

**BOARD OF ALDERMEN
REGULAR MEETING
NOVEMBER 5, 2015**

The Board of Aldermen of the City of Milford held their Regular Meeting on Thursday, November 5, 2015 in the aldermanic chambers of City Hall. Chairman Vetro called the meeting to order at 7:32 p.m. Chairman Vetro asked those present to join in saluting our flag and remain standing for a moment of silence to remember our veterans.

1. Roll Call

Board Members Present

B. Anderson (8:40 p.m.)
M. Casey
S. Fontana
D. German
A. Giannattasio
J. Golden
M. Hardiman
D. Kubek
S. Shaw
G. Stanford
N. Veccharelli
P. Vetro
R. Vitali

Also Present

Mayor Benjamin G. Blake
J. Rohrig, City Clerk
J. Berchem, City Attorney
P. Erodicti, Finance Director

Excused

B. Bier
F. Smith

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 and asked that speakers not make any derogatory, insensitive or offensive remarks. The time limit granted to each speaker shall be three (3) minutes. He asked each speaker to adhere to the three-minute limit.

B. Columbo - Erna Ave - stated he was speaking regarding an attempt for sewers on Erna Avenue. He stated he had been before the Sewer Commission, but has not had any answers from anyone.

3. Consideration of the Minutes of the Regular Meeting of the Board of Aldermen held on October 5, 2015.

Ald. Veccharelli and Ald. Hardiman made and seconded a motion to approve the minutes of the Regular Meeting held on October 5, 2015. Motion carried unanimously.

4. Consideration of the Minutes of Special Organizational Meeting of the Board of Aldermen.

None.

5. Chairman's Report and Communications.

Chairman Vetro reminded everyone of the Veterans Day parade on Sunday. He also stated he wished to thank each and every member of the BOA who had served over the last two years. He congratulated their work and all that has been accomplished through good times and not so good.

6. Mayor's Report and Recommendations:

Mayor Blake wished everyone a Happy Veterans Day - 2:00 p.m. He recognized the veterans in the audience and Chairman Vetro and Ald. Hardiman, both who served. Mayor Blake also extended a very special thank you to all 15 aldermen that had served the last two years, thanking them for serving each of their districts. He stated there have been times they may have disagreed, but always worked for the citizens.

Mayor Blake asked the Board's consideration of items 8a-8o and stated he would be happy to answer any questions as they come up.

7. Unfinished Business – None.

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

8a. Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the request for the appointment of (U) John L. Nevin, 292 Melba Street, 06460, from an alternate to a regular member of the Harbor Management Commission to fill a vacancy. Term to expire 12/31/19. Motion carried unanimously.

8b. Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the request for the appointment of (U) George Hunihan, 88 West Main Street, 06460, as a member of the Economic Development Commission to fill a vacancy. Term to expire 12/31/17. Motion carried unanimously.

City Clerk Rohrig swore in Mr. Hunihan.

8c. Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the request authorizing the demolition and removal of one residential structure and accessory structures, if any, located at 810 West River Street and to authorize the Mayor, Public Works Director and/or City Attorney's Office to take all steps necessary, including signing all documents, to effectuate said demolition.

Ald. Giannattasio recognized, Steve Johnson, Milford's Open Space Agent. He asked what other options were on the table besides demolition.

Mr. Johnson stated consideration was given to turn the existing space into a parking pavilion, but there were concerns with vandalism, effective parking, etc.

Ald. Giannattasio asked if the intent is to use the property as open space.

Mr. Johnson stated the property consists of three (3) parcels. He stated the entire property is 100 acres. He stated it is currently passive open space property. He encouraged the aldermen to walk the property.

Ald. Giannattasio asked why the 100 acres was not looked at as one parcel.

Mr. Johnson explained it was due to the access of the parcel, which is at 810 West River Street.

Ald. Shaw asked the cost of the demolition and if the costs would come from the blighted funds account.

Mayor Blake stated the funds would come from some blighted monies, but at this time the city did not know the cost of the demolition.

Ald. Shaw stated she was asking where the monies would come from and whether or not it was monies collected through blight liens.

Mayor Blake spoke of costs for asbestos, etc.

Ald. Vitali asked if the funds were for city properties. He also asked where the monies would go if the city was successful in collecting from the property owner. Ald. Vitali stated his other question was to the average cost of a demolition.

Attorney Berchem spoke of a property recently that was blighted which needed to come down. A fund was created so the general funds account would not be used. He stated it is not limited to city owned properties, but they do use the money for demolition. He also commented, the city does place a lien on the property and tries to collect.

Ald. Vitali asked the cost for the demolition.

Attorney Berchem stated it can range in cost due to varying factors, but it averages anywhere from \$25,000 and up. He spoke of environmental concerns which can increase the cost.

Ald. Vitali asked if the public works department has the ability to conduct demolition of a building.

Mayor Blake explained there are licenses that are required for demolition.

Mr. Saley stated the city is not currently licensed or bonded.

Ald. Vitali asked if there would be any cost savings to the city.

Mr. Saley stated there would be no real savings to the city due to the liability issues.

Ald. Giannattasio stated the property being discussed is only a garage and questioned if the city could do the demolition. He stated it should be investigated as it has the potential to be a light demolition project.

Mr. Saley stated it is actually two structures. He explained there is a garage and also a home involved, which is where the concern would be. He stated the city would do all they could to get the best price. He explained the typical process would be to have a contractor come in and demo the building.

Motion carried unanimously.

8d. Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the request authorizing the demolition and removal of the multi-use structure(s) and accessory structures, if any, located at 145 High Street, including clearing the vacant lot located at "0" Railroad Avenue (54/322/28) and to authorize the Mayor, Public Works Director and/or City Attorney's Office to take all steps necessary, including signing all documents, to effectuate said demolition.

Ald. Giannattasio asked if this is a newer property recently purchased by the city.

Mayor Blake explained this is one of the properties acquired from the State. He stated he has walked this property and eventually this property will be part of the city's new parking area with approximately 100 new spaces.

Ald. Giannattasio asked if the lot would be paved, processed, or crushed stone.

Mayor Blake stated they are still making that determination.

Ald. Vitali asked if it would be a parking lot where you pay or if there would be a kiosk in place like other towns has.

Mayor Blake stated they will continue status quo for the next few months and that a development committee would be put in place to make further determination. He stated whatever is implemented will also have to be monitored.

Ald. German asked if these were city funds or a grant.

Mayor Blake stated a few months ago the aldermen established a fund where fees and rents from the property would go into a reserve fund to maintain the parcel.

Ald. Shaw asked if the blight funds would be reimbursed.

Mayor Blake explained it is a distressed parcel, but there could possibly be reimbursement.

Ald. Fontana asked how much money is in the blight fund.

Mr. Erodici stated there is approximately \$177,000.

Ald. Fontana asked if the funds in the account were to dry up, how the city would handle future demolitions.

Mayor Blake stated it is a self sustaining fund. He explained the sources of revenue could vary each month.

Motion carried unanimously.

8e. Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the request authorizing the demolition and removal of two residential structures, accessory structures, and contents therein, if any, located at 32-34 James Street and to authorize the Mayor, Public Works Director and/or City Attorney's Office to take all steps necessary, including signing all documents, to effectuate said demolition.

Ald. Giannattasio asked about internal contents in the house and who removes it.

Mr. Saley stated it could be the public works department or the contractor.

Ald. Giannattasio expressed concerns about public works employees doing the work and potential hazardous conditions.

Mr. Saley stated where appropriate, various city departments are involved.

Ald. Shaw asked about property taxes owed to the city and also the potential assessed value of the property.

Attorney Berchem stated he did not have the answers to those questions, but he would provide them to the Board. He stated since the storms this property has been vacant. He also explained the amount of time involved in locating the owners. As to value, he stated the neighbors have expressed interest in purchasing the property for open space.

Motion carried unanimously.

8f. Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the request, per the recommendation of the Planning and Zoning Board, dated October 8, 2015, for the sale of 32-34 James Street, and to authorize the Mayor and City Attorney's Office to take all steps necessary, including signing all documents, to effectuate said sale.

Ald. Vitali asked about the sale and questioned if the city is now in the real estate business.

Mayor Blake explained this is a blight lien and foreclosure that

Attorney Berchem stated he has received calls as to what the city plans to do with the property. He stated it will be done similar to what the city has done with properties in the past, i.e. public sale, auction, etc.

Ald. Shaw asked if there would be a minimum bid.

Attorney Berchem stated historically aldermanic Board has set the minimum price for public auction.

Mayor Blake stated this item could also come back to this Board before the final sale, if the Board so desired.

Ald. Shaw questioned the potential for city taxes as opposed to open space.

Ald. Giannattasio stated he is concerned that the Board does not have before them the appraised value of the property. He stated for informational purposes it should be part of the aldermanic package. He pointed out he has brought this up before. He asked the value of this property.

Attorney Berchem stated the appraisal certainly could be part of the package. As to value, the considerations can be different, i.e. beach property, etc. He explained fair market value is generally discounted at a sale.

Ald. German spoke of the various fees involved in the sale and if it should be part of the sale.

Attorney Berchem stated it is what is marketable as compared to a house in disrepair.

Mayor Blake added this property has been a blighted building to this area for some time. He stated the property is so distressed it would literally crumble if an attempt was made to raise the structure.

By roll call vote, the motion carried 11 yes (Casey, Fontana, German, Giannattasio, Golden, Hardiman, Kubek, Stanford, Veccharelli, Vetro, Vitali) and 1 no (Shaw).

8g. Ald. Veccharelli and Ald. Giannattasio made and seconded a motion to approve the request for Allocation Transfer No. 3 (Golf Course Building Improvements).

Ald. Giannattasio recognized members of the Golf Commission. He asked for some background.

Commissioner Healey stated the Commission was requesting a transfer from the enterprise account to a Fund 40 for upgrades to the clubhouse. He stated the building is nearly 20 years old.

Ald. Giannattasio stated he was in support and commented it is important to keep up with the course.

Commissioner Worroll spoke of the importance of maintaining the integrity of the structure. He also spoke of LED lighting and upgrades to the bathroom facilities.

Ald. German commented on condition of the course.

Motion carried unanimously.

Chairman Vetro stated he would entertain a motion to re-order the agenda and bring forward item 14, Executive Session.

Ald. Veccharelli and Ald. Stanford made and seconded a motion to re-order the agenda and bring forward item 14a – Executive Session. Motion carried unanimously.

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) Ald. Veccharelli and Ald. Golden made and seconded a motion to go into Executive Session Re: Discussion concerning pending claim relate to breach of bulkhead at Indian River Interceptor Project.

Mayor Blake stated those entering Executive Session would be the full Board, City Attorney, Public Works Director, Chris Saley, Acting Wastewater Superintendent Kozlowski and himself.

Motion carried unanimously.

The Board adjourned to Executive Session at 8:27 p.m.

Chairman Vetro reconvened the Board in public session at 8:59 p.m.

8h. Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the request for Allocation Transfer No. 4 (Emergency Repairs to Sewer System). Motion carried unanimously.

8i. Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the request, per the recommendation of the Planning and Zoning Board, dated October 21, 2015, for the acquisition of 60 Helwig Street, and to authorize the Mayor and City Attorney's Office to take all steps necessary, including signing all documents, to effectuate said acquisition.

Ald. Giannattasio asked the cost of the property.

Mayor Blake stated \$253,000.

Ald. Giannattasio asked where the funds would come from.

Mayor Blake spoke of the cell tower funds and also the State LoCIP grant monies.

Ald. German asked the purpose of this property.

Mayor Blake stated these are two acquisitions which are adjacent to the property. He provided a lengthy explanation of the properties and how it would add to the downtown stock.

Motion carried unanimously.

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 October 21, 2015, for the acquisition of 159 High Street, and to authorize the Mayor and City Attorney's Office to take all steps necessary, including signing all documents, to effectuate said acquisition.

Ald. Giannattasio asked the cost of the property and if it was being funded as the last agenda item.

Mayor Blake stated it is \$250,000 and it was being funded in the same manner. He stated it would open up access to the High Street parking area.

Ald. Giannattasio asked if this property would be used in the very near future.

Mayor Blake stated it is a 3-year plan, but that parking would be in place in the next three months.

Motion carried unanimously.

8k. Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the request for Allocation Transfer No. 5 (Purchase of 159 High Street and 60 Helwig Street).

Ald. Giannattasio asked if there is a cost of Helwig Street.

Mayor Blake explained this is the funding mechanism which is the allocation transfer for the above motion.

Motion carried unanimously.

8l. Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the request for the Memorandum of Understanding for Mutual Aid for Surge Capacity and Public Health Preparedness and to authorize the Mayor and Director of Health to take all steps necessary, including, signing all documents, to effectuate said Memorandum of Understanding. Motion carried unanimously.

8m. Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the request for the City of Milford to accept the CDBG-DR Planning Grant for an in depth study of coastal resiliency for Walnut and Wildemere Beach areas and to authorize the Mayor, Director of Community Development, Director of Public Works and/or City Attorney's Office to take all steps necessary, including signing all documents, to effectuate said grant.

Ald. Casey asked the background of this grant.

Mayor Blake stated the next three items were grants through CDBG-DR. He noted the Chris Saley, Public Works Director and Jenna Lessans, Community Development were present.

Ald. Casey stated there has been a lot of talk with the people in the Wildemere Beach area

Mr. Saley stated part of the work is restoration. He explained it is a blank canvas.

Ald. Anderson asked the plans to reach out to the neighborhoods, get them involved and get their responses.

Mr. Saley stated to clarify these monies are for design study.

