

**BOARD OF ALDERMEN  
REGULAR MEETING  
NOVEMBER 9, 2017**

The Board of Aldermen of the City of Milford held their Regular Meeting on Thursday, November 9, 2017, in the aldermanic chambers of City Hall. Chairman P. 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  
E. Beatty  
B. Bevan  
B. Bier  
M. Casey  
D. German  
A. Giannattasio  
J. Golden  
J. Grant  
M. Hardiman  
F. Smith  
A. Sutton  
N. Veccharelli  
P. Vetro  
R. Vitali

Also Present

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

**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 and not to make derogatory or offensive remarks.

M. Kramer – West River Street – stated she was here tonight concerning the property at 67 Prospect Street. She stated she is not opposed to affordable housing, mixed use or adaptive use, but this particular parcel of land is a historic site. She stated as a member of Milford's Land Preservation Trust, they are opposed to encroachment on two historical properties. Ms. Kramer spoke of the David L. Baldwin house which is a contributing property with great revival architectural. She cited a nomination form regarding the Baldwin House, reading from portions of the form. Ms. Kramer also pointed to a sign off the highway that

touts this area as Milford's historic district. She stated there should be bipartisan support protecting Milford's historical properties. She asked the Board to work together and promote Milford's historic downtown.

R. Platt – 132 Platt Street – echoed the comments of Ms. Kramer. He also spoke regarding the Prudden property, the first burial ground in Milford, pointing out there are no markers. He encouraged the Board to consider an Ordinance to protect Milford's burial ground. He also stated he hears remarks all the time asking where all the historic homes in Milford have gone. He also agreed with Ms. Kramer's remarks that the historic district should never have been included in the Milford Center Design District. He implored the Board to protect Milford's historic properties.

D. Cotton – 60 Corona Drive – here to address the Ordinances and fee schedules on the agenda. Asked the Board to consider putting this forward to the local delegation to change the laws to reduce costs for our citizens.

J. Gilbert - thanked the Board for their service. He stated at last month's meeting two residents expressed concern with an uptick in the area of the ponds. He stated he is a local business owner and expressed concern as well. Reading from a prepared statement, he spoke about the harvesting of oysters in that particular area. He also spoke of the importance to education the residents of Milford regarding the shell fishing industry. He continued reading from a prepared statement and asked the Board to look into recapturing lost revenues, encouraged the Board to support these efforts through Harbor Management Commission.

3. Consideration of the Minutes of the Regular Meeting of the Board of Aldermen held on October 2, 2017.

Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the minutes of the October 2, 2017 regular meeting of the Board of Aldermen as presented. Motion carried unanimously.

4. Consideration of the Minutes of the Special Meeting.

None.

5. Chairman's Report and Communications.

Chairman Vetro thanked all the members of the Board for their dedicated service during the last two years. He wished luck and success in the future to those leaving the Board.

## 6. Mayor's Report and Recommendations:

Mayor Blake wished everyone a Happy Veterans and extended a big thank you to all our veterans. He stated tonight's meeting is typically called the lame duck session, being it is the last meeting following the election. He extended congratulations and best wishes to all. Mayor Blake asked the Board's consideration of items 8a-8e 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 Item 8a-8e)

8a. Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the request for Resolution authorizing the issuance and sale of up to \$17,000,000 for the costs associated with the City of Milford general obligations refunding bonds, and to authorize the Mayor, City Attorney and Finance Director to take all steps necessary, including, but not limited to, the signing of documents to effectuate said issuance and sale.

Ald. Bevan asked what the savings to the city would be.

Mr. Erodici estimated the savings to be over \$500,000. He stated he expected to have the refunding take place within the next month or so and that it should close out by end of December.

Ald. Vitali asked what the numbers represent in terms of total bonding. He also asked the total amount of bonding at this point.

Mr. Erodici explained most of the bonds in the portfolio that are eligible to be refunded have been refunds. He stated there is always an opportunity for additional refunding, adding this is the 5<sup>th</sup> he has done and the City has recognized over \$4M in savings. Mr. Erodici stated the current bonding is over \$130M.

Ald. German asked the terms of the new bonds, i.e. rate.

Mr. Erodici stated it is too early to tell based on fluctuations of the market each day.

Ald. Vitali asked what it paid out in interest on the bonding.

Mr. Erodici replied \$13M for the total debt service, plus interest.

Ald. Giannattasio asked what makes a bond eligible for refunding.

Mr. Erodici stated there are a number of factors. He stated they would need to bring in the experts that work with the City. He stated in speaking with bond counsel, a refund is always possible, but the underwriter has to look at it.

Ald. Veccharelli applauded the efforts of the finance director and the mayor saving the taxpayers over \$4M.

Mayor Blake stated another reason for doing this now is that the city just went to bond issue; there is a huge cost each time we go to issue. He announced Fitch reaffirmed the city's AAA rating, providing access to the marketplace.

Ald. Vitali asked what the AAA rating gets the city.

Mayor Blake stated the AAA gets a better credit rating for the city.

Mr. Erodici stated there is data, but certainly it does get the city lower interest rates.

Motion carried unanimously.

8b. Ald. Veccharelli and Ald. Golden made and seconded a motion to approve a request RE: Administrative Service Agreement between the Milford Health Department and Yale New Haven Health System Corp. for the public health emergency preparedness, and to authorize the Mayor and Health Director to take all steps necessary, including, but not limited to, the signing of documents to effectuate said agreement.

Ald. Giannattasio asked if the city would be a sub-contractor for Yale.

Attorney Berchem replied yes and deferred to Director Joseph for further comment.

Director Joseph explained it would be contracted to Yale New Haven Health System, who will be serving as the fiduciary.

Ald. German asked for more of a description of the program.

Director Joseph stated they have doing the public health related issues since 2004. She explained they continue to prepare and respond to those major types of events, i.e. Eboli, H1N1, etc.

Motion carried unanimously.

8c. Ald. Veccharelli and Ald. Golden made and seconded a motion to approve a request for Resolution RE: Equipment Lease Purchase Agreement for Combined Heat and Power System, Battery Energy Storage System and Other Related Microgrid Generation Equipment.

Ald. Grant asked for an update as to when the project would start.

Mayor Blake explained the lender was asking for this additional language prior to commencement of the project. He stated as to the start dates, there are still some other hurdles.

Attorney Berchem interjected that the added language was requested by the lender. He explained after the closing the city would go out to bid for the unit. Attorney Berchem added the city would continue working with the purchasing agent.

Director Saley stated it is anticipated if this approval goes through, contract will be signed, equipment order, so a timeframe of roughly 18-24 months.

Ald. Giannattasio asked what changed from last month.

Attorney Berchem reiterated the language was a request from the lender, but there were no substantive changes.

Ald. Giannattasio asked if the grid would be functional and how it would be used.

Director Saley stated it would be used 364 days of the year, with servicing that would be beneficial to the city. He added there would be some trenching components to the project.

Ald. German asked if there would be savings in utilities.

Director Saley replied yes, pointing out it is a win/win for the city.

Motion carried unanimously.

8d. Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the request for the Greater Bridgeport Regional Recycling Interlocal Agreement, and to authorize the Mayor and Public Works Director to take all steps necessary, including, but not limited to, the signing of documents to effectuate said agreement.

Ald. Giannattasio asked if any other towns had been added to the original agreement.

Director Saley explained this agreement essentially locks in the city's rate.

Mayor Blake added the city is finishing up a 5-yr contract, and that the name was actually changing. He stated it was previously SWOREK (sic). He reiterated it is simply reorganization.

Ald. Smith asked who Milford's delegate to the committee.

Director Saley stated it is the mayor.

Motion carried unanimously.

8e. Ald. Veccharelli and Ald. Golden made and seconded a motion to approve the request, pursuant to Section 8-24 of the Connecticut General Statutes for the lease between the City of Milford and Paulouise, LLC d/b/a Bistro Basque for an outdoor deck/patio, fencing and placement of outdoor tables and chairs, and to authorize the Mayor and City Attorney to take all steps necessary, including, but not limited to, the signing of documents to effectuate said acquisition.

Ald. Bevan provided a brief history of this area regarding prior patio requests. Ald. Bevan also recalled when the patio was approved at Elli's he stated another request for a patio in this area would be coming next, and here it is. He also provided various examples of types of patios. He stated he is opposed to this because of what it will do to the downtown area.

Ald. Anderson asked about the memorial benches and what would become of the benches, i.e., would they be moved? He also pointed out there are mature trees that line the perimeter of the area, and questioned if they would be disturbed.

