field today. We should be receiving delivery, if all goes well, on the wall next week. We will be talking to our contractor to get that wall installed.

Road paving is moving along and everybody noticed. We've paved Beaver, Ford, and Smith Street. We have a couple little projects left to do and we'll get them wrapped up before the snow flies.

We are getting ready for winter. All of my equipment is probably about 85 percent ready. The Mechanics will be coming in next Saturday and the following Saturday, we have a couple big items that we have to get ready for winter. By December 1st we should be all set to go. Thank you.

Alderman Jeanette stated, that island on the corner of Elm and Main where it goes into Division - that is City property, correct? A lot of people put signs in there and it's really taking away the beauty of that little island. How did they get permission to put in those signs? I see signs there sometimes, then I see they're gone, and then I see another bunch of signs from all crazy businesses, even out-of-town businesses.

Mr. Novak stated, I come in that way every morning and I see the signs. As soon as I get in, I let my foremen know to please go out there and remove any signs they see on any City property. I think that island is State property, but the City can put the welcome sign and the shrubbery there. We do maintain it.

Alderman Vaccaro MOVED to award the low bid for the Transfer Station to Associated Construction in the amount of \$995,745.10; SECONDED by Alderman Edo. A voice vote was taken and the MOTION PASSED 9-0.

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 9-0.

ARMS Committee – Alderman Joan Radin

Alderman Radin stated, their meeting was the second of the month. I know they had over 300 trips out. They have a new thing that they put into one of the ambulances, it's an automatic trailer type thing, or rail type thing, that has a lift on the end of it that they put the stretcher on to lift patients over 350 pounds without the ambulance people having to put any pressure on it. It also holds the stretcher in place so that if they have to turn a corner it doesn't tip over. They found that when they've had problems where the stretcher has tipped over on them that they've broken the ankles of the people that are working on the ambulance. It's a beautiful thing. They got called up to Trumbull because they had a gentleman that was 400 and some-odd pounds and they had no way to be able to lift him. If anybody gets a chance...

Mayor Cassetti stated, I saw it and I got on the stretcher and they lifted me in. It was \$12,000.

Alderman Edo asked, has Jared spoken about his capital expenditure items as far as going for a new ambulance?

Alderman Radin stated, we've been begging for a new ambulance for a year or so.

Mr. Nimons stated, the capital plan is in and will be going to the taxpayers on March 15th.

Fire Committee - Alderman Joseph Jeanette

For the month of October, MVA Assists 19, Smoke/Odor investigations 7, Vehicle fires 1, Structure fires 2, Natural/Propane Gas leaks 4, Fuel spill 4, False alarms 16, Mutual aid 1, Electrical hazard 3, Hazmat incidents 1, Public service good intent 4. A total of 62 calls.

Ansonia Housing Committee – Alderman Joan Radin

They're doing a great job over there. Troy is doing a wonderful job. Emmett O'Brien's culinary department does a buffet for the seniors at the Ortolli Center. Their first one is going to be before Thanksgiving and will be held at Emmett O'Brien's new cafeteria and dining area. They're going to have buses bringing the people from there over to the Emmett O'Brien. Then at Christmas they're going to have the buffet over at the Ortolli Center. They are doing an absolutely marvelous job.

Alderman Stowe asked, Mr. Mayor, we were talking about the windows over there.

Mayor Cassetti stated, I'm talking with the Housing Authority about it.

Alderman Stowe stated, I had a couple of women during the election that were upset because some of the windows weren't replaced and they were scheduled, Joan.

Alderman Radin stated, they started that schedule. At the last meeting they told us they were starting certain sections and were replacing all the windows. I don't know which buildings they started in but they have started.

Municipal Reports, Board of Apportionment & Taxation Recommendations and Comptroller Approvals (Late)

Alderman Vaccaro MOVED to accept the late Municipal Budget Report and add it to the agenda; SECONDED by Alderman Jeanette. A voice vote was taken and the MOTION PASSED 9-0.

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 9-0.

Tax Collector Report and Request for Refunds

Alderman Kaslaitis MOVED to accept the report of the Tax Collector and pay the refunds in the amount of \$6,338.59 if found to be correct; SECONDED by Alderman DeLibero. A voice vote was taken and the MOTION PASSED 9-0.

Accidents and Claims

10-15-873 Daniel D. Skuret III Re: Wallace Daniels

Alderman DeLibero MOVED to refer the claim to Corporation Counsel; SECONDED by Alderman Edo. A voice vote was taken and the MOTION PASSED 9-0.

Communications

Communication #1

From: Registrar's Office – Thomas Maffeo and Nancy Valentine
Re: Polling Locations

Alderman Vaccaro MOVED to change the polling locations for the 1st Ward and the 2nd Ward to the Ansonia Armory at 5 State Street; SECONDED by Alderman Stowe.

