

**BOARD OF ALDERMEN
REGULAR MEETING
APRIL 3, 2017**

The Board of Aldermen of the City of Milford held their Regular Meeting on Monday, April 3, 2017 in the aldermanic chambers of City Hall. Chairman P. Vetro called the meeting to order at 7:33 p.m. Chairman Vetro asked those present to join in saluting our flag and reciting the Pledge of Allegiance.

1. Roll Call

Board Members Present

E. Beatty
B. Bevan
B. Bier
M. Casey
D. German
A. Giannattasio
J. Golden
J. Grant
M. Hardiman
S. Shaw
F. Smith
N. Veccharelli
P. Vetro
R. Vitali

Also Present

Mayor Benjamin G. Blake
Jonathan D. Berchem, City Attorney
P. Erodicti, Finance Director
J. Rohrig, City Clerk
S. Fournier, Mayor's Admin. Asst.

Excused

B. Anderson

2. Public Statements

Public statements are limited to the legislative function of the Board of Aldermen. He stated only residents; taxpayers or electors may address the Board. The time limit granted to each speaker shall be three (3) minutes. He asked each speaker to adhere to the three-minute limit.

None.

3. Consideration of the Minutes of the Regular Meeting of the Board of Aldermen held on March 6, 2017 Regular Meeting.

Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the minutes of the Regular Meeting held on March 6, 2017. Motion carried unanimously.

4. Consideration of the Minutes of the Special Meeting.

None.

5. Chairman's Report and Communications.

Chairman Vetro thanked the aldermen who marched in the Saint Patrick's Day parade.

6. Mayor's Report and Recommendations:

Mayor Blake asked the Board for its consideration and action on items 8a-8i. He stated he would be happy to answer questions as they come up. He also pointed out there were some members from the Parent Leadership Training Institute observing tonight. He commented on the program and welcomed the group.

7. Unfinished Business

None.

8. New Business (from Mayor's Report Items 8a-8i)

8a. Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the request for Assumption of Risk and Waiver of Claims Agreement, Firefighter Training. Motion carried unanimously.

8b. Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the request, pursuant to CGS §8-24, (i) to authorize the Connecticut Green Bank, its affiliates, designees and/or assignees to site, own, operate and maintain a solar array at Joseph A. Foran High School, Jonathan Law High School, East Shore Middle School and Mathewson Elementary School, (ii) to authorize the Board of Education to take all steps necessary to effectuate the installation and operation of such solar arrays, including, without limitation, granting access licenses for each of the schools and signing all documents, and (iii) to authorize the Mayor, or his designee, to take all steps necessary on behalf of the City to assist the Board of Education to effectuate the installation and operation of such solar arrays, including signing all documents.

Ald. Vitali asked the definition of an "array," how many panels were considered for an array.

Mayor Blake stated there was a distinguished group available tonight to address questions from the Board. Mayor Blake explained since the city owns the buildings, the city must enter into agreement as listed in the aldermanic packet. He noted solar panels were put up on the city library and at the wastewater plant.

Attorney Studer stated one of the reasons for doing this project is the significant reduction in cost and the reduction in the carbon footprint which benefits the environment. He stated an "array" is a series of panels linked together.

Ald. Vitali asked if they are they all panels.

Attorney Studer stated the totality of the panels creates an array.

Ald. Vitali asked how these particular schools were selected.

Attorney Studer stated these particular schools met the criteria.

Mayor Blake added the roof has to be less than 5 years old and also the size of the roof is taken into consideration. He stated this project is for the schools with the larger roofs.

Ald. Vitali asked about the percentage of savings in electricity.

Attorney Studer deferred to Mr. Wahab

Mr. Wahab stated anywhere from 60-65% of the bill would be offset. Those schools selected were the top users of electricity.

Ald. Shaw asked about upfront costs.

Mr. Wahab stated there are no costs upfront.

Ald. Golden asked about battery pickup.

Mr. Wahab stated this is strictly solar.

Ald. Golden asked where the inverters would be in terms of the system.

Mr. Wahab stated they are all on the roof.

Mr. Lewis stated all of the inverters would be on the roof.

Ald. Bevan commented the city is essentially getting this for free, and asked who is making the money.

Attorney Studer explained there would be a net savings in energy costs to the Board of Education.

Ald. Bevan asked why the company would do a project where it appears no one is putting money into the project.

Mr. Wahab explained the formula and how the savings is arrived at.

Ald. Giannattasio asked about the necessity of repairs if a panel or something beneath the panel needs to be repaired.

Mr. Wahab explained in accordance with the contract the city has the right to remove a panel for any type of repairs and there is no cost.

Ald. Giannattasio asked about the integrity of the roof after the panels are inspected.

Mr. Wahab explained initially a structural analysis is done before the work is performed. He stated there should be no effect to the roof.

Chairman Vetro asked about a shut down, if there is a fire response.

Mr. Lewis explained the rapid shut down that is put in place. He also explained there is a walkway in place for the firefighters.

Chairman Vetro asked the procedure if one of the schools slated for this project were closed in the next 10 years.

Attorney Studer stated that is something that is not contemplated, but there is a provision in place.

