

**BOARD OF ALDERMEN
REGULAR MEETING
MAY 5, 2014**

The Board of Aldermen of the City of Milford held their Regular Meeting on Monday, May 5, 2014 in the aldermanic chambers of City Hall. Chairman P. Vetro called the meeting to order at 8:02 p.m. Chairman Vetro asked those present to join in saluting our flag and reciting the Pledge of Allegiance and remain standing for a moment of silence for Maren Sanchez and Peter Erodici, Sr., the Finance Director.

1. Roll Call

Board Members Present

B. Anderson
B. Bier
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
Jonathan D. Berchem, City Attorney
Peter Erodici, Finance Director
Bonnie Peloso, Assistant City Clerk
S. Fournier, Mayor's Admin Asst

Mayor Blake asked Bonnie Peloso from the City Clerk's Office to come forward. He stated this week is City Clerk's week and that he wished to offer a proclamation to the City Clerk's office. He stated the city clerk's office is the face of the city. He proceeded to read the proclamation proclaiming May 4-10 Municipal Clerk's week.

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.

T. Nicol - 14 Crest Place - read from a prepared statement regarding slavery, pro-life, abortion. He stated he hoped to provide the aldermen with a piece of legislation down the road to vote up or down.

R. Platt - 132 Platt Lane - expressed his appreciation to Mrs. Peloso and the City Clerk's office and that he appreciated the cordial atmosphere of the office. He stated he was here tonight regarding the changes to the demolition delay ordinance. He pointed out the changes that were made during the Ordinance Committee meeting tonight. Mr. Platt also recognized May as Historic Preservation Trust month in Connecticut. He stated since 2004 he has received 186 demolition requests. He also stated it works and prevents overnight demolition. He asked the Board to do something in favor of historic preservation.

M. Kramer - West River Street – stated she lives in historic district and also a member of the preservation trust board. She encouraged the Board to support this and the work Mr. Platt has done. She also recognized Milford's 375th celebration.

B. Genovese - 19 Belmont Street - vice president Preservation Trust and that she is in support of this and expressed her hope the Board would vote for it.

S. Radcliffe - 44 prospect – stated he wholeheartedly supported the sentiments of Mr. Platt.

J. Racz - 42 Wood Avenue – stated she was here tonight regarding concerns regarding Wildermere Beach. She stated they lost a lot of sand that has not been replaced. Ms. Racz stated the members of the Wildermere Beach Association would like to know what the city plans to do and also what it plans to be with the federal money received. Also, she asked what would be done to stop the beach erosion in their area. She stated there have had numerous emails with Mayor Blake. Ms. Racz also showed a 10 sec video which was taken last week. She pointed out it was not a big storm, but that it was an hour past high tide. She said they have gone to other towns to see what they are doing. She also stated they would like to know what can be done with the public rights of way and jagged edges where storm drains have been torn away.

R Stoll - 45 Riverside Drive - also own the adjacent property. Stated he was here tonight regarding those items on the agenda. He stated he is opposed to this. He stated he only received a letter, but he has not been told how this will impact him, his property. He stated he has many questions. He also stated the city has failed measurably in keeping up with these properties. He reiterated he is opposed and he would like answers. Stated he hope the Board would act appropriately.

D. Lavantly - 69 Riverside Drive - stated she too is opposed to this. Reading from a prepared statement she spoke of the right of way along her property and signs posted by the police department. She asked the Board to allow the property to remain the way it is. She also stated it needs to be properly policed.

W. Kopazna - 54 Colonial Avenue - lived here for 24 years. She stated she is not opposed or for it, but has many questions. She would like to know why the city is now selling it and recalled in 2009 she received a letter that the city was abandoning the property.

J. Casey - 31 Riverside Drive - thank you for notifying the adjacent property owners. She commented she found it interesting they did not receive anything when this went before the Planning and Zoning Board. She stated she was speaking specifically regarding item 8h. She

stated this area has been used as an access way and that they have all used it for many years and that they maintain it. She stated they all get along and would like more information before this is transferred. She also stated she would like to see some wording addressed as to how.

L. Szygiel - 38 Colonial Avenue – stated her house is directly at the end of this road. She stated they did receive a notification in 2009 that the city was abandoning and now a letter that the city is selling it. She stated she was confused.

S. Shead - 10 Riverside Drive – stated she did not receive much information. Received a letter but cannot provide any views because no information has been made available.

A. Mayer - 50 Prospect St – stated she previously discussed this with former city historian Richard Platt. She endorsed Mr. Platt's and the comments from earlier from earlier this evening.

3. Consideration of the Minutes of the Regular Meeting of the Board of Aldermen held on April 7, 2014.

Ald. Veccharelli and Ald. Hardiman made and seconded a motion to approve the minutes of the Regular Meeting held on April 7, 2014. Motion carried unanimously.

4. Consideration of the Minutes of the Special Meeting.

None.

5. Chairman's Report and Communications.

Chairman Vetro reminded everyone Mother's Day is coming up, honor and pay tribute to them. Also, the Memorial Parade is coming up, May 25. Will step off at the parsons complex 2:00 p.m.

6. Mayor's Report and Recommendations:

Mayor Blake asked the Board's consideration and action on those agenda items 8a-8i and that he would be happy to answer any questions the Board may have. He also stated there is one item for the Board to consider under New Business. He also reflected on the past week in Milford, noting it was a tragic week. He stated Milford lost a remarkable woman, Maren Sanchez, and that Milford was still grieving and stated our thoughts and prayers are with her family. He stated Milford has lost some true treasures.

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 Resolution Re: Establishment of Accounts Related to the Milford Police Department – Virtra Tactical Simulator. Motion carried unanimously.

8b. Ald. Veccharelli and Ald. Anderson made and seconded a motion to approve the request for approval of the Planning and Zoning Commission pursuant to §8-24 of the Connecticut General Statutes, to accept the donation from the Where Angels Play Foundation of the James R. Mattioli Playground located at 150 Gulf Street and authorizing the Mayor to sign the Agreement of Transfer.

Mayor Blake recognized Ron Wetmore from the Milford Fire Department. Mayor Blake explained it was Firefighter Wetmore along with Firefighter Mike Dunn that made this a reality. He stated it is a remarkable area, and one where he goes to often with his children..

Motion carried unanimously.

8c. Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the request for Resolution Re: Establishment of Accounts Related to the James R. Mattioli Playground. Motion carried unanimously.

8d. Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the request for Allocation Transfer No. 7 (Sandy Emergency to Unreserved Undesignated Fund Balance).

Ald. Bier asked the Mayor if he could break down the transfer.

Mayor Blake stated the city received monies from FEMA for work that was previously done. He stated basically this transfer funnels the monies to the city's account.

Mr. Erodici added the monies represent the reimbursement of debris removal and clean up after storm sandy. He stated after the storm this Board approved an allocation transfer, which we are now reimbursing.

Ald. Shaw asked if it was reimbursed at 75% or if there were additional funds.

Mayor Blake stated the vast majority was 75%, but that they did receive more in some instances depending on the formula used for reimbursement.

Ald. Giannattasio asked if this was the last of reimbursements or if the city was due more money from FEMA.

Mr. Erodici stated this represented most of it, but we are still due a little more.

Ald. Giannattasio asked if the city was reimbursed from Irene.

Mr. Erodici replied yes, except for the Trumbull Avenue reventment project and some of the Woodmont Beach projects.

Mayor Blake explained the reimbursement project is different over \$60,000. He stated most of the Trumbull Avenue project has been reimbursed, but they were still waiting.

Ald. German asked if the city was due any of the Woodmont beach money or just the borough.

Mayor Blake explained in 2012 the city advanced some of the money so some was due back.

Motion carried unanimously.

8e. Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the request for Resolution Re: authorizing application for funding for the Downtown Beautification Project under the Main Street Investment Fund Program referenced in Sections 78 and 79 of Public Act 11-21.

Ald. Anderson recognized Community Development Director Julie Nash and asked her to provide some highlights of the project.