Ald. Anderson asked how much of the pocket park would be disturbed.

Mayor Blake stated in November 2016 this Board approved a previous application for a patio. He stated he has been firm that the buy in from the property owners is there. He stated with this proposal, the applicant went to each of the property owners who were all in agreement with the patio. Mayor Blake also stated the benches would remain, along with the trees.

Ald. Anderson commented he did not feel the Board had all the details. He stated his other question pertained to the grading issue. He asked if the engineer had looked at the grading.

Mayor Blake stated the applicant did submit an engineering plan. He deferred to Mr. Fernandez.

Mr. Fernandez explained the grading alongside Café Atlantic.

Ald. Veccharelli asked how many tables and seats.

Mr. Fernandez stated approximately 30 seats.

Ald. Veccharelli stated he was having difficulty visualizing the plan. He suggested tabling the decision until he had the opportunity to see the area.

Ald. Giannattasio stated it appears to be larger than the other two patios.

Mr. Fernandez stated it is because of the grading that it looks larger.

Ald. Giannattasio asked if tonight's request was simply for the lease approval.

Attorney Berchem stated this is just the 8-24 approval, which came from Planning and Zoning. He explained it simply allows the city to lease it. He stated the drawing dictates what will be in the lease.

Ald. Sutton asked for clarification between the alleyway and public land, which is the subject of the 8-24 lease.

Mayor Blake stated the alleyway presently contains a patio utilized by two restaurants. He stated it is spelled out and codified everything from types of fence, timeframe when it can be used, smoking or non-smoking. He pointed out it is all identified in the lease in front of the alderman.

Ald. Vitali asked if the Board has the ability to make recommendations to the lease.

Attorney Berchem replied yes.

Ald. Vitali suggested a stairway to address the grade. He stated it is overwhelming in size as shown on the drawing. He stated he felt it should be resized. He suggested tabling this item until all the aldermen have had the opportunity to see the proposal.

Ald. Veccharelli stated he agreed with the comments of Ald. Vitali that it is just too big. He recommended the deck be consistent with the size of the deck at Elli's.

Mr. Fernandez asked if he was talking about square footage.

Ald. Beatty stated she is uncomfortable discussing designs without the recommendations of the architect. She stated she would recommend tabling the matter.

Ald. Grant asked about music on the patio.

Mr. Fernandez stated he had no plans for music. He stated he is respectful of the town and surrounding business owners.

Ald. German also expressed concern with the size and grade of the proposal.

Ald. Smith recalled the changes to the River Street area years ago. He also pointed out none of the stakeholders in the area were here tonight to object to this proposal during the public hearing.

Ald. Bier stated he is in favor of adding the patio. He stated he does have some concerns with the size; otherwise, it is a great idea and a great addition to the area.

Ald. Vitali requested a rendering of what it would look like.

Ald. Vitali and Ald. Veccharelli made and seconded a motion to table the matter. Motion carried unanimously.

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

None.

10. Budget Memo Transfers

None

11. Refunds

Ald. Veccharelli and Ald. Golden made and seconded a motion to approve Consideration of Refunds in the amount of \$31,070.19. Motion carried unanimously.

Ald. Veccharelli and Ald. Golden made and seconded a motion to approve Consideration of the Suspense List in the amount of \$365,525.51. Motion carried unanimously.

12. Report of Standing Committees:

a. Ordinance Committee – Ald. Smith reported the Ordinance Committee met earlier in the evening to consider four (4) Ordinances and voted unanimously to forward to the full Board of Aldermen with a favorable recommendation.

12a-1 Ald. Smith and Ald. Anderson made and seconded a motion to approve An Ordinance Repealing Chapter 7, Fire Prevention and Protection, Article III, Oil-Burning Equipment and Adopting Article III, Fire Marshal Fee Schedule and Enforcement, Sections 7-31 through 7-34 of the City of Milford Code of Ordinances. Motion carried unanimously.



12a-2 Ald. Smith and Ald. Anderson made and seconded a motion to approve An Ordinance Amending Chapter 18, Article VII, Section 18-90 of the Code of Ordinances of the City of Milford (Planning and Zoning Board Application Fees). Motion carried unanimously.

12a-3 Ald. Smith and Ald. Anderson made and seconded a motion to approve An Ordinance Amending Chapter 18, Article VII, Section 18-91 of the Code of Ordinances of the City of Milford (Zoning Board of appeals Application Fees). Motion carried unanimously.