Ald. Golden asked about damage done by students to a panel.

Mr. Wahab stated since they own it, they would be responsible for any repairs.

Ald. Bier stated what he was hearing was there are zero costs for the installation, a savings of roughly 50% of costs and there is a 20 year warranty.

Attorney Studer responded yes.

Ald. German asked if they could provide the savings in dollar amounts.

Mr. Wahab stated the savings are significant to say the least.

Ald. German asked about an annual base.

Mr. Wahab stated it would only be a guesstimate, so he could respond on the conservative side and say \$65,000-\$125,000.

Mr. Lewis explained the installation of the panels is a non-penetrating system.

Ald. Veccharelli asked if the panels are cleaned periodically to be most effective.

Mr. Wahab explained the Operation and Maintenance Contract which is theirs and the deep cleaning of the panels.

Mr. Lewis explained the panels sit in a tray system in the array.

Jim Whittaker, Energy Director for the Board of Education explained what they do at each of the 14 schools.

Motion carried unanimously.

8c. Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the request for Resolution Re: Cooperative Bidding and purchasing.

Ald. Casey asked if this Resolution would allow for discretionary, competitive bidding and the process.

Mayor Blake explained it allows the city to tag onto other competitive bidding around the State and provides the connectivity of information through the internet, etc. He explained anything over \$25,000 would have to go out to bid.

Ald. Casey asked about the competitive bidding process.

Mayor Blake stated it simply is an extra tool in the toolkit.

Motion carried unanimously.

8d. Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the request authorizing the acceptance of FY 2014 Flood Mitigation Assistance Grant Agreement #EMB-2015-FM-E002 in the amount of \$113,620.19 for the elevation of the residential structure located at 17 Silver Street and to authorize the Mayor, Finance Director, Director of Community Development and City Attorney to take all steps necessary, including signing all documents, to effectuate said grant.

Ald. Bevan asked if the grantee is the homeowner.

Mayor Blake stated the city is the grantee and the homeowner grantor.

Julie Nash, Community Development Director was present. She stated the city is only administering the grant.

Ald. Shaw asked how many are still outstanding.

Ms. Nash stated there are approximately 12.

Motion carried unanimously.

8e. Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the request authorizing the acceptance of FY 2014 Flood Mitigation Assistance Grant Agreement #EMB-2015-FM-E002 in the amount of \$105,500 for the elevation of the residential structure located at 34 Deerfield Avenue and to authorize the Mayor, Finance Director, Director of Community Development and City Attorney to take all steps necessary, including signing all documents, to effectuate said grant. Motion carried unanimously.

8f. Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the request authorizing the acceptance of FY 2014 Flood Mitigation Assistance Grant Agreement #EMB-2015-FM-E002 in the amount of \$202,610.00 for the elevation of the residential structure located at 3 Lawrence Court

and to authorize the Mayor, Finance Director, Director Community Development and City Attorney to take all steps necessary, including signing all documents, to effectuate said grant.

Ald. Giannattasio commented this amount is significantly more than the previous two.

Ms. Nash explained it depends on the size and age of the house.

Ald. Vitali asked if all the buildings are raised to the same height.

Ms. Nash stated it varies and explained it is based on the original elevation.

Ald. Vitali asked if there was a specific height.

Ms. Nash stated the areas all have different flood elevations, therefore the height can vary.

Motion carried unanimously.

8g. Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the request for Memorandum of Understanding between the City of Milford and the Milford Transit District for Commuter Parking at 145 High Street, O Railroad Avenue (54/322/2B) and 0 River Street (54/322/4A).

Ald. German asked how many spaces were in that parking lot.

Mayor Blake stated there are approximately 120. He recognized the public works director who was present.

Director Saley stated the number of spaces is slightly lower, with approximately 110.

Mayor Blake added what the Board was being asked to consider was the rear parcel.

Ald. German asked about the fee for residents in the amounts of \$350.00 and \$375.00.

Mayor Blake stated this is the relationship they have with the transit district. He stated there is an extensive wait list, which includes both residents and non-residents. He went on to explain the relationship with Milford Transit and what they would be taking on.

Ald. German stated for clarification for spaces that would be limited to Milford residents.

Mayor Blake stated the existing customers would remain, however those on the Milford Transit list who are new would have to be Milford residents.

Ald. Bier asked if documentation would be required for proof of residence.

Henry Jadach, Transit District Director was present. He stated the permits require a car registration be provided. He stated there are approximately 15 people who are grandfathered.

Ald. Giannattasio asked if a parking attendant would be on site.

Mr. Jadach stated a sticker would be required, however after a grace period; those vehicles illegally parked would be towed.

Ald. Vitali asked about the "tod"

Mr. Jadach stated that is being addressed. He explained all those who were sold permits have been told the parking is temporary. He stated it is somewhat complicated at this point, but it all varies on what happens with the parcel.

Ald. Vitali suggested the idea of kiosks.

Motion carried unanimously.

Chairman stated he would entertain a motion to re-order the agenda and bring forward item 12a-1

Ald. Veccharelli and Ald. Golden made and seconded a motion to re-order the agenda and bring forward item 12a-1. Motion carried unanimously.