Alderman Vaccaro stated, the Armory is a very suitable location.

A voice vote was taken and the MOTION PASSED 9-0.

Resignations

None presented.

Appointments

None presented.

Resolutions

None presented.

Ordinances

None presented.

New Business

Alderman Radin stated, at last month's meeting I was confused because we kept moving the communications to the resolutions section of the agenda. I would like to recommend that we all get a copy or an idea of what Robert's Rules are. We are supposed to follow Robert's Rules of Order, which requires an agenda. The agenda is how you're supposed to have your meeting. What has happened, I don't believe you should take the communications and say, "we won't talk about this now, we'll talk about it later." In my estimation the communications are what we need to talk about. We need to discuss them. In the resolutions we're giving the Mayor or whoever the authority to do it. The only way I feel we can do it is by knowing what the communication says. I don't like the switching. I was very confused last month. I do believe we should follow the agenda.

President Tripp stated, we do cover the communications, but I might have also noted that many communications had a correlating resolution, which I wanted to make sure everybody was aware of.

Alderman Radin stated, but you don't move the communication to the resolution or the resolution to the communication. You do the communication first, and discuss it, and then after you're done with all the communications then you talk about the resolutions and we vote on them. That is my feeling on it. I think it's easier to do it that way. It's less confusing. It will take us a little longer but maybe we need to do that.

Alderman Vaccaro stated, we usually accept all of the communications and place them on file. Then if they are corresponding with the resolution, we vote on it as a resolution.

Alderman Radin stated, but we need to talk about it...

Alderman Edo stated, it would become redundant, we would be discussing the same topic twice.

Alderman Radin stated no, you are making the vote on the resolution for the communication. The communication is the description of what you're talking about. The resolution is what you're allowing the person to do for that communication.

Alderman Edo stated, but before we vote on the resolution we discuss it. That is the same thing as the communication.

Alderman Radin stated, but it should be done according to Robert's Rules. If we're going to follow Robert's Rules, why don't we do it? Maybe I'm wrong; that's the way I've done it at all my meetings.

Alderman Stowe asked Corporation Counsel Marini to explain.

Corporation Counsel Marini explained, I think we're talking about just a clear way of talking about a resolution and the correspondence that relates to it. In years past, we've always addressed the correspondence first and I believe under previous presidents they had always tried to make sure there is no redundancy. Oftentimes they kind of cut the conversation a little short when talking about the correspondence, after the correspondence is read, and saved the debate for the resolution. It's really the Board's pleasure when it talks about things; that's really not the scope of Robert's Rules. Robert's Rules is just trying to make sure it's an orderly discussion and everyone has their turn.

Alderman Radin stated, it wasn't an orderly discussion because I, and maybe everybody else could, but I couldn't understand which resolutions went with which ones because they were switched around. If I'm wrong, fine...

Corporation Counsel Marini stated, I would propose, because I sometimes get frustrated with the way the agenda is laid out because a lot of things come in at different times, and most of the things come in at the very last possible moment. Because of that, communication #1 relates to resolution #5, and that could be confusing. So, we can work with the Clerk's Office and develop a system where a correspondence relates to a resolution, we can note that on the agenda. That way it's very clear for anyone looking at it that correspondence #1 relates to resolution 1-A. That way it's very clear. How I would handle the agenda is the correspondence should be read, and the actual debate should take place under the resolution. You want to debate the resolution, not the correspondence. You want to understand the correspondence and hear the correspondence.

Old Business

None presented.

Alderman Edo MOVED to add the following item to the Executive Session:

Ansonia v. Lampronikos

SECONDED by Alderman Jeanette.

Corporation Counsel Marini noted, this is a remediation lien relating to a property that was fined under our Blight Ordinance. It was actually a driveway. Remediation work was done under the Clean and Lien Program, a lien for the repair work was put on the property. We are asking tonight to hear from the resident on that issue.

A voice vote was taken and the MOTION PASSED 9-0.

Executive Session

At approximately 7:43 p.m., Alderman DeLibero MOVED to enter Executive Session to discuss the following:

- 1. City of Ansonia, Due Diligence Agreement Re: ATP Palmer Building**
- 2. CMED v. City of Ansonia**
- 3. Ansonia v. Lampronikos**

The Mayor, Corporation Counsel, Economic Development Director and Mr. Lampronikos were invited to remain in the Chambers; SECONDED by Alderman Kaslatis. A voice vote was taken and the MOTION PASSED 9-0.

Return to Regular Session

At approximately 7:55 p.m., Alderman DeLibero MOVED to return to Regular Session; SECONDED by Alderman Edo. A voice vote was taken and the MOTION PASSED 9-0.

Items from Executive Session

- 1. ATP / Palmer Buildings**

Alderman Vaccaro MOVED extend the Due Diligence Agreement by sixty (60) days; SECONDED by Alderman Jeanette. A voice vote was taken and the MOTION PASSED 9-0.

