

**BOARD OF ALDERMEN
REGULAR MEETING
MAY 2, 2016**

The Board of Aldermen of the City of Milford held their Regular Meeting on Monday, May 2, 2016 in the aldermanic chambers of City Hall. Chairman P. Vetro called the meeting to order at 7:30 p.m. Chairman Vetro asked those present to join in saluting our flag and reciting the Pledge of Allegiance. He asked everyone to remain standing for a moment of silence to remember Mary Ann Wasil Nilan, Founder of the Get in Touch Foundation, which produced the daisy wheel for young girls to get in touch with their bodies. He stated the Get in Touch Foundation is in all 50 states as well as a number of countries around the world. Chairman Vetro recalled Ms. Wasil Nilan and her long battle with cancer and extended thoughts and prayers to her family.

1. Roll Call

Board Members Present

B. Anderson
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
J. Berchem, City Attorney
P. Erolici, Finance Director
J. Rohrig, City Clerk
S. Fournier, Mayor's Admin. Asst.

Chairman Vetro deferred to Mayor Blake for a special presentation. Mayor Blake recognized Foran High School's State Championship Wrestling team. He stated the team won the Class M State Championship with a record of 35-3 breaking the state record. He stated they were 9th in New England Championship. He went on to read a proclamation.

The Board recessed at 7:38 p.m. to allow chamber to clear.

Chairman Vetro reconvened the Board in public session at 7:43 p.m.

2. Public Statements

Chairman Vetro opened the meeting for public statements. He stated that 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 stated the time limit granted to each speaker shall be three (3) minutes. He asked each speaker to adhere to the three-minute limit.

Paula Smith - 62 Hauser Street - spoke regarding 701 North Street. Reading from a prepared statement she spoke of the city's opportunity to purchase the property in 2013 for a price of \$950,000, compared to the current price \$1.6M, representing a 68% mark up. She continued reading addressing concerns about the property and its potential for open space. She also spoke regarding the Stowe Barn open space area and that the current administration wishes to sell this open space. Ms. Smith commented she was appalled current administration was willing to go to bat for 701 North Street, but only desires to sell the Stowe Farm open space. She also spoke of not the city not having the funds available to maintain open space.

Tim Chaucer - 104 Hawley Avenue - stated he is the former chair of the Conservation Commission. He stated he is in favor of the North Street purchase, but not in favor of the city selling the Stowe farm. He stated that would be pitting one neighborhood against the other. Reading from a prepared statement he spoke regarding the Stowe Farm which he called "a jewel in Milford." He implored the Board to keep that open space and stated the city needed to be good stewards of its open space. He also presented petitions that had been signed.

Michael Rea - 23 Devonshire Road – stated he is completely opposed to the sale of the Stowe property. He stated it is a beautiful area. He noted there is one section of the building that needs a little work, but overall, it is a beautiful with a park like setting. He stated numerous people have signed petitions to keep the Stowe property as is. He went on to read a quote from the Milford Living magazine.

Richard Platt - 132 Platt Lane - spoke on behalf of the 701 North Street property. He stated it is a jewel in a rural area in Milford that should be preserved. He went on to provide the Board with a history of the property going back to the 1940's.

Michele Kramer - 104 West River Street - stated she wished to enthusiastically support the purchase of 701 North Street. She continued reading from a prepared statement regarding the acquisition.

Jim Monde - 673 North Street - reading from a prepared statement, expressed his support of the acquisition of the 701 North Street property, adding he could not come up with one negative reason not to purchase. He stated the property is a part of one of the oldest working farms and has a deep rooted history in Milford. He stated the town needed to maintain its charm.

Bill Healey - 37 West Shore Drive – a member of the Golf Commission is in support of item 8j, purchase of 701 North Street. He thanked the Board in advance for their support.

Barbara Lisman - 201 Platt Lane - in favor of the purchase of 701 North Street. She commented the "past is the past" and that tonight was an opportunity to purchase this property. She stated Milford has an amazing good bond rating and this purchase would not affect the taxpayers. She also stated it was important to protect Milford's open space. She asked the Board to protect its open space.

George Amato - 10 Orchard Road - Vice Chairman of the Golf Commission. He stated he had come before this Board previously regarding the purchase of 701 North Street. He stated the purchase would be an asset for the city. He also stated the golf commission is interested in getting a portion of the property. He spoke of a building on the North Street property that would be beneficial to both the city and the golf commission. Mr. Amato also commented he was very impressed with the presentation honoring the Foran wrestling team. On a personal level, Mr. Amato stated he was proud to announce his granddaughter; a student at Foran High School had been selected as the queen of the Barnum Festival.

