



# City of Ansonia

253 Main Street  
Ansonia, Connecticut 06401

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*Christine Branch*  
TOWN AND CITY CLERK  
ANSONIA, CONNECTICUT

## ANSONIA BOARD OF ALDERMEN

### MEETING AGENDA

Tuesday, June 13, 2017

Aldermanic Chambers

7:00 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

CONSIDERATION OF PREVIOUS MINUTES

PUBLIC SESSION

PUBLIC OFFICIAL SESSION

COMMITTEE REPORTS

- a. Finance Committee
- b. Public Works Committee
- c. ARMS Committee
- d. WPCA Commission
- e. Fire Commission
- f. Ordinance Committee
- g. Housing Authority
- h. Any Other Committees

MUNICIPAL REPORTS

- a. BOAT Recommendations
- b. Comptroller Approvals
- c. Land Use Department Report

TAX COLLECTOR REPORT AND REQUEST FOR REFUNDS

## ACCIDENTS AND CLAIMS

1. Claim No 06-01-893 Mr. John Merkowitz  
Re: Water levels and flooding in his yard located on 155/157 Jackson Street, due to the construction of the new ramp for Route 8 Northbound.

## COMMUNICATION

1. Michael D'Alessio, Public Works Superintendent Re: Requesting to waive the bid process for the purchase of a new Caterpillar Backhoe Loader, due to a trade offer of \$18,000 for city current machine.

2. David Blackwell Jr. ARMS Commission Chairman Re: The purchase of the light tower from Superior Rental listed as a do not exceed amount of \$7,600

## RESIGNATION

## APPOINTMENTS

## RESOLUTIONS

1. City of Ansonia Re: Authorizing the purchase of a portion of 65 Main St, Ansonia CT., for use as the location for the new Police Station

2. City of Ansonia Re: Authorizing the execution of an Agreement with Brycer LLC regarding "The compliance engine solution" and the revision of any and all applicable policies of the District Fire Marshall's office

## ORDINANCE

1. See Draft ordinance submitted to ordinance committee

## NEW BUSINESS

1. Set a date for the Public Hearing on City budget; proposed budget to be published in the local newspaper.

## OLD BUSINESS

## EXECUTIVE SESSION

1. Ansonia v. 31 Cedar St.

2. Ansonia v. Copper & Brass

3. 501 Main St, blight lien

4. Action on Executive Session items, as needed

ADJOURNMENT

**NOTICE TO THE PUBLIC**

To ensure ADA Compliance please call (203)-736-5980 48 hours prior to the meeting.

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Ansonia Board of Aldermen  
Transcript of the Public Hearing  
TOWN AND CITY CLERK  
ANSONIA, CONNECTICUT

May 2, 2017

**Call to Order**

The Public Hearing of the Ansonia Board of Aldermen was called to order at 7 p.m. by Aldermanic President Philip Tripp. All those present rose and pledged allegiance to the Flag of the United States of America.

**LEGAL NOTICE**

Notice is hereby given that the City of Ansonia will hold a public hearing Tuesday May 2, 2017 at 7:00 p.m. at the Ansonia City Hall, Aldermanic Chambers, 253 Main Street, Ansonia, CT for the following review:

Purchase of property now or formerly known as:

- 65 Main Street
- 25 East Main Street
- Parking lot adjacent to 65 Main Street

And, the sale of property now or formerly known as:

- 497 East Main Street – the ATP Building
- 153 Main Street – the Palmer Building

At said hearing interested persons may appear and heard and written communications will be received.

**Roll Call**

The secretary called the roll:

Randolph Carroll, R1	present	Martin Dempsey, Jr. R4	sent
Charles Stowe, R1	present	Joseph Jaumann, R5	present
Philip Tripp, R2	present	Joan Radin, R5	present
Lorie Vaccaro, R2	present	Joshua Shuart, R6	present
Denice Hunt, D3	sent	Patrick Henri, R6	present
Joseph Jeanette, D3	present	David Blackwell, Jr., R7	sent
Richard Kaslaitis, III, R4	present	Frank DeLibero, R7	present

President Tripp declared a quorum of 11 present, 3 absent.

**Presentation**



Corporation Counsel Marini addressed the assembly and explained the proposals. A slide show accompanied the presentation.

1. 65 Main Street (aka 25 East Main Street) formerly Farrell Headquarters

65 Main Street is a building that is also known as 25 East Main Street. It actually consists of two buildings – one is known as the parking garage building. It's an old Farrell office building, two indoor parking garages, right in the vicinity of Eagle Hose. There is a connected building – a much older building – also a former Farrell office space, that is more known as 25 East Main. These buildings are joined together; they take up 78,000 square feet. There are two indoor parking garages with 100 spaces combined. As part of this property and part of the purchase is an outdoor parking lot with 81 spaces. This is that lot that customarily has been used for a lot of parking to service our downtown businesses and growing restaurant scene. There is a lower part and an upper part to it that borders East Main. There is a steep incline, a gate that divides the two.

The City appraisals valued both buildings and the outdoor parking lot at approximately \$3 million. Although we are buying both buildings, the uses of both are going to be quite different. The parking lot encompasses that area down below but the higher strip that borders East Main Street.

65 Main Street is a massive, sprawling office building. There are the two parking garage floors, and two office building floors. Both are identical floors, big, wide, open spaces. There is a lot of furniture left behind that comes with the sale. A lot of desks, office supplies, cabinets. The good thing about the space is that it can be carved up any way that the City would see fit if it does go through with the purchase. There is a lot of room.