Ald. Smith reported the Ordinance Committee met earlier in the evening to consider one Ordinance. He stated the grant would reimburse the city 100%, with the exception of the design portion which this Board already voted on last year. He added this Ordinance was forwarded to this Board with a favorable recommendation from the Ordinance Committee.

Ald. Smith and Ald. Veccharelli made and seconded a motion to approve An Ordinance Appropriating \$3,300,000 for the Gulf Street Road Construction Project and Authorizing the Issuance of \$3,300,000 Bond of the City to Meet Said Appropriation and Pending the Issuance Thereof the Making of Temporary Borrowings For Such Purpose.

Ald. Giannattasio asked about the design that was already voted on and if that was reimbursable.

Mayor Blake stated the design was not reimbursable even though it did come from a State grant.

Motion carried unanimously.

8h. Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the request for Resolution Re: Cash Advance for Gulf Street Road construction Grant Funded Project. Motion carried unanimously.

8i. Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the request pursuant to CGS §8-24 for acquisition of easements for installation of sidewalks and roadway improvements abutting 460 Gulf Street and to authorize the Mayor, Public Works Director and City Attorney to take all steps necessary, including signing all documents, to effectuate said easements.

Ald. Giannattasio asked if the city was asking for an easement to make this one continuous sidewalk.

Attorney Berchem explained it is one specific area where there are no sidewalks.

Ald. Giannattasio asked about the area along the marsh side which would be used for viewing.

Mayor Blake explained depending on DEEP approval, the sidewalk would go right up to Gulf Pond, contingent upon the State.

Ald. Bevan asked if there would now be sidewalks on both sides of Gulf Street to the beach.

Director Saley explained they are waiting on approval from DEEP and then they would know more.

Ald. Bevan asked if the previous bridge would be coming down.

Mayor Blake stated it is something they are working and explained the details.

Motion carried unanimously.

9. New Business not on the Agenda which may be introduced by a two-thirds (2/3) vote of those present and voting.

None.

10. Budget Memo Transfers

None.

11. Refunds

Ald. Veccharelli and Ald. Golden made and seconded a motion to approve Consideration of Refunds in the amount of \$88,001.73. Motion carried unanimously.

12. Report of Standing Committees:

b. Public Safety and Welfare Committee – no report.

c. Public Works Committee – no report.

d. Claims Committee – no report

e. Rules Committee – no report.

f. Personnel Committee – no report.

13. Report of Special Committees:

a. Liaison Sub-Committee – Board of Education – no report.

b. Liaison Sub-Committee – Flood & Erosion Board – no report.

c. Liaison Sub-Committee – Park, Beach & Recreation Comm. – no report.

- d. Liaison Sub-Committee – Planning & Zoning Board – no report.
- e. Liaison Sub-Committee – Sewer Commission – no report.
- f. Liaison Sub-Committee – Harbor Management Commission – no report.
- g. Liaison – Council on Aging – no report.

- h. Permanent School Facility Building Committee – Ald. Vitali reported the roof contracts have been awarded for the last four elementary schools and that work would begin this summer. He commented he hoped the Board of Education would provide this Board with a plan going forward if any of these schools were to close.

- i. Liaison Sub-Committee – Library Board – no report.
- j. Liaison Sub-Committee – Fowler Memorial building – no report
- k. Liaison Sub-Committee – Milford Redevelopment & Housing Partnership – no report.
- l. Golf Course Commission – no report.
- m. Inland Wetlands Agency – no report.
- n. Liaison Health Department – no report.
- o. Devon Revitalization Committee – no report.
- p. Human Services Commission – no report
- q. Liaison Pension & Retirement Board – no report.

- r. Milford Government Access Television (MGAT) – Ald. Giannattasio asked Ald. Bevan, liaison to MGAT if there was a pending contract.

Ald. Bevan stated he is not the liaison, but he does attend their meetings. He stated he had nothing to report, but that he was aware that a contract was presented.

Ald. Giannattasio asked if there has always been a contract for the MGAT producer.

Attorney Berchem stated he is not aware, but that since this is something that is still ongoing he would not be at liberty to discuss details.

Ald. Smith stated he is not a liaison, but at the request of one of the constituents from his district he attended the most recent meeting. He stated there is a disparity as to how cities are funded. He compared Milford to Orange. He reiterated the contract negotiations are ongoing. He commented about the usefulness of MGAT.

- s. Liaison – Milford Progress, Inc. – no report.

14. Executive Session. A two-thirds (2/3) vote of those present and voting is required for any item to be considered in executive session. A two-thirds (2/3) vote of those present and voting is required to go into executive session.

The Chairman shall announce, in public session, those items to be covered in executive session and call for a vote to enter executive session. If a two-thirds (2/3) vote, to enter executive session, is obtained, the hall shall be cleared and executive session declared.

Mayor Blake thanked Lisa Farrell and the members of PLTI for attending tonight.

Being no further business to discuss, Ald. Veccharelli and Ald. Golden moved to adjourn. Motion carried unanimously. The Board adjourned at 8:46 p.m.

Respectfully submitted,

Kathleen A. Kennedy
Recording Secretary