Jane Platt - 132 Platt Lane - stated she supports of the purchase of 701 North Street.

Dan Worroll - 457 Swanson Crescent, Chairman of the Parks, Beach & Recreation and a member of the Golf Commission. He stated came tonight to support the purchase of 701 North Street. He stated the property will be an asset to the city. He also spoke of the city's acquisition of the property on Orange Avenue adjacent to the YMCA, which was recently done. He strongly recommend the Board approve the purchase.

J. Grover - 20 Platt Lane - Reading from a prepared statement he urged the Board to take all steps necessary to acquire this property and protect the charm and beauty of the property.

Lisa Valerio - 200 Platt Lane - spoke of the character and open space of the property at 701 North Street. She stated the purchase of the property will maintain the tranquil nature of the property and of Milford. She continued reading from a prepared statement speaking of the negatives of another 8-30g development on this property.

Dan Williams - 198 Platt Lane - fully support the acquisition of 701 North Street. He stated it would be a great loss to Milford if the land were not purchased.

Bill R - 61 Baxter Lane - added his voice regarding the acquisition of 701 North Street. He stated it is a solid piece and worthy of purchasing. He also spoke of the Stowe property and asked the Board to maintain that property and not sell it.

Alfred Benjamin - no address given - spoke of the Stowe property and barn. He stated it could be made into a treasure similar to Orange. He stated the work to upgrade the farm could be done by volunteers. He stated it is a beautiful hidden gem in Milford. He also asked the Board to oppose selling the Stowe property and not let the dollar rule.

Michael Valerio - 171 Platt Lane – echoed the sentiments of this neighbor and encouraged the Board to purchase the property.

Barbara Lee - 59 Cynthia Drive - spoke of the farming in that area. She stated North Street should be preserved and purchased by the city.

Daniel Ortoleva - 59 Cynthia Drive - read from a prepared statement regarding the history of the farm. He stated history belongs to all and that he was in favor of the purchase of the Stowe farm and North Street. He also spoke about setbacks and the height of buildings in Milford.

3. Consideration of the Minutes of the Regular Meeting of the Board of Aldermen held on April 4, 2016.

Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the minutes of the Regular Meeting held on April 4, 2016. Motion carried unanimously.

4. Consideration of the Minutes of the Special Organizational Meeting. None.

5. Chairman's Report and Communications.

Chairman Vetro reminded everyone next Sunday is Mother's Day and to set aside time to remember mothers. He also reported the annual Memorial Day parade would take place on May 30, 2016, beginning at 2:00 p.m. and invited all the aldermen to attend. He also reported the dates and times for the wreath laying ceremony. 2:00 p.m.

6. Mayor's Report and Recommendations:

Mayor Blake asked for the Board's consideration regarding items 8a-8m. He stated he would be happy to answer any questions.

7. Unfinished Business

None.

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

8a. Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the appointment of (D) Susan Stanek, 19 Noble Avenue, as a member of the Animal Shelter Commission, to fill the present vacant position, term to expire 12/31/18. Motion carried unanimously.

8b. Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the appointment of (U) Twig Holland, 2 Gulfview Court, as a member of the Civil Service Commission to fill the vacant position, term to expire 12/31/17. Motion carried unanimously.

Chairman stated he would entertain a motion to reorder the agenda and bring forward item 8m.

Ald. Veccharelli and Ald. Golden made and seconded a motion to re-order the agenda and bring forward item 8m. Motion carried unanimously.

8m. Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the appointment of (R) Arthur Stowe, 36 Fresh Meadow Lane, 06461, as Milford's City Historian, to fill the present vacant position, term to expire 12/31/16.

Mayor Blake commented on the abilities of Mr. Stowe to take over this position and that he was confident he would do an admirable job.

Motion carried unanimously.

City Clerk Joanne Rohrig swore in Susan Stanek, Twig Holland and Arthur Stowe.

8c. Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the request for the agreement with the National Association of County and City Health Officials (NACCHO) in the amount of \$15,000 and to authorize the Mayor, Finance Director and Health Director to take all steps necessary, including signing all documents, to effectuate said agreement. Motion carried unanimously.