The primary purpose of the purchase is to establish the new headquarters of the Ansonia Police Department. The buildings could also serve and would also serve additional use as community and municipal space. You'll hear more about how the configuration is being proposed right now with the Police station taking the upper floor and the rest of the City taking the lower floor. Considered possible uses have ranged from the Ansonia Senior Center which needs to relocate because of the proposed sale of ATP and Palmer, the Housing Authority is also one under consideration, as is the Board of Education administrative offices. Again, the building has a lot of space and therefore a lot of opportunity to consolidate governmental services.

The Police station plans – this was originally planned for Olson Drive. The City did have a negotiation with HUD and through our Housing Authority about lowering the density of housing on Olson Drive and the possibility of a public use occurring on the site. At the time, the public use was specified to be the Ansonia Police Department. From HUD's point of view and Housing's point of view a solid public use was going to do it. The City began researching an alternative some time after the referendum. The referendum did

have language that would allow the City to look at an alternate location, and the thought was, we want to be flexible, we want to make sure we are getting the absolute best possible deal for taxpayers and the most for our money. This property was under the ownership of Washington Management for some time, and as you know they had owned the entire strip of Farrell buildings on this side of Main Street, for some time, they had speculated, essentially hoping to sell it at a higher price. There were promises that they were going to bring condominiums in. There were promises that they were going to do some expansive development. This was never a City project. Washington Management, it's important to note, bought the property from Farrell outright. So Washington Management stepped in when Farrell was going to move to Fountain Lake, they needed to sell the properties, and they found Washington Management as the buyer to come in and scoop them up. The unfortunate thing is nothing was done on those properties for years. Despite promises nothing ever moved ahead. The City put a blight lien on one of those properties. Something happened along the way – Mustafa Diakate, a principal for Washington Management, fell behind on taxes, also wasn't able to keep up with his lenders, and ultimately a new lender stepped into the picture. Shaw Ventures is that new party. Shaw Ventures was not the initial lender. They bought up the old debt and commenced a foreclosure action on Washington Management, and was successful. At this point in time it's Shaw Ventures that owns 65 Main and also 501, and that parking lot that is in the middle of the properties.

As soon as the new ownership was involved, conversations started beginning as we introduced ourselves to the new owners of the buildings and they got a feel for the city. Around January of this year talks really started to spring up about the possibility of utilizing 65 Main for the Police station instead of Olson Drive. It seemed to the City that there was an opportunity to have some serious value added to use our funds not only to get a Police station but also to pick up these other valuable municipal uses that could save money in the long run and also get more parking.

Another important consideration - we always knew that there was a flood plain issue on Olson Drive and that would particularly affect the residences being built there. But the extent of the flood plain and the inability of the Housing Authority to get an easy waiver from the flood plain regulations meant the Olson Drive project was going to be more complicated than we thought. Not impossible, but we were looking at a delay of at least two years before we could start putting a shovel in the ground and commencing on the Police station project.

All of those considerations led us to think that 65 Main was the ideal place to go. A lot of questions have surfaced about what is the impact on Olson Drive because we did have an agreement to reduce the density of units to be replaced when that time comes. There is a written agreement to lower density at Olson Drive by 54 units, which is a large reduction from what was previously there before, and that agreement stands. It will not change. The change in the venue of the Police station from Olson Drive to 65 does not impact the density of the units. It will not cause more units to have to be constructed on Olson Drive. We have a written agreement and we are very secure in that agreement.

The City's foremost responsibility was to make sure that this isn't just an adequate home for the Ansonia Police Department, this needs to be the place that the Ansonia Police Department would best fit. The City sincerely believes after doing its homework and research and talking to the Chief, talking to his engineer, that this is not just a good alternative, but this is in fact the best location for our Police station to relocate to.

#### Police Chief Kevin Hale

Brian Humes is an architect that I've known for a very long time. He has done in excess of 80 police departments throughout lower New England, New York, New Jersey and Pennsylvania. When we started looking seriously at 65 Main Street the beginning of this year, I contacted Brian to make sure that this works. I think the minute he walked in the door he said, wow, this is going to be alright. From our perspective, and everybody knows where we are now, so I'm not going to get into all that again. This solves a great many of our problems – it's bigger, it makes more sense, it's not an old building that was just retrofitted without moving substantial walls and all that. This is a 20,000 square foot floor that will be wide open that we can really configure any way we like. We saw one concept – there will probably be some changes to that; it's only really a concept. It has a great flow to it, certainly not anything we're used to where we are now. It solves the parking. The location of Main Street puts us on Main Street and puts us more centrally located - better response times to the North End and the West Side, and certainly on Main Street. This gives us that advantage of being more centrally located in our six square miles. Brian will have more conceptual plans for us.

#### Brian Humes, Architect

Every time we're asked to come into a community and look at a site for a police facility, the first thing we have to know is what are we going to put there. But just to come in and look at a site is not adequate. We've gone through a process with the City of Ansonia and have actually identified what are the needs. In June of 2016 we completed a space needs assessment. The whole document is 35 pages long. We first identified the need – what is it that we have to put in a certain location. We went through what the existing square footage was, proposed square footage, and any deviation. We went through this department in detail, not only working with Chief Hale, but Chief Hale gave us access to everybody in the Department. It was really a process that started back in the summer of last year to identify what it is that we need to place. We were asked in early 2017 to take that data that we developed and apply it to this site, and see if it works. So we're not walking into a building blind as to what it is we're going to try to do with this building; we have a really detailed program of what we need to accommodate.

Mr. Humes reviewed several slides with the assembly. He refers to the main office building's level as "ground level" "main level" "first floor" "second floor" – there are four floors that exist – about 20,000 square feet per floor. The building is all precast and all concrete – concrete slabs for the parking decks and the office decks. Each floor is about 20,394 square feet. 198 x 103.