Mrs. Nash stated this project would add signage downtown. She stated they are hoping to do 12 signs, ie. welcome sign, etc..

Ald. Giannattasio asked the chances of getting the grant.

Mrs. Nash stated in the grant they are specifically asking for signage. She also stated it is the city's first time applying so she felt they were in a good position.

Ald. Vitali asked the relationship regarding this grant and MPI; how it affected the grant they receive from the city.

Mrs. Nash explained this arose from the wayfinding grant. She stated she thought this would be a good way to get the wayfinding project off the ground. Hopefully, after the 12 signs go up, they could then increase signage.

Ald. Vitali asked if this would alleviate the ownership of MPI putting up the signs.

Mrs. Nash replied, yes, potentially. She stated there is also reimbursement, but there are other items on that downtown report that could get done, i.e bike racks, etc.

Ald. Vitali asked for a timeframe and what other projects they were contemplating. He also asked Mrs. Nash if she could provide something in writing.

Mrs. Nash stated generally these types of grants are for shovel ready projects. She stated she has a map available.

Ald. Shaw asked the dollar amount of the grant.

Mrs. Nash stated this grant it is up to \$500,000. She stated with the signage being a main part she is hoping for \$99,000, but if she gets the train trestle in, she is hoping they may be able to receive more.

Ald. Anderson complimented Mrs. Nash for taking the initiative. He stated it takes a lot of logistics to get this going. He stated it is refreshing to have this application and the possibility to compete.

Motion carried unanimously.

8f. Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the request to approve the transfer or sale by of Colonial Avenue, Map 18, Block 364, Parcel 8A, exclusively to the abutting property owner(s).

Ald. Casey stated because he owns property he would recuse himself from items 8f, g and h. (Note: Ald. Casey left the chamber)

Ald. German asked how this came about and why it was before this Board.

Mayor Blake stated these were properties that were part of a development and these were slivers of properties the developer had kept.

Attorney Kelly stated the city had acquired these properties not too long ago through a tax foreclosure. She stated the City had no interest in acquiring these properties, reiterated they were through a tax foreclosure. She explained this went through Planning and Zoning through an 8-24g application. Attorney Kelly stated it was most prudent to offer these slivers to the abutting property owners. She stated this came to her attention through the police department as a result complaints from neighbors. She stated technically the property is city owned, but the city had no intention of maintaining this property and it was determined it was best to divest themselves from this.

Mayor Blake noted there is a lot of neighborhood interest tonight. He stated if the neighbors had additional questions he would be okay with tabling this.

Ald. Golden stated with the concerns raised tonight and there being so many further questions, it might be a good idea to table all three of these.

Ald. Vitali raised a point of order, before any motion to table is made; he stated he had a few more questions. He asked who made the determination to sell.

Attorney Kelly stated it came from Planning and Zoning.

Ald. Vitali asked who made the decision to transfer or sale.

Mayor Blake stated because the property is held in fee simple, it actually has to be a sale. He stated he did not believe the city would put a high number.

Ald. Vitali asked if they are getting rid of this because the city cannot keep it up. He stated a comment was made about leveling the playing field. He stated in order to do so, there needed to be transparency and suggested the idea of cleaning it up before selling it. He also expressed disappointed these citizens had to come here to learn and ask question.

Mayor Blake stated letters were sent out by the City Attorney's office. He stated no one from the area contacted his office.

Ald. Veccharelli stated sometimes there are properties the city should take over. The former owners seem to have allowed this as a right of way. He stated it seems the city should give this property to the abutting property owners for their use. He stated he would be in favor of tabling this tonight until this Board can get more information and that he hoped they could get some happy resolve out of this.

Ald. Smith stated what he was hearing is that no one really wants this property. He asked if it is standard to abandon the property, but because the city holds this in fee simple the process is different. He suggested getting some input from the neighbors, perhaps through the Mayor's Office so the Board would have a better understanding. He stated he too would be in favor of tabling this.

Ald. Anderson stated in any foreclosure action there is a cost. He asked what cost has the city incurred. He stated he would like that as a matter of record.

Ald. Veccharelli and Ald. Golden moved to table the matter. Motion carried unanimously.

8g. Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the request to approve the transfer or sale by of Colonial Avenue, Map 18, Block 364, Parcel 2A, exclusively to the abutting property owner(s).

Ald. Vitali and Ald. Golden moved to table the matter. By roll call vote, motion carried 13 yes (Anderson, Bier, Fontana, German, Giannattasio, Golden, Hardiman, Kubek, Shaw, Smith, Stanford, Vetro, Vitali), 1 no (Veccharelli) and 1 abstention (Casey).

8h. Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the request to approve the transfer or sale by of Riverside Drive, Map 18, Block 364, Parcel 17, exclusively to the abutting property owner(s).

Ald. Vitali and Ald. Golden moved to table the matter. By roll call vote, motion carried 13 yes (Anderson, Bier, Fontana, German, Giannattasio, Golden, Hardiman, Kubek, Shaw, Smith, Stanford, Vetro, Vitali), 1 no (Veccharelli) and 1 abstention (Casey).

8i. Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the request for the sale of certain delinquent tax and sewer use liens to a third party in accordance with the provisions of Sections 12-196h and 7-258 of the Connecticut General Statutes and the conditions as contained in the attached Request for Proposals. The minimum sales price shall be the full amount due the City. The Mayor, in consultation with the City Attorney, Finance Director, and/or the Tax Collector is authorized to take all steps necessary, including signing all documents, to effectuate said delinquent tax sewer use liens sale.

Ald. Bier stated he had several questions, why this went out to bid, if there is a reduced price, when was the last sale.

Mayor Blake stated they do this almost every year, 2012, 2011. He stated the minimum price is the full amount that is due. He stated the tax office in conjunction with the low bidder helped put this together along with the city attorney's office.

Ald. Bier asked if it would make more sense to take a discounted price on a bulk sale. He stated with the high amount the higher priced properties could get left on the table.

Mayor Blake stated there were together two lists, on the second list there was only one bid. He stated this Board could make a policy decision as to how they wish to proceed.

Ald. Shaw stated she had some questions from the tax collector. She asked how asked if this is put together after you have been in arrears for a certain amount of time.

Mrs. Haley stated they pulled the top 150 taxpayers, but that some have paid since the list was put together.

Ald. Shaw so you could have someone making payment.

Mrs. Haley replied, yes. She stated she did not know the percentages from the company.

Ald. Shaw asked the process if a letter is sent

Mrs. Haley stated if the Board approves this tonight they would draft a letter to the individuals on the list. She stated if people come in and start making payments those files are then flagged, but that the agency has the right to turn around and foreclose on any of the properties.

Ald. Shaw stated she has concerns.

Mrs. Haley explained how the top lists are put together and how they attempt to collect.

Ald. Veccharelli stated it is his understanding if they go delinquent, then the slate is wiped clean on the 16th year.

Mrs. Haley stated by law they cannot go to the 16th year, she explained it comes off.

Ald. Veccharelli asked if any consideration is given for any types of hardship, and if there is any flexibility.

Mrs. Haley stated the company has given her flexibility, ie. medical, hardship, death.

Ald. Casey asked if any subsequent liens are prior in right to the liens being sold.

Ald. Berchem replied yes.

Ald. Smith requested a 5-min recess. The Board recessed at 9:18 p.m.

Chairman Vetro reconvened the Board in public session at 9:33 p.m.

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.

Chairman Vetro stated he would entertain a motion to add new business.

Ald. Veccharelli and Ald. Golden made and seconded a motion to add to the agenda a Resolution RE: grant application for State of Connecticut, Office of Early Childhood. Motion carried unanimously.

Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the request RE: a grant application for State of Connecticut, Office of Early Childhood. Motion carried unanimously.

10. Budget Memo Transfers

None.

11. Refunds

(a) Ald. Veccharelli and Ald. Golden made and seconded a motion to approve Consideration of Refunds in the amount of \$9,626.72. Motion carried unanimously.