8d. Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the request to apply for and accept the Body Worn Camera Grant and to authorize the Mayor, Finance Director and Health Director to take all steps necessary, including signing all documents, to effectuate said agreement.

Ald. Bevan asked if the grant would eventually be put into the police budget.

Mayor Blake stated the city has taken advantage of this grant, pointing out it essentially is an unfunded mandate required by the State. He explained the grant will allow the city to purchase the initial cameras. He stated in future years, this cost will likely be cast onto the city. He added the department is trying to seek alternative funding.

Ald. Vitali asked if the grant is a definite based on the current financial difficulties of the State.

Mayor Blake stated the money is sitting in a fund reserve and was bonded; however, there is always the unknown. He stated in order to move forward with the purchase, they had to receive the funding initially.

Ald. Giannattasio followed up asking if the legislation had been passed.

Mayor Blake explained the legislation and the funding that Milford would receive.

Ald. Giannattasio asked how much was expected.

Mayor Blake stated approximately \$90,000.

Motion carried unanimously.

8e. Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the request for the Cash Advance Resolution RE: Body Worn Camera Grant Program. Motion carried unanimously.

8f. Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the request for the agreement with Federal Express and to authorize the Mayor and City Attorney to take all steps necessary, including signing all documents to effectuate said agreement.

Ald. Smith asked where the box would be located.

Mayor Blake stated it would be out at the edge of the park in front of city hall.

Ald. Beatty suggested a revenue stream for having the branding of having the box located in this area. She went on to express her thanks to those who brought this forward.

By roll call vote, motion carried 12 yes (Anderson, Bevan, Casey, German, Giannattasio, Golden, Grant, Hardiman, Shaw, Smith, Vetro, Vitali) and 2 no (Beatty, Veccharelli).

8g. Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the request for Resolution Re: State of Connecticut Local Capital Improvement Program Assistance Program Assistance (LoCIP) for Margaret Egan Center Roof Replacement.

Ald. Bevan stated the bottom line references road surfacing program.

Mayor Blake stated the LoCIP grant is something they apply for every year and that they must put all items they are considering on the application, which items are included in the 5-year Capital Improvement Plan. He explained historically, the remainder of this grant goes to road paving, and that in past years, there have been other items from the Capital Improvement Plan.

Ald. Giannattasio asked why this roof was not identified in the original Capital Improvement Plan and why does it have to be done immediately.

Mayor Blake stated the roof is leaking. He also pointed out it has been on the Capital Improvement Plan for the last few years, but fell off this past year. He stated it may have been a scrivener's error, but was unsure.

Ald. Giannattasio asked why it fell off.

Mayor Blake stated he believed it was a scrivener's error.

Ald. Casey asked why this project was not part of the bonding

Mayor Blake stated there are statutory requirements to apply for. He also stated the school roofs are refundable.

Motion carried unanimously.

8h. Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the request for Resolution Re: Cash Advance for State of Connecticut Local Capital Improvement Program Assistance (LoCIP) for Margaret Egan Center Roof Replacement. Motion carried unanimously.

8i. Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the request to amend the City of Milford Capital Improvement Plan 2016-2020 (as adopted by the Board of Aldermen on January 4, 2016) to add the Margaret Egan Center Roof Replacement.

Ald. Giannattasio asked the start date of the project and how long the project would take.

Mayor Blake stated this is the first step in the project. He recognized Public Works Director Chris Saley.

Director Saley stated the specifications on the building were done and would go to the Purchasing Agent for the RFP. He stated he anticipated the work would commence in the fall.

Ald. Giannattasio asked how the numbers were arrived at.

Director Saley stated it was based on a similar project recently done.

Ald. Giannattasio asked how any overage would be paid.

Director Saley explained the contingency plan in place.

Ald. Giannattasio asked if the project would come back to the aldermen for further voting.

Mayor Blake stated a 10% contingency was built into the project, or a budget memo transfer or budget allocation could be done, if necessary.

Ald. German asked the average cost per foot and if it was in line with other city projects.

Director Saley stated he expected it would be in line with the library, so about \$15.00 square foot. He stated the hope is to get it done in the next month; otherwise it would be in the fall.

Ald. Vitali asked if the library roof was done in-house.

Mr. Saley replied no. He stated the health department project was done in-house.

Motion carried unanimously.

Chairman Vetro stated he would entertain a motion to add new business to the agenda regarding 701 North Street and potential acquisition of 265 Old Gate Lane, with both items being added to item 14, Executive Session.