The Administrative building is separate – it is also four floors, a different construction type, there are some suspect materials, and some visible water damage.

The office building doesn't have an entrance and it doesn't address Main Street. It is a building without a door or an entrance. We would utilize the parking lot and construct a four-story addition with a canopied entrance to make this a really pleasant entry and front door to the facility. Now we have a building that addresses the Main Street, addresses the parking, gives easy access from parking into the building, covered parking, connecting sidewalks to the Main Street sidewalks.

We are looking at the possibility of removing the Administrative building. Again, these are concepts. I've been designing Police facilities for 35 years. There is a strong desire in these communities to get the Police Department into a downtown location – not because they need to be there for service but because the downtown businesses like to have them there. It will bring people downtown, and services downtown.

We are proposing a very small addition to the lowest floor for the entry canopy, coming into a vestibule, with access to a stair and an elevator. That is a four-story addition which now identifies the building, gives you vertical circulation to get to all the floors and addresses the downtown area.

The entire lower floor would be restricted access and for Police use. The entrance would be gated, so we're not worrying about public coming out onto Main Street into a very dangerous intersection of Main Street. We are only utilizing that for Police traffic. All of the public traffic would utilize the larger parking lot, having access by elevator and stairs to get to the occupied floors.

A firearms training range would fit into the lower area of the parking garage. There would also be other functions of the Police Department such as found property, bulk evidence, emergency generator, vehicle processing. The lower floor would be restricted to Police use and give parking for specialty vehicles of the Police Department.

The next deck up is the parking deck that comes off of East Main Street, for Police fleet vehicles. This would all be restricted for Police parking. There are a number of reasons the Police Department is looking to get their fleet vehicles under cover. It provides for faster response times in winter, and provides the in-car electronics less exposure to hot sun and freezing temperatures.

The next level will provide 20,000 square feet of space for alternate uses for the City of Ansonia.

The highest floor will provide specialized areas identified by the space needs assessment of the Police Department. We developed this floor plan from a very systematic approach. Coming up as public, I have elevator access and stair access to the top floor now, I have rest room facilities in this new construction. Up the stairs into a

main public lobby. Interview rooms support the lobby. In another corner is a community meeting room, training room, and EOC. There are public access areas to emergency communications and dispatch, and the records division. Everything the public needs to access on a regular basis is in one area.

In another area is detention, prisoner processing, areas for both adults and juveniles. All access to that area is by an existing dedicated elevator access from level one – the fleet parking area - to the prisoner processing area – it is separate from public access. There is ground level elevator access for staff use to the public area of the Police Department. There is a patrol function area for patrol sergeants, locker rooms for male and female, patrol squad rooms, roll call. There is a detective division and administrative offices. There is physical training, evidence storage, communication equipment room and break room.

This program which was developed in June of 2016 is represented on that floor plan, and no additional square footage is required to satisfy what is in the Space Needs Assessment document. This document was also designed for 20-year growth of the Ansonia Police Department, so future growth and needs are also accommodated - all represented in this plan.

#### Corporation Counsel John Marini

The funding source is a 40-year low interest loan from the U.S. Department of Agriculture. This was always the plan, even when we were looking at a station on Olson Drive. When we went to referendum, the intention was to have the residents authorize the City to take on a loan in that amount. This is a part of the City's debt plan. When we were promoting the referendum and the bonding initiative the City of Ansonia is seeing a very large amount of debt drop off by 2020. So, all of the borrowing that was authorized in the referendum does no more than replace old debt that is being retired. Essentially the City is not incurring any extra debt because of this project or any of the other projects, it's merely old debt being replaced by new debt – the level of debt will drop somewhat.

Also, as was planned all along, the Police Department has some additional bond allocation funds to draw from for communications upgrade.

When we're talking about the Senior Center project, which is the other project closest to fruition if this moves ahead, the Center has \$500,000 in bond allocation from the referendum that they would bring into the project.

So essentially, the funding we're looking for here is no more than the funding would be if we were building something from scratch on Olson Drive. Again, there's that value added – you're getting much more than a Police station.

The cost of the prior Olson Drive site was \$12 million. The goal was to accomplish the entire project building that site for no more than \$12 million. The existing project now

includes not only the creation of a Police station, but the purchase of buildings, it includes acquiring parking, and significant additional space for City services – that 20,000 square feet that could be used for a Senior Center and other uses. The cost will not exceed that \$12 million amount. We are looking for possibilities to reduce that amount to come in under the \$12 million number. The projections as they stand right now would be to accomplish all of this for no more than was originally budgeted.

The purchase price at this point is proposed to be \$3 million. It would include City ownership of both office buildings and co-ownership of the outdoor parking lot. Parking is obviously a very vital resource in the City of Ansonia. The City has a need for those parking spaces for service of the new municipal building, but also to provide to residents who are coming downtown to shop, visiting any number of our restaurants and stores. We have a need for parking also to put that new addition onto the building; that small new entrance. At the same time, Shaw Ventures does have a long-term plan for downtown and they intend to use the sale to leverage development of 501. This is a project to discuss another day and it's a private project, but they do want to develop 501 commercial and market-rate residential. As part of that they are interested in parking as well, so they're very hesitant about relinquishing all of their rights to that crucial lot. An agreement was reached that the parties, City and private developer, could co-own and essentially make sure that lot is being put to it's best use.

## 2. ATP AND PALMER BUILDINGS

We have two buildings, largely vacant since the 1980s. They've played home to the City's Senior Center for some time. It's 99,000 total square feet. The City appraisal values both buildings together at approximately \$520,000. It is approximately \$30,000 per year for the City to maintain those buildings – that's the minimum amount they were putting in each year, not counting the expenses related to the Senior Center. Several previous attempts have been made to sell these buildings. In the past 10-12 years the buildings have gone out to bid with no response. At one point in time, the buildings were actually sold to a company called Duke Realty for \$1 million. Unfortunately, development did not occur and after several years, the buildings were returned to the City.

Our goal for these buildings is that they go to their highest and best use; we want to see development actually move forward as a way to put a big investment into the downtown area, to encourage commercial activity, to get more boots on the ground in terms of market-rate residential activity.

Inside, the large parts of these buildings are vacant. There were a handful of tenants – two or three.

The proposal from Copper City Development came in 2015. The City went out to bid looking for someone with the best plan for these buildings. The Board of Aldermen selected Copper City, and their plan to do a mix of commercial on the bottom floor and 90 market-rate residential units on the upper floors.

Copper City has an established track record of development. You may know them for the development on Pershing Drive in Derby – exercise facility, Panera Bread, Popeye's – all of that. That was a project of Copper City. You also may know them from a lot of downtown development right here in Ansonia. You know they do have a lot of skin in the game – a lot of new restaurants popping up, for example, the new Thai restaurant – the Bangkok Room – that's a property owned by Jerry Nocerino and Charlie Smith. They certainly have done a good job curating the kind of businesses that come into the downtown to be successful.

Corporation Counsel Marini went through some slides showing the concepts of the proposals for the ATP and Palmer buildings.

The Aldermen have been negotiating back and forth for some time with Copper City. The basic elements of the sale agreement would be for Copper City to pay \$200,000 to purchase the buildings. That does come with significant safeguards for the City and taxpayers, essentially to assure development actually occurs. The closing would be contingent on a site plan and permit approval – if this agreement is executed, the closing will not take place immediately. The developers will have to put together a site plan, submit it to the land use boards, apply for permits. The closing of the property will only happen once everything is approved. Looking past the closing, the City is looking for a milestone agreement to ensure that development occurs on a timely basis, even after the closing has occurred and the site plan approval has been obtained. And also, a nod to the developer – a tax incentive to fix the property assessment for a period of years after the closing. It's all about attracting these funds downtown, these investment funds. The total project is estimated to be about \$10 million. That is certainly the priority of the City – to attract \$10 million of investment into our downtown area and to give our downtown a shot in the arm in terms of economic development.

Sheila O'Malley, Economic Development Director

I have a few brief comments to make. When these buildings, Farrell and Ansonia Copper & Brass, were in their heyday, they were all interconnected. They all interconnected in the downtown. In fact, ATP and Palmer and 501 are somewhat connected, they're divided by a wall. When you think about economic development, I want you to think about the ways in which those buildings come together. We're seeing now with economic development that one building has a domino effect on the other buildings. Economic development is also interconnected. I want you to think about that. The development that's occurring at 65 Main Street and the development that's occurring in the ATP and Palmer buildings and 501 are all connected – one depends on the other; one feeds off of the other. I just want you to look a little bit globally at the economic development picture for the City of Ansonia. This is an exciting time and we want to get residents downtown, working, living, shopping and going to our restaurants. This is that opportunity for the City. I see the City on the cusp of really burgeoning. Thank you all for coming.

Alderman Radin stated, on the architect, you said on the first two floors – I was under the impression when I first heard things that one of those floors was going to be an open parking area for instance, for the seniors. Are they both going to be used for the Police Department?

Mr. Humes replied, yes. The plan that you saw tonight, the two parking decks are for use by the Police Department. It has been stated, though, that these are all concept plans. So the concept right now is to have the Police Department on the ground floor and first floor for parking, and then the third floor for occupancy.

Alderman Radin stated, the reason that I'm saying that is because if you're going to use it for the Senior Center, you're co-opping with Shaw Venture whatever it is, for their parking for half the lot or whatever it is, you're not going to have enough parking for the seniors down there.

Mr. Humes stated, the open parking lot that's near the new main entrance has 93 parking spaces available.

Alderman Radin stated, but you're co-opping it with another outfit, so they could be taking half of them at least, and I know what the senior parking is over here off of Main Street. I'm just asking the question because I was under the impression, I have no idea how I came of that, but that one parking garage was going to be, the lower one I guess, for the Police Department and the upper parking was going to be for the first floor – the things that were going to go there like the Senior Center and any other offices.

Chief Hale stated, again, as Brian said before, this is still a concept. There are other options for that as well. None of this is etched in granite.

### ***Public Hearing***

At approximately 7:40 p.m., President Tripp opened the public hearing.

### **Diane Stroman, 66 High Street**

I am here as the Chairman of the Ansonia Elderly Services Commission.

I want to address the parking if we are truly talking about putting a senior center in that building. Some of the Commission has gone through, we've taken a tour, and we're excited about the space that's there, but there are a couple concerns that the seniors did have. One was parking. Also, a private entrance into the building. Just as the Police Department has their private entrance going into the Police Department, we're talking about seniors and they're also very vulnerable. They want to ensure that they have their private entrance. Also, the number of elevators that the seniors will be using, because many of them will not be using the stairs – they will be using an elevator. Also,



regarding the firing range on the bottom level – I would be interested in know what does that mean regarding sound. If seniors do park on that lower level, what does that mean. We are excited at the Senior Center – we're excited about what we've seen and we look forward to being able to be in that building. There is a lot of open space and we're looking to grow – we're looking to have many more members and we are going to need parking spaces there. Thank you.

John Izzo, 12 Shortell Drive

I'm here to support the sale of the ATP Building and the Palmer Building to Mr. Nocerino and his company. The gentleman is proven; he has developed multi-million dollars worth of business in Ansonia and Derby. He and Charlie Smith are proven, and I hope the Board will look favorably on this proposal to sell it. I think it's a prime opportunity that the City has that we will likely never have again, or certainly any time in the near future. Whether he pays 200, 300 or 100 for it, in this economic climate it would be unlikely that we would secure a buyer anywhere else, frankly, at any price.

With respect to 65 Main Street, I haven't been through the building, but I am very excited about what I see. I would like to congratulate the Administration for having the forward thinking and foresight to come up with an alternate plan, and more importantly to recognize a prime opportunity that we will probably never have again. I personally voted at the referendum for the \$12 million Police Department on Olson Drive – this option, I think, is a no-brainer. Our public safety folks need a new Police facility – everyone knows that. Let's give them the tools they need to do their jobs safely and more efficiently. I think this accomplishes that. Congrats to the administration for bringing this project forward. It's an opportune time for the taxpayers; I hope the taxpayers will support both of these proposals tonight, and certainly hope the Board will support them. Thank you for your time.

Elizabeth Lynch, 15 Macintosh Lane

I have a question as far as the change of the plan when it went to a co-ownership of the parking lot. All of the media coverage of the proposal since it came out said it was an 81-space parking lot, and everyone from Shaw Venture, any comments that were made, said that part of the property was not for sale. So I'm a little confused as to when that changed from last week to this week. And this new addition to the building, if that's going to take any of those parking spaces. And how is it going to be monitored? Shaw Venture's eventual plan is to put in 200 units of housing. Where are those people going to park? And the restaurants on upper Main Street, that parking lot is full every night on the weekends now, so if they're only going to be able to have half of it, who is going to monitor that? I wonder if the restaurants were notified of this as well. It's certainly going to impact their business.

Another question - there were "Godzilla blight liens" placed on this property – hundreds of thousands of dollars that the city was going to make off of the sale of these properties. Do we now lose that money? Thank you.

Bill Phipps, 27 Johnson Street

I would echo on Beth's comments just now about the parking lot up there. I think it's vital to the survival of upper Main Street. To have to share it is not acceptable. I think the only way we can move forward is to have sole ownership and sole control of it. It can evaporate very quickly otherwise and upper Main Street is up the creek. I counted 17 parking spaces in the senior citizen lot there. I would presume that they would move uptown if the senior citizens moved uptown. That is going to be shared by Massimino's when they're built, and I challenge whether there will be enough parking in that lot to service a fully functioning Police Department. Where will the police park – the two shifts that you'll have to accommodate at any given time – will they be inside the building or are they going to be competing with the uses on the outside of the building? What used to be the main office, it used to be called 25 Main Street, now that's the building right next to Eagle Hose, and the proposal appears that it's going to come down... It will come down at our expense and probably a substantial expense if what I hear is that it's due to it's level of contamination. Then it will be a parking facility of some sort. It will require a curb cutout onto Main Street. Is the State going to allow us to do that? That is one heck of a road right there to have a curb cut go into.

Where did the bell go? There used to be a bell up there that belonged to Farrell. I hope the Farrell people have it because it was an artifact that went way back. It came off of the machine shop back in the 60s, across the street, and was planted there.

I would hope that coming out of future agreements, future information as this develops. And I personally am in great favor of it, too, I think it's a win-win for everybody. I wish some of the alternate facts that seem to fly around this thing be controlled. I don't know who is handing them out, you read in the paper, you hear on the street, nothing meshes. It leads to a lot of agita – a lot of unnecessary concern. I think we've all got to be thinking in the same line and the only way we can do that is with the same common facts. Thank you very much.

Alderman Carroll stated that he believes the bell is going to be given, or has been given, to the Fire Museum.

Andrew Adamchuk, 31 Hill Street

The 65 Main Street, I guess that was built in the 60s. Is the renovation going to include new mechanicals – ventilation and all that? Is it going to be totally gutted and redone so we don't wind up with bad air quality?

The ATP and Palmer buildings as well as the process laboratory – apartments and parking. If you're talking almost 300 apartments sharing maybe 93 parking spaces – that is not going to work. Ansonia is not Boston or New York where you can live without a car – even New Haven you need a car. If the developer wants to get the building for almost free, maybe they would be willing to build a parking garage across the street

near Fitzpatrick's. We're going to need parking if you're going to have people living down there. I'm also concerned with the effect on City services of adding almost 300 apartments. Apartment renters don't pay taxes unless they own a car. They're not going to be paying taxes to the City of Ansonia. The developer is going to be paying some taxes, but the people in the apartments are not going to be paying taxes – they might be using the school system and other city services and I'm afraid it's going to be a drain on the system.

Dave Knapp, 3 Glen Drive

I think the 65 Main Street – the Police station - is a great idea. I had thought of that a few years ago but... I thought it would be a good spot for it. There's just some conceptual stuff that I think probably needs to be worked out before – like Joan's question about the parking for the seniors and one of the garages for the other tenants other than the Police station.

The ATP and Palmer buildings – I am very concerned about the parking. We're talking 90 units, the other developer is talking about putting in 200 units, we're talking almost 300 units. What is that going to do down the road to our school system? What's it going to do to our public facilities? Has anybody thought about that? With 290 units, 300 units we'll call it - a lot of parking. Is the downtown area going to become a parking lot?

The tax incentives - what were the tax incentives? What are the other parts of the deal for \$200,000, and down at the bottom of the slide it said tax incentives. What are those tax incentives?

President Tripp stated, that's been put out before, Mr. Knapp, and I'm sure that information will be put out again. As I stated earlier, before we even started the public hearing, we won't be having a back-and-forth tonight. Your questions are recorded for the public record and there will be follow up. Every speaker has mentioned parking and I can assure you there's going to be a parking plan for the downtown. Sheila O'Malley, John Marini, and City Hall are working on that right now.

Mr. Knapp stated, I would like the Board of Aldermen to be aware of all the nuances of this arrangement.

President Tripp stated, that was always in the details, Mr. Knapp.

Detective Jon Troesser, President, Ansonia Police Union

Regarding 65 Main Street, the Union members are in favor of the plans. We thank the taxpayers and the residents of the City for their openness to help us move out of our antiquated building that we're in now. Obviously we need more space as our needs for different investigative techniques grow. We need more space to do such things and to hold the equipment. I want to thank the Chief for having it as open a process as he has

had it. He has offered us all the ability to put our input into the building. As he has mentioned, the plans are still a work in progress; there have been some technical issues that we've had to address and that will be addressed. I just want to say that the Union members appreciate the fact that the City has been working so hard to get us out of the old building and I want to thank you.

Tarek Raslan, 76 Garden Street

As a resident and local real estate developer, I am very eager to see development in downtown Ansonia. I am well acquainted with the buildings being discussed this evening and the many difficulties and challenges that stand in the way of making a development possible here. In light of this I would like to congratulate this Administration in bringing a deal to the table. My eagerness to see development take place downtown is almost enough for me to not share criticism or concern with regard to how the Administration has chosen to proceed in such a rushed manner with the deal that will shape the future of our city for so many years to come, including the spending of millions of taxpayers dollars.

We have been told repeatedly that the debt for this project would not add to the debt balance but would simply replace the existing debt that is scheduled to retire in 2020. This statement ignores the fact that the drawn debt will take place before 2020, and according to the Mayor's statements of completing the Police station at 65 Main Street in six months, we would have the vast majority of the debt being drawn in 2017. Has the City and the Board of Aldermen been presented with a debt maturity schedule and bar chart that clearly identifies the impact of this new debt? If so, can the City release the reports for the public review with enough time to review options with the respective Aldermen before any Alderman is requested to vote on this issue?

For the past two years we were told by both Mayor Cassetti and Mr. Marini that the Police Department had to go on Olson Drive to reduce the number of units scheduled to be replaced there. Many residents felt that this was a compelling reason to support the site selection of the project. We were told the City had an agreement through HUD to reduce the number of units from about 160 down to 54 units should we relocate the Police Department there. In a recent interview, and tonight Mr. Marini is on record saying that the City has an agreement in writing with regard to the reduced number of units, regardless of relocating the Police station. Has the Board of Aldermen seen this agreement, and can the City release this written agreement to the public before we make any decisions on the Police station site selection?

Mr. Marini has said that 65 Main Street did not come available until recently. Did the City of Ansonia ever approach Mustafa Diakate of Washington Management to purchase 65 Main Street? If so, at what time and date?

I think in general I support these projects. The presentation that we've seen is very good; the plans look good. We know that the Police Department needs new space. My concern is that there is not enough information being divulged in advance of the

decision making process. There is no time for engagement for the citizens of Ansonia to discuss the issues and details that are at hand with their respective Aldermen. If we're going to have a transparent and smart development plan, we need to allow the facilitation of that dialogue to take place between our elected officials. I don't like the way it's being rushed, and I don't understand why it's being rushed. If it is such a good deal, then it should be given due time and allowed proper time to be discussed. Thank you very much.

Jerry Nocerino

I am here with my son this evening, we're hopefully the future developers of the ATP and Palmer buildings. On the parking – no developer, including me and my son and our company, is going to spend \$10 million and not have parking and not be able to rent an apartment. I think your number is wrong about the number of units. I think you're probably going to see maybe 200 units come on board. I'm sure the City, the Administration here, myself, realize that there has to be adequate parking, otherwise, like I said, we're not renting apartments. That's not going to happen. Thank you.

Edward Musante, 21 Castle Lane

It took three years to get where they are right now with the Police station. Finally, making a move and doing something. My walk in closet is bigger than the Police office – than his office up there.

Bartholomew Flaherty, 28 Pinecrest Avenue

It's great to see development activity taking place downtown. The Administration should be commended for getting things rolling. Economic Development is vitally important to the community. Transit-Oriented District type development is workable in the downtown area. I read in the Valley Indy that there will be 500 apartments downtown – 300 and 200. I don't know whether that's true or not. I don't know how many units are going into the ATP and the Palmer building, and into the old Farrell lab. So I don't know the total numbers – but I'm hearing that it's 500, or I read that it's 300 and 200 - and that could be an error. Sheila, if you could enlighten me on that. What is the total number?

Ms. O'Malley stated, there is 95 proposed for the ATP and Palmer buildings, and we think approximately 190 or 200 in the 501 East Main.

Corporation Counsel Marini stated, remember, that's a whole different process. 501, if they want to come on board they have to submit...

Mr. Flaherty continued, yes, but the only concern that I have, Counselor, with this economic development that we're looking at - the only concern that I have is that it doesn't seem as though we are looking at it in total – the whole downtown area. That is crucial to the logical development of the downtown area. You can't take...

Corporation Counsel Marini stated, you're right, but you have to remember that there are a lot of pieces that we can't divulge right now. All I can say is that during the negotiations the City really...

Mr. Flaherty stated, well, there's a lot of things you can't divulge, but this is a public hearing, and we're trying to give support to this activity. When you have a lot of things that you can't divulge, that gives me pause; that causes me concern. I'd like to enthusiastically support this proposal. I have no doubt in my mind that Mr. Nocerino can do what he says he's going to do. I've dealt with him when I was on Planning & Zoning; he does what he says he's going to do and he does it fairly, and he does a good job. I think we are fortunate that we have him downtown, because I think he is the economic development driver so far that we've had, as far as restaurants go. It's all in his buildings, most of the activity that's taking place. But I'm really concerned that it doesn't seem as though we are looking at the whole picture. As an administration, it doesn't seem that you're looking at the whole picture downtown. There are things you can't tell me. I don't want to hear that, John. That really disturbs me. This is a public hearing.

Corporation Counsel Marini stated, the Aldermen have to make the final decision in terms of, and they have to have room to negotiate, so [inaudible]...

Mr. Flaherty stated, I'm not talking dollars and cents negotiating but as far as what's taking place downtown, shouldn't be under wraps.

Ms. O'Malley stated, do you think that you can stop by our offices and we can discuss this further? It really isn't fair to the other residents who we didn't go back and forth with.

Mr. Flaherty stated, I'm just telling you what my concern is; I'm not looking for answers.

Ms. O'Malley stated, we would be happy to share information with you; I'm here all day and night.

Mr. Flaherty stated, my suggestion is, it should be shared at a public hearing, not with me personally. Everybody should know what's going on. This is probably a very, very good thing. When you say you can't tell me things it gives me pause, because, now I'm saying, well maybe it's 300 units. I read in the Valley Indy that it was 300 and 200, which is 500. Even 300, my concern would be parking. That is the biggest concern. If you can't have adequate parking, it's going to kill the whole downtown.

The other concern I have is that I heard the Planning & Zoning Commission is being asked to change the regulations to do away with, the way it is now you can only build on the first floor you can only have commercial or retail, you cannot have residential. I understand that the Planning & Zoning Commission is going to be asked to change that regulation. We don't need more people in Ansonia. We are six square miles; we have almost 20,000 people. So having more people downtown just for the sake of increasing

our population is not desirable. What we want people downtown for is to make the businesses downtown be economically viable. So we have feet on the ground, they're going to go in to get a haircut, to buy a pair of shoes, to go to the restaurants. That is why we're increasing our population. We have to really think thoroughly where the parking is going to go. To allow residences on the first floor is a tremendous mistake because you can't spot zone. If it goes for one building it has to go for all of downtown. When I sat up there for 10 years, I was approached by probably every property owner from Healey Ford up to the end of Main Street to put apartments on the first floor. It was always resisted. That is a concern. I also heard that you're talking about putting another floor on; increasing the allowable height, which is not that big of a deal. I don't think it's a deal breaker.

To finalize, thank you very much for allowing me to speak. I'll probably have more to say at the next Board of Aldermen meeting. Thank you very much.

Larry Boemmels, 4 Renahan Drive

I would like to commend the Administration for the homework that they've done in making these decisions. I think that it's a win-win situation from moving Olson Drive over to an existing structure which needs utilization. My concern about the residences going in there - will they be one, two or three-bedroom units? One bedroom units we're talking about 55 and older going into these units. If they're going to be two bedroom units we're going to be bringing children into these apartments, which is going to do nothing but put more students into our school systems. Are these 300 units going to be able to dump into our sewage systems? I don't know what the structure is on the sewage system, how big or small it is, but is that going to need an overhaul to accommodate these 300 units?

Mr. Nocerino

I have a couple comments. This is still in the early stages. Nothing that's happened here tonight is carved in stone. There is going to be adequate parking. When I said that a developer wouldn't spend \$10 million without convenient parking for their tenants, I meant that. No one is going to rent from me and pay the kind of prices I'm looking for if there's not a way for them to conveniently park to get into their apartment. There are plans - it's not my place right now to say what they are - but there are plans already for additional parking. 501 has the potential for a lot more indoor parking. All that you read in the papers about the number of units - we're not there yet. I can tell you for sure that 500 is out of it - it's ridiculous. We have spoken to the other developers, the other property owners that own these other buildings - 501, that own this building here, 65 Main, that own part of the Farrell. My partner and I have sat down and had several discussions. I've given them plenty of advice actually. They're from Greenwich and I've told them, because I've got my finger on the pulse in Ansonia, I told them what they should do with their buildings. We are working together. I think they took my advice. I think it's all going to work out and I think it's an amazing opportunity for the City and for myself. I'm excited about it. We need people downtown. Someone expressed

concerns about children and taxing the school system. All the units that I build, they've already been designed and when they were originally accepted when our project was originally accepted two years ago, we proposed one bedrooms and efficiencies. Let me make it very clear - I am after the millennials - those 50,000 kids, young people that go over there in Shelton and work every day that want to come here and use our restaurants and come into our coffee shops and frequent our businesses downtown – that's our market. We want to be \$300 a month less than the Shelton market so they can still get on Route 8, maybe they have to drive another 5-10 minutes, and they can come here and live in Ansonia, and they can walk out their door and enjoy all the amenities that we're going to provide. I think we're just in the early stages here. There's a lot of questions being put out by the public which is very good. I don't blame them – there are concerns. I can tell them to rest assured that a lot of this has been worked out. The Administration has been unbelievable from the Mayor all the way down – these people are wonderful. We've worked hand-in-hand on everything we've done down here so far and there's no reason why it's not going to go forward and be that good or better to get these projects done. Thank you.

Tarek Raslan, 76 Garden Street

I have one follow up question with regard to the slide presentation this evening. It was presented that 65 Main Street was appraised at \$3 million. I wanted to know if that appraisal will be released to the public and to the Board of Aldermen and if so, when. Right now I believe the City of Ansonia has that 65 Main Street, including the Administrative Building and the municipal parking lot in it's entirety appraised at \$1.5 million. So either we've been under-charging for taxes on a property that's been undervalued in the appraisal, or something drastic has changed in the course of the last four years, the valuation of that property, especially considering that we're not including the full use of that municipal parking lot. Thank you.

Comptroller Rich Bshara

Should the 65 Main Street move forward, part of our long-range plan includes putting a generator for Eagle Hose and if they're going to be putting one at that Police station there might be a tap off that we could power that building with, that will save us some money long range. It would be joint use of the generator for Police and Fire. Also, we are in the midst of doing a fiber run from here to Ansonia High School. The run will be going in this direction. We can make part of the plan dropping fiber at both the Senior Center, Police Station, should they both be there, and Eagle Hose.

President Tripp asked Mr. Bshara to explain the fiber run – where it will begin, connect, and end.

Mr. Bshara stated, the intent is to go from City Hall to a main hub, which is at Ansonia High School. We got some grant money from COG, leftover money from years ago. We've been working with UI and Frontier and we purchase our fiber [inaudible]. We've had a lot of issues, they won't let us go from here directly, because of the [inaudible]



structure, so they're now re-doing it and we're going to put a little bit of extra fiber on. The intent is to go from here, we may be able to connect into ARMS, make a drop at the Senior Center, Police station if it goes, Eagle Hose, up Foundry Hill, and be able to put a drop at the Library as we go by, up Jewett Street, if we maintain the building which is 2 Elm we could put a run there and one that could be tapped in down to Webster Hose, up the hill into the main hub at 20 Pulaski Highway at the High School. We could probably connect in with the school system, open the connection using ISP of Connecticut Education Network and providing our Internet access. The intent is to get to voice over IP system with all those drops we could connect 2/3 of the City and be able to use one phone system, and interconnect all of them through a fiber run.

Alderman Henri stated, we're trying to get Eagle Hose control over the traffic light on Main and East Main. The State is supposed to be working on that. So maybe it would be advantageous if the Police station is moving down the street if you could get control over the Maple Street and Main Street, this way any driveways between there and the firehouse you can control. Just kind of head that off.

Pat Boemmels, 4 Renahan Drive

I'd like to thank the Board, thank you for the work you're doing. We know that you need a lot of wisdom and so that's why I'm here. I'm just reminding everyone that on Thursday, May 4<sup>th</sup>, this coming Thursday, it's the National Day of Prayer. Prominent men from the past – Abraham Lincoln, George Washington, and other leaders of our nation have prayed for the decisions that needed to be made and so sometimes we forget to do that. I would just like to remind everyone that that is number one. When in doubt, pray it out. God will help you and give you the wisdom. I would like to have everyone join us on May 4<sup>th</sup> right here at the Veterans' Memorial Park for a time of prayer from 6 to 7:30 p.m. Thank you – all are welcome.

President Tripp asked if any other person wished to speak. Being none, he declared the Public Hearing closed.

***Adjournment***

**Alderman Henri MOVED to adjourn; SECONDED by Alderman DeLibero. A voice vote was taken and the MOTION PASSED 11-0.**

The public hearing adjourned at approximately 8:30 p.m.

Respectfully submitted,

Patricia M. Bruder, Secretary  
Ansonia Board of Aldermen

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**Ansonia Board of Aldermen**  
**Regular Full Board Meeting Minutes**

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May 9, 2017

**Call to Order**

The Regular Meeting of the Ansonia Board of Aldermen was called to order at 7 p.m. by Aldermanic President Philip Tripp. All those present rose and pledged allegiance to the Flag of the United States of America.

**Roll Call**

The secretary called the roll:

Randolph Carroll, R1	present	Martin Dempsey, Jr. R4	present
Charles Stowe, R1	present	Joseph Jaumann, R5	present
Philip Tripp, R2	present	Joan Radin, R5	present
Lorie Vaccaro, R2	present	Joshua Shuart, R6	present
Denice Hunt, D3	absent	Patrick Henri, R6	present
Joseph Jeanette, D3	present	David Blackwell, Jr., R7	absent
Richard Kaslaitis, III, R4	present	Frank DeLibero, R7	present

President Tripp declared a quorum of 12 present, 2 absent.

[NOTE: Any reference in these minutes to "BOAT" refers to the Board of Apportionment and Taxation]

**Add-On**

**Alderman Kaslaitis MOVED to add the following to the agenda:**

Late Communication #1  
From Chief of Police Kevin Hale  
Re: Purchase of Portable Radios

**SECONDED by Alderman Shuart. A voice vote was taken and the MOTION PASSED 12-0.**

**Alderman DeLibero MOVED to amend the agenda by moving the section "New Business – Ansonia Nature Center Presentation" to "Communications"; SECONDED by Alderman Kaslaitis. A voice vote was taken and the MOTION PASSED 12-0.**

**Consideration of Previous Minutes**

**Alderman Vaccaro MOVED to accept the following meeting minutes:**

**April 11, 2017 Regular Meeting  
May 2, 2017 Public Hearing**

**SECONDED by Alderman Carroll. A voice vote was taken and the MOTION PASSED 12-0.**

***Public Session***

Fred Massiello, 158 South Cliff Street

Mr. Massiello spoke in favor of the Valley Arts Council and Communication #8.

David Knapp, 3 Glen Drive

Mr. Knapp asked if all of the issues have been ironed out regarding the purchase of 65 Main and the sale of the ATP and Palmer buildings that are on the agenda for Executive Session.

He was told that there will be a presentation after the public official session on downtown parking, and all of the questions that came up at the May 2<sup>nd</sup> Public Hearing have been answered in writing and are posted on the City website.

Betsy Rosenberg, 36 French Street, Seymour

Ms. Rosenberg spoke in favor of the Valley Arts Council and Communication #8.

Edward Musante, 21 Castle Lane

Mr. Musante suggested knocking down the old engineer building at Farrell's and turning it into a parking garage.

Brion Sanders, Boys & Girls Club, 28 Howard Avenue

Mr. Sