

**BOARD OF ALDERMEN
REGULAR MEETING
MAY 4, 2015**

The Board of Aldermen of the City of Milford held their Regular Meeting on Monday, May 4, 2015 in the aldermanic chambers of City Hall. Chairman Vetro called the meeting to order at 7:31 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

B. Anderson
M. Casey
S. Fontana
D. German
A. Giannattasio
J. Golden
M. Hardiman
D. Kubek
S. Shaw
F. Smith
G. Stanford
N. Veccharelli
P. Vetro
R. Vitali

Also Present

Mayor Benjamin G. Blake
J. Berchem, City Attorney
S. Fournier, Mayor's Admin. Asst.
J. Rohrig, City Clerk

Absent

B. Bier

Chairman Vetro deferred to Mayor Blake for a special presentation in recognition of City Clerk's week. He called on City Clerk Rohrig, and Assistant Clerks Rose Elliott and Laura Hunt to join him at the podium. Mayor Blake read a proclamation declaring May 3-9, 2015 and Municipal Clerk's week.

City Clerk Rohrig thanked Mayor Blake. She stated it was her honor to accept this proclamation recognizing city clerk's week. She expressed her appreciation of her staff. She also invited the board members to stop by for coffee and. She also stated the City Clerk's office would be accepting donations for the animal shelter.

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.

Ann Berman - 77 Pelham St – stated she was here tonight to address two issues. She thanked the Board for their past and continued support, i.e. Earth Day celebrations, clean up of the sooty six power plant, cleaning up diesel from school buses and very important a resolution supporting a non-use of pesticides in Milford on school and playing fields. (K-8). She stated sadly enforcement has fallen through the cracks. She stated it was reported to Steve Johnson that pesticides on a city playing field. Ms. Berman stated this is one of many reasons

for having Steve Johnson at the helm for the open space. Urge your Board to place him on salary and put him into the budget. Also, she spoke regarding Milford's fail to meet the recycling needs of the city. She stated any resident can call the public works department to get a list as well as a sticker to be placed inside the recycling bin.

Barbara Milton - 32 Elm Street – spoke regarding open space, natural resources, and the need to protect them. She stated Milford needs a Natural Resources Manager. She stated the question has been raised as to whether it is a necessary position. She stated sometimes our residents just don't see what goes on behind the scenes. She spoke of the importance of education. She stated the open space position is one that requires consistency and continuity over the years. She stated the end result is that the taxpayer would benefit. She asked the Board to please protect Milford's open space.

3. Consideration of the Minutes of the Regular Meeting of the Board of Aldermen held on April 6, 2015.

Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the minutes of the Regular Meeting held on April 6, 2015. Motion carried unanimously.

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

5. Chairman's Report and Communications.

Chairman Vetro wished all the moms a Happy Mother's Day. He also noted the weather had finally arrived and it was finally beginning to feel like spring.

6. Mayor's Report and Recommendations:

Mayor Blake welcomed the PTLI class observing tonight. He also stated as well as City Clerk's week, it is also Teacher Appreciation Week, and asked everyone to take a moment to thank those special teachers. He asked the Board's consideration of items 8a-8b and that he would be happy to answer any questions that come up.

7. Unfinished Business – None.

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

8a. 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 23, 2015 for the sale of 71 Ardmore Road, and to authorize the Mayor and City Attorney's Office to take all steps necessary, including signing all documents to effectuate said sale.

Ald. German asked the process of the sale.

Mayor Blake stated it is being put out through an 8-24 and will be auctioned with a bid process. He explained the matter would be properly noticed.

Ald. German asked if the property had been torn down.

Mayor Blake stated last month the aldermen approved that the building be demolished and approved the city to go out to bid for a contractor. He stated it is still be contemplated whether the entire building would come down.

Ald. Giannattasio asked the anticipated sale date of the property. He also asked the cost to remove the building and if it would be with or without the foundation.

Mayor Blake stated the bid that came in was \$36,000 which was inclusive of the foundation. He stated a final analysis was still being conducted.

Ald. Giannattasio asked the appraisal amount of the property.

Mayor Blake stated the Assessor's Office has the assessed value.

Attorney Berchem stated he did not have that figure. He explained how the cost of the demolition would be absorbed. He also reminded the Board that the property was obtained through a tax lien. Attorney Berchem stated he would get the figure for the Board.

Ald. Giannattasio asked if the demolition costs would be added into the sale price.

Attorney Berchem explained it would be a lien that the buyer would have to pay off.

Ald. Giannattasio asked why the assessed value was not included in the agenda.

Mayor Blake stated he would happy to provide the Board with that information.

Ald. Giannattasio stated he wished to be clear that what he was hearing was in order for someone to bid they would need to know what funds were needed in order to bid.

Mayor Blake stated with auctions it is either \$10,000 or 10%. He stated this is a distressed property similar to the sale of the Bittersweet.

Ald. Giannattasio spoke about transparency and that the information he was seeking should have been in the Board's packet.

Mayor Blake stated it is something anyone could simply obtain, i.e looking it up through any cell phone, etc.

Ald. Giannattasio stated the agenda item should have had more details included. He stated this Board was basically being told they needed to spend more time researching.

Ald. Veccharelli pointed out leadership was at the agenda setting meeting, which was attended by Ald. Giannattasio who could have asked questions at that time. He also pointed out the agendas are received early enough so that any alderman can ask questions.

Ald. Giannattasio stated the prudent thing when selling any city property would be to include the assessed value, which he reiterated should have been included in the agenda.

Mayor Blake stated the fair market value of this property is \$116,160 (2013). He stated if any Board member would like any additional information prior to a meeting he would be more than happy to provide any information relative to an agenda item.

Ald. German asked if it would make sense to auction the property and have the buying bear the cost of taking the property down.

Mayor Blake stated the building official and public works department assessed the property and felt it was unsafe.

Attorney Berchem stated going in they were attempting to address the blight and numerous complaints they received from neighbors, as well as health issues, i.e. rodents, etc. He stated it was determined the building needed to come down. He stated his best estimation and value would be to demolish it and sell it as a build-able lot, which was the mindset in tackling this issue.

Ald. Vitali asked if it would be a closed bid or live auction.

Mayor Blake stated it would be a live auction.

Ald. German asked if a date had been set.

Mayor Blake replied no.

Attorney Berchem stated they have to get the house down, yet they are still determining whether the foundations will remain or go. He stated they would continue to work with the building official and public works director.

Ald. Casey asked if the appraisal \$116,160 was conducted for the foreclosure value. He asked if the appraisal was filed with the court.

Attorney Berchem stated it was. He added there would be public notices, notices at the property, etc.

Ald. Giannattasio asked who would make the decision to leave or remove the foundation.

Mayor Blake stated it would likely be the public works director on the advice of the building inspector, as well as other individuals.

Ald. Giannattasio stated it might be more advantageous in the sale of the property to remove the foundation.

Motion carried unanimously.

8b. Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the request for the Temporary Right of Entry with the State of Connecticut for the railroad right-of-way known as the New Haven Main Line located at the River Street train trestle bridge and to authorize the Mayor, Community Development Director, and City Attorney to take all steps necessary, including signing all documents to effectuate said agreement.

Ald. Shaw asked Mayor Blake for additional information regarding this request.

Mayor Blake explained it is for additional signage to and from the train trestle. He stated before the Board tonight is all the legal requirements in order to allow Milford to put up the signage. He stated the result will make a cleaner, more welcoming addition to downtown Milford.

Ald. Shaw asked the timeframe.

Mayor Blake stated about 1 month.

Ald. Kubek asked if the signage would be on both sides of the trestle.

Mayor Blake replied no.

Ald. Anderson offered his support of the proposal. He stated it is something he has followed for some years. He also mentioned the downtown report which this particular item was a part of. He stated he wished to acknowledge Julie Nash, Paige Miglio and James Maroney for making this happen.

Ald. Vitali asked if there would be consideration given to signage on Daniel Street.

Mayor Blake stated it could be considered.

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

Ald. Veccharelli and Ald. Golden made and seconded a motion to approve Budget Memo Transfers #9 and 10, Fund 10, FY15. 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 \$37,430.12. 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 –Ald. Anderson reported on the Claims Committee. He stated there is a follow up in seeing some of the refuge. He stated arrangements are being made for a trip to MA on May 30.

e. Rules Committee – no report.

f. Personnel Committee – no report.

13. Report of Special Committees:

a. Liaison Sub-Committee – Board of Education – none.

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 – 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) – no report.

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.

14a) Consideration of settlement of
KC Propko, LLC v. City of Milford
RE: 39 Wellington Road

14b) Consideration of settlement of
Friendly's Ice Cream n/k/a Amicus Wind Down Corp v. City of Milford
RE: 1040 Boston Post Road

14c) Consideration of settlement of
Drill Masters Realty, LLC v. City of Milford

RE: 332 Boston Post Road

- 14d) Consideration of settlement of
TVJL, Inc. v. City of Milford
RE: 238, 258 and 266 Boston Post Road

Chairman Vetro announced those individuals entering Executive Session would be the full Board, Mayor, City Attorney and City Assessor.

Ald. Veccharelli and Ald. Golden made and seconded a motion to go into Executive Session for the matters announced above by the Chairman. Motion carried unanimously.

The Board adjourned to Executive Session at 8:18 p.m.

Chairman Vetro reconvened the meeting in public session at 8:35 p.m.

14a. Ald. Veccharelli and Ald. Golden made and seconded a motion to authorize the City to accept Consideration of Settlement of KC Propko, LLC v. City of Milford, RE: 39 Wellington Road, in accordance with the recommendations of the City Assessor and City Attorney, as discussed in Executive Session. Motion carried unanimously.

14b. Ald. Veccharelli and Ald. Golden made and seconded a motion to authorize the City to accept Consideration of Settlement of Friendly's Ice Cream n/k/a Amicus Wind Down Corp v. City of Milford, RE: 1040 Boston Post Road, in accordance with the recommendations of the City Assessor and City Attorney, as discussed in Executive Session. Motion carried unanimously.

14c. Ald. Veccharelli and Ald. Golden made and seconded a motion to authorize the City to accept Consideration of Settlement of Drill Masters Realty, LLC v. City of Milford, RE: 203 Kings Highway, in accordance with the recommendations of the City Assessor and City Attorney, as discussed in Executive Session. Motion carried unanimously.

14d. Ald. Veccharelli and Ald. Golden made and seconded a motion to authorize the City to accept Consideration of Settlement of TVJL, Inc. v. City of Milford, RE: 238, 258 and 266 Boston Post Road, in accordance with the recommendations of the City Assessor and City Attorney, as discussed in Executive Session. Motion carried unanimously.

Chairman Vetro stated the next budget meeting would be Monday, May 11, 2015.

Mayor Blake pointed out there are several dates reserved.

Being no further business to discuss, Ald. Veccharelli and Ald. Golden moved to adjourn at 8:41 p.m. Motion carried unanimously.

Respectfully submitted,
Kathleen A. Kennedy
Recording Secretary