Ald. Veccharelli and Ald. Golden made and seconded a motion to add new business to the agenda regarding 701 North Street and the potential acquisition of 265 Old Gate Lane, with both items being added under item 14, Executive Session.

Ald. Giannattasio asked that the two properties be separated and that the Board only enter Executive Session for 265 Old Gate Lane

Ald. Anderson stated a motion was made to add the item to the agenda, but a vote was never made.

By roll call vote, the motion to add new business to item 14, potential acquisition of 265 Old Gate Lane, motion carried 13 yes (Anderson, Beatty, Bevan, Casey, German, Giannattasio, Golden, Grant, Hardiman, Shaw, Smith, Vetro, Vitali) and 1 no (Veccharelli).

8j. Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the request per the recommendation of the Planning and Zoning Board dated April 21, 2016 for the acquisition of 701 North Street, 0 North Street (Map 107, Block 801, Parcel 27B) and 0 North Street (Map 107, Block 801, Parcel 28) and to authorize the Mayor and City Attorney's Office to take all steps necessary, including signing all documents, to effectuate said acquisition utilizing funds identified in Allocation Transfer No. 9 (Purchase of 701 North Street).

Ald. Anderson commented it was nice to see Ms. Lisman and her neighbors come out tonight. He stated he wished to outline the allocation before the aldermen tonight. He provided the Board with a breakdown of where the monies would come from for the acquisition of 701 North Street. He stated he was very much in favor of the acquisition of this property.

Mayor Blake added from time to time the city does purchase strategic parcels of open space. He went on to cite numerous examples of purchases in recent years. He also stated the vast majority of the purchase is from grants and funds the city has been able to build up including the Iroquois Pipeline. Mayor Blake referred to a remark made during public comment as to why the city did not purchase the property earlier. He stated they would look at the property for both open space needs and the needs of the golf course, as well as needs for both passive and recreational activities for the city. Mayor Blake stated if the motion goes through a market analysis would be done to find out what is best for the city. He reiterated it is a strategic parcel of land.

Ald. Grant stated he is all in favor of open space. He stated his one concern was the money they were taking from the Beaverbrook boardwalk project and asked how that project would be funded.

Mayor Blake stated the city received a STEEP grant a few years ago to do repairs to the Beaverbrook Boardwalk.

Ald. Shaw asked about the open space accumulation and if this purchase would deplete the account.

Mr. Erodici stated it would take a substantial amount from the open space account. He stated the current balance in the open space account is \$434,400.

Ald. Shaw stated she was in support of this especially since taxpayer dollars were not being used. She asked about further costs to maintenance and upkeep the property.

Mr. Johnson stated they had not discussed maintenance and upkeep at this point because the options of the parcel had not been confirmed as yet.

Ald. Vitali asked about the open space accumulation and the balance after the purchase of 701 North Street.

Mr. Erodici stated that current balance is \$269,920. He stated the balance would be approximately \$920 if the Board votes to purchase the property.

Ald. Vitali stated he was in favor of the purchase of 701 North Street, but that he was deeply sorry this was not done a few years ago for \$800,000.

Ald. Smith stated when the opportunity was presented a few years ago, the funds were not available in the open space account and there would have been a cost to the taxpayer. He went on to speak with the economic realities and depleted accounts. He stated he is in favor of his now, but for the reasons he stated he was not in favor a few years ago.

Ald. Bevan asked the negotiating process and how the \$1,600,000 figure was arrived at.

Attorney Berchem stated the negotiations to get to this price started some time ago with the previous owners to the current owners and the affordable housing application that had been presented. He stated there is a purchase agreement that is subject to other parties.

Ald. Bevan asked if any soil samples had been done on the property.

Mayor Blake stated a Phase 1 testing had been done. He also spoke of the requirements in order to close on the property.

Ald. Vitali responded to the comments of Ald. Smith, stating the funds were available previously. He reiterated he is in favor, but in disagreement as to where the monies are coming from.

Mayor Blake cited the balances in the accounts three years ago.

Ald. Casey asked if an appraisal had been done on the property.

Attorney Berchem stated there was an appraisal of \$1.245 with the previous application and the current appraisal is just over \$1,000,000, as is.