12a-4 Ald. Smith and Ald. Anderson made and seconded a motion to approve An Ordinance Amending chapter 8, Food and Food Establishments of the Code of Ordinances of the City of Milford. Motion carried unanimously.

- b. Public Safety and Welfare Committee – no report.
- c. Public Works Committee – no report.
- d. Claims Committee – no report
- e. Rules Committee – no report.
- f. Personnel Committee – no report.

13. Report of Special Committees:

- a. Liaison Sub-Committee – Board of Education – no report.
- b. Liaison Sub-Committee – Flood & Erosion Board – no report.
- c. Liaison Sub-Committee – Park, Beach & Recreation Comm. – no report.
- d. Liaison Sub-Committee – Planning & Zoning Board – no report.
- e. Liaison Sub-Committee – Sewer Commission – no report.
- f. Liaison Sub-Committee – Harbor Management Commission – no report.
- g. Liaison – Council on Aging – no report.
- h. Permanent School Facility Building Committee – 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.

14(a) Consideration of settlement of 367 Bridgeport Avenue, LLC v. City of Milford, regarding 367 Bridgeport Avenue.

14(b) Consideration of settlement of John McGraw, et al v. City of Milford, regarding 22 Seaview Avenue.

14(c) Discussion concerning negotiation of sale of tax liens for 1 Barn Lane, 12 Ella Circle, 21 Ella Circle, 23 Ella Circle, 33 Ella Circle and 60 McQuillan Drive to Ryder Woods Residents Association, Inc.

Ald. Veccharelli and Ald. Golden made and seconded a motion to adjourn to Executive Session. Motion carried unanimously.

Chairman Vetro announced those entering Executive Session for items 14(a) and 14(b) would be the full Board of Aldermen, Mayor, City Attorney and City Assessor. He stated for item 14(c) it would be the full Board of Aldermen, Mayor and City Attorney.

The Board adjourned to Executive Session at 9:21 p.m.

Mr. Thomas, City Assessor exited Executive Session at 9:28 p.m.

Chairman Vetro reconvened the meeting in public session at 9:41 p.m.

14(a) Ald. Veccharelli and Ald. Giannattasio made and seconded a motion to authorize settlement in the matter of 367 Bridgeport Avenue, LLC v. City of Milford, regarding 367 Bridgeport Avenue, in accordance with the recommendations of the City Attorney, as discussed in Executive Session. Motion carried unanimously.

14(b) Ald. Veccharelli and Ald. Anderson made and seconded a motion to authorize settlement in the matter of John McGraw, et al v. City of Milford, regarding 22 Seaview Avenue, in accordance with the recommendations of the City Attorney, as discussed in Executive Session. Motion carried unanimously.

14(c) Ald. Veccharelli and Ald. Sutton made and seconded a motion to approve the sale of tax liens for 1 Barn Lane, 12 Ella Circle, 21 Ella Circle, 23 Ella Circle,

33 Ella Circle and 60 McQuillan Drive to Ryder Woods Residents Association, Inc., in accordance with the recommendations of the City Attorney, as discussed in Executive Session. Motion carried unanimously.

Ald. Anderson stated he would like to take a moment of personal privilege and acknowledge those members who will not be returning at the December meeting. He recognized Bill Bevan, his 5<sup>th</sup> district colleague, Mike Casey, and Brian Bier, stating they had brought commitment to the City of Milford. He also expressed his appreciation to Ald. Bier who had lent himself to the public works committee.

Ald. Bier stated it has been a pleasure over the last 14 years to represent the City of Milford. He wished those continuing on the best of luck to all, noting he would miss it.

Chairman Vetro expressed appreciation of the respect he received from each of the aldermen. He stated there have been some long meetings, lots of conversation, but that he wanted to say goodbye to Ald. Casey, Bevan, and Bier. He expressed his hope they would be around in some capacity.

Ald. Giannattasio stated he is truly disappointed to see Mike, Bill and Brian go. He stated they are all devoted public servants and will be missed.

Being no further business to discuss, Ald. Veccharelli and Ald. Giannattasio moved to adjourn. Motion carried unanimously.

The Board adjourned at 9:49 p.m.

Respectfully submitted,



Kathleen A. Kennedy  
Recording Secretary