12. Report of Standing Committees:

a. Ordinance Committee – Ald. Smith reported the Ordinance Committee met earlier in the evening to consider three Ordinances. He stated the first Ordinance was proposed last month which was tabled. He stated the Committee voted to forward to the full Board with a favorable recommendation the Ordinance with amendments. Section 2 - read language. Also language that

was struck and 6-10 amended the language to change “and” to “*or*”. It was decided to make it inclusive, which was also adopted.

12a-1. Ald. Smith and Ald. Veccharelli made and seconded a motion to approve An Ordinance Amending Chapter 6, Buildings and Building Regulations, Article 1, In General Demolition §§6-5, 6-7 and 6-10.

Ald. Giannattasio stated he would not support this Ordinance as amended, because it changes the criteria. It is something that should be further discussed. He stated the DPLU Director was not present tonight to provide his input. He stated he felt there were too many questions for the DPLU director.

Ald. Smith responded to Ald. Giannattasio stated this Ordinance was tabled last month to address the concerns of Mr. Platt. He stated there is nothing substantive that affects this and that is addresses what Mr. Platt was looking for. Also, the ordinance as written did not require Mr. Griffith to be present.

Ald. Bier stated this came before this Board last month and it was tabled. He stated it was left that the historian and DPLU Director could discuss changes. He asked if they had time to discuss this and why then were changes still necessary tonight.

Attorney Berchem stated Mr. Platt and Mr. Griffith and he met last week to discuss changes. He stated Mr. Griffith was in favor and that they removed demolition and left the wording permit which was what Mr. Griffith wanted. In 6-10, the amendment was the removal of the word and “and” inserting the word “or”. He stated this was the change Mr. Platt brought to the Board tonight. Attorney Berchem stated he did not feel this was something the DPLU Director would need to weigh in on. He reiterated the changes from the DPLU Director were regarding anything to do with demolition, architect, historic or cultural importance.

Ald. Giannattasio commented as to what defines cultural. He stated he understood Attorney Berchem’s point, but that he couldn’t speak for the director himself. He stated it is still related and things could end up being held up for cultural reasons. Ald. Giannattasio stated his position remains the same, that we should this Board should have had the opportunity to hear from Mr. Griffith.

Mayor Blake stated those recommendations were made at the full Ordinance committee meeting.

Ald. Anderson stated he offered the amendment at the Ordinance Committee meeting. He stated the reason offered that was in the case of the Sanford Bristol house, which did not have cultural, so therefore having the word “or” offers flexibility.

Ald. Giannattasio reiterated he felt the DPLU Director should have been included in any discussion.

By roll call vote, the motion carried 11 yes (Anderson, Bier, German, Golden, Hardiman, Kubek, Shaw, Smith, Stanford, Veccharelli, Vetro) and 4 no (Casey, Fontana, Giannattasio, Vitali).

Ald. Smith explained the next two Ordinances, were tabled at the ordinance level.

- 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 –
- 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.

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 HUB Trust Properties v. City of Milford
Re: 185 Plains Road

14b. Consideration of settlement of Milford Associates. v. City of Milford
Re: 70 Turnpike Square

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

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

The Board adjourned to Executive Session at 9:50 p.m.

Chairman Vetro reconvened the meeting in public session at 10:08 p.m.

Ald. Veccharelli and Ald. Hardiman made and seconded a motion to authorize the City to enter into settlement RE: HUB Trust Properties v. City of Milford Re: 185 Plains Road, in accordance with the recommendations of the City Assessor and City Attorney as discussed in Executive Session. Motion carried unanimously.

Ald. Veccharelli and Ald. Hardiman made and seconded a motion to authorize the City to enter into settlement RE: Milford Associates v. City of Milford Re: 70 Turnpike Square, in accordance with the recommendations of the City Assessor and City Attorney as discussed in Executive Session. Motion carried unanimously.

Being no further business to discuss, Ald. Giannattasio and Ald. Hardiman moved to adjourn at 10:09 p.m. Motion carried unanimously.

Respectfully submitted,

Kathleen K. Huber
Recording Secretary