- 2. CMED v. City of Ansonia**

Alderman Stowe MOVED that the City of Ansonia release \$8,220 to CMED; SECONDED by Alderman DeLibero. A voice vote was taken and the MOTION PASSED 9-0.

Corporation Counsel Marini stated, we had one other issue come up, a request to put on Executive Session tonight. The matter of a blight lien on the property at 93 Jewett Street.

Alderman Edo MOVED to add the following item to the agenda:

Blight Lien – 93 Jewett Street

SECONDED by Alderman Stowe. A voice vote was taken and the MOTION PASSED 9-0.

Attorney Sensale stated, I am an attorney for Wells Fargo bank. We took title to this property at the end of February, 2015. There was a blight lien filed against in in

January, 2015 but we had no notice of it. The blight notice went only to the property owners and not to Wells Fargo bank.

I was able to get 346 pages from my client of inspection reports that they did on this property from 2013 forward. They were not negligent in any way, in fact they can't get into it until the property to do any remediation until the property owners have actually abandoned the premises. That didn't happen, and it's verified by these reports, until sometime around the beginning of March.

At that time, they went to property, they winterized it, they started doing interior repairs, they boarded up windows that needed to be boarded up. In the spring they were out there every other week or so cutting the grass. In this report I have pictures on every date that they were there both before and after the remediation.

I want to stress the point that my client really did try to do what needed to be done in spite of the fact that they didn't even know that there was a blight lien on the property. As good citizens they wanted to get out there and make sure the property was clean and tidy, including mowing the lawn, picking up debris, cutting shrubbery etc.

They are willing to offer \$7,500 to settle the blight lien. I think it's about fair considering that it went on in January, they couldn't do anything until the beginning of March anyway, and starting on March 17th they were in there cleaning up the property.

Alderman Vaccaro asked, what is the total lien?

Attorney Sensale replied, the total lien, it runs at \$100 a day.

Alderman Vaccaro asked, who owns the property?

Attorney Sensale replied, Wells Fargo Bank. Previously the owners were Terrence Bures and Lillian Martinez. I don't know where they are now; they vacated the premises. The owners of the property never did anything. If you look at these inspection reports that my client was doing, right up until January the property was in good condition. It wasn't until after they moved out that they really destroyed it, at the end of February. Apparently there must have been trash and debris in the yard, stove, car battery, both sides of driveway lined with trash. They might have been in the process of moving out at that point. It wasn't until after they actually moved out of the house that my client was able to get in there and start cleaning it up.

Corporation Counsel Marini stated, the lien would be \$100 a day from January of 2015 until now.

Attorney Sensale stated, I just want to point out to you that even on the lien it says that if you have questions regarding the citation, or would like a reinspection, please call, and it gives the number. But Wells Fargo Bank never got this. So not only didn't they know there was a blight lien, but after they cleaned it up, because they didn't know about this, they didn't even have an opportunity to call and say, "can you come out and look at the property."

Alderman Jeanette asked, does the City have record that they sent it to them?

Attorney Sensale replied, I'm guessing that they don't because I hear at a lot of these hearings, as well as in court cases, and the old Corporation Counsel apparently was not familiar with the Connecticut Statute that requires that all lenders be notified of blight liens. I've had occasion to be in the Milford Court a couple of times where they've named the City of Ansonia and the court would not allow the blight lien to stand because there was no record that any of my clients, not only Wells Fargo Bank, were ever served with notices.

Alderman Stowe stated, the lien is approximately \$20,000. It is clean now? It's been kept up and the bank still owns it?

Attorney Sensale replied, yes, and there is documentation that it's been clean since March, 2015.

Executive Session

At approximately 8:33 p.m. Alderman Vaccaro MOVED to enter Executive Session to discuss the Blight Lien at 93 Jewett Street and invited Mayor Casseti, Corporation Counsel Marini and Economic Development Director O'Malley to remain in the Chambers; SECONDED by Alderman Stowe. A voice vote was taken and the MOTION PASSED 9-0.

Return to Regular Session

At approximately 8:37 p.m. Alderman Kaslatis MOVED to return to Regular Session; SECONDED by Alderman Edo. A voice vote was taken and the MOTION PASSED 9-0.

Alderman Vaccaro MOVED that the City of Ansonia accept the offer of \$7,500 in settlement of the blight lien on 93 Jewett Street; SECONDED by Alderman Edo. A voice vote was taken and the MOTION PASSED 9-0.

Adjournment

Alderman DeLibero MOVED to adjourn; SECONDED by Alderman Edo. A voice vote was taken and the MOTION PASSED 9-0.

The meeting adjourned at approximately 8:40 p.m.

Respectfully submitted,

Patricia M. Bruder, Secretary
Ansonia Board of Aldermen