Mayor Blake added Milford is part of the multi-town grant. He stated there will be opportunities over the next year for residents in the beach areas to give advice. He stated the historical background is an important piece of the work.

Ald. Anderson asked if there would be a series of public hearings.

Mayor Blake replied yes.

Ald. Vitali asked about the ensuing steps, actually getting the work done. He asked the time-line.

Mr. Saley spoke of a break water line in some of the areas. He stated permitting can take 3-6 months, potentially a year. He stated the design phase could be 3 plus months. He spoke at length about the work involved with each of the agencies involved in the projects.

Ald. German expanded on Ald. Anderson's comments as to public comment dates.

Mayor Blake stated he did not have them, but would make the necessary calls to find out.

Ald. German commented about the amount of money spent on studies when in many areas it is quite clear it is sand that is needed.

Mr. Saley stated it isn't quite as simple as just putting sand down, but keeping it there. He also pointed out the grant is reimbursable.

Ald. Giannattasio asked if property owners living on the beach would be subject to property line adjustments.

Mr. Saley stated before the federal government will proceed with federal funding, there has to be public access. He spoke of the importance of bringing all the stakeholders together.

Motion carried unanimously.

8n. Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the request for the City of Milford to accept the CDBG-DR Planning Grant for an in depth study of coastal resiliency for Crescent Beach and surrounding areas and to authorize the Mayor, Director of Community Development, Director of Public Works and/or City Attorney's Office to take all steps necessary, including signing all documents, to effectuate said grant. Motion carried unanimously.

8o. Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the request for the City of Milford to accept the CDBG-DR Planning Grant for an in depth study of coastal resiliency for Gulf

Street and Welch's Point Road and to authorize the Mayor, Director of Community Development, Director of Public Works and/or City Attorney's Office to take all steps necessary, including signing all documents, to effectuate said grant.

Ald. Anderson recalled the Board of Aldermen has approved a design for a breakwater for Gulf Beach.

Mr. Saley stated the Gulf Beach "breakwater" is where the rock area, near where Gulf Street and Welch's Point Road meet. He continued with an explanation of the background.

Ald. Anderson asked specifically about the plans approved earlier this year.

Mayor Blake stated the proposed breakwater would be between the stand and beach area. He explained an engineering firm is in place and they are in the process of design, however, the State has not approved a breakwater in sometime, therefore additional design work was necessary. He stated it has slowed them down, but the project should be completed in two years.

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.

10. Budget Memo Transfers

Ald. Veccharelli and Ald. Golden made and seconded a motion to approve Consideration of Budget Memo Transfers #1 and #2, Fund 10, FY16. Motion carried unanimously.

11. Refunds

Ald. Veccharelli and Ald. Golden made and seconded a motion to approve Consideration of Refunds in the amount of \$14,087.43. Motion carried unanimously.

12. Report of Standing Committees:

a. Ordinance Committee – Ald. Shaw reported the Ordinance Committee met to consider three (3) Ordinances put forth by the Public Works Director regarding licenses and permits. She stated each of the Ordinances was forwarded to the full Board with a favorable recommendation.

1. Ald. Shaw and Ald. Golden made and seconded a motion to approve An Ordinance Amending Chapter 20, Article III, Division 2, Sections 20-72 through 20-80 of the Code of Ordinances of the City of Milford (Licenses and Permits). Motion carried unanimously.

2. Ald. Shaw and Ald. Golden made and seconded a motion to approve An Ordinance Amending Chapter 20, Article II, Division 2, Sections 20-44 through 20-58 of the Code of Ordinances of the City of Milford (Permits). Motion carried unanimously.

3. Ald. Shaw and Ald. Golden made and seconded a motion to approve An Ordinance Amending Chapter 20.5, Section 20.5-8 of the Code of Ordinances of the City of Milford (taxation). Motion carried unanimously.

Ald. Shaw pointed out 12a-4 was postponed because the City Assessor was unavailable tonight.

- 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 – 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.

Chairman Vetro recognized Ald. Stanford.

Ald. Stanford stated she wished to thank everyone on both sides of the aisle for being respectful of her. She stated they may not have always agreed, but always worked on behalf of their constituents. She spoke personally of her defeat in the election and her various survivals throughout her lifetime.

Chairman Vetro stated it had been a pleasure to work with Ald. Stanford and that she would be missed.

Ald. Anderson stated his tardiness tonight was due to a work conflict.

Being no further business to discuss, Ald. Shaw and Ald. Golden moved to adjourn at 9:35 p.m.
Motion carried unanimously.

Respectfully submitted,

Kathleen A. Kennedy
Recording Secretary