Ald. Giannattasio commented it was always the intent of the Republicans to protect that space. He stated he is in favor but that he wished to be crystal clear that it was important to know how this Board got to this point. Ald. Giannattasio stated the only reason the aldermen to his left are in favor of his now is because of the 8-30g potential. He reiterated his party was in favor of this a few years ago. He stated it was important he stated that for the record.

Ald. Veccharelli commented Ald. Giannattasio would have the public believing arms were being twisted to do this. He stated at the time the funds were not available three years ago. He stated the problem was not to put this on the shoulders of the taxpayer. Now is the perfect time as we have accumulated enough funds to buy this property. He stated there was always the potential of selling the building on the property and that now was really the right time. He stated this is a good opportunity, especially with the funds now in place. He asked the Board to respectfully take the information and make the best decision.

Ald. German thanked the residents for coming out. He stated he is a proponent of purchasing open space. He asked if it would make sense to have the golf commission pay back some of the funds to the open space account.

Mayor Blake stated that is what they already do and that the fund is already in existence to purchase open space. He also pointed out there are other open space parcels to consider. He stated this is being done to preserve open space.

Ald. Giannattasio stated he wished to note that Ald. Beatty was not a member of the Board three years ago. He stated when the Board did not act on it three years ago, the property sold for less than what it is being sold for now.

Ald. Anderson stated the city had an opportunity in 2010 to purchase the property. He stated the discussion about acquiring the property took place in Executive Session which is bipartisan.

Ald. Veccharelli stated the intent of the purchase of this property is not to stop a developer, as alluded to by Ald. Giannattasio and that he did not appreciate the insinuation. He stated this is in fact a good parcel to purchase with open space and that he would take issue with the comments to stop an 8-30g application. He stated this is beautiful open space.

Ald. Smith stated there is a parliamentary procedure regarding moving the question. He stated it seems it is the consensus that this Board is in favor of this purchase that it was not necessary to regurgitate this and take it for its merits.

Motion carried unanimously.

8k. Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the request for Allocation Transfer No. 9 (Purchase of 701 North Street). Motion carried unanimously.

8l. Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the request per the recommendation of the Planning and Zoning Board dated April 21, 2016 for the acquisition of the attached Emergency Watershed Protection Program Floodplain easement and to authorize the Mayor and City Attorney to take all steps necessary, including signing all documents to effectuate said acquisition.

Ald. Anderson stated he was impressed with the reduction of flood protection.

Mr. Johnson spoke about the criteria to measure that discount and the protection of those parcels.

Ald. Anderson asked when the property may close.

Mr. Johnson stated this is the first step, but an important step. Once accepted, those parcels would be surveyed to determine size, etc. He stated it is likely a full year out.

Ald. Bevan read the language in the grant regarding permanent easements on the property. He stated a number of the properties are in the 5th district which he represents and asked if this would impact those residents due to the easements.

Mr. Johnson stated the purpose is to protect. He stated they are not on private property although there are a number of properties that do about it.

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.

Ald. Giannatasio stated he had previously asked that the two properties be separated and that the Board only enter Executive Session for purposes of discussing property located at 265 Old Gate Lane.

Chairman Vetro stated discussion concerning 265 Old Gate Lane would take place in Executive Session.

10. Budget Memo Transfers

(a) Ald. Veccharelli and Ald. Golden made and seconded a motion to approve Consideration of Budget Memo Transfers #5 and #6, Fund 10, FY 16. Motion carried unanimously.

11. Refunds

(a) Ald. Veccharelli and Ald. Golden made and seconded a motion to approve Consideration of Refunds in the amount of \$11,608.68. Motion carried unanimously.

12. Report of Standing Committees:

- a. Ordinance Committee – no report.
- 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.
- 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 – no report.
- 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. Bevan reported MGAT was unable to attend the last budget meeting and asked they be put on the May 11 budget agenda.

- s. Liaison – Milford Progress, Inc. – no report.
- t. Liaison – Police Department – no report.
- u. Liaison – Fire Department – 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.

Ald. Veccharelli and Ald. Golden made and seconded a motion to enter Executive Session to discuss the potential acquisition of 265 Old Gate Lane. Motion carried unanimously.

The Board adjourned to Executive Session at 8:19 p.m.

Chairman Vetro reconvened the meeting in public session at 9:21 p.m.

There being no further business to discuss, Ald. Veccharelli and Ald. Golden moved to adjourn. Motion carried unanimously.

The Board adjourned at 9:21p.m.

Respectfully submitted,

Kathleen A. Kennedy
Recording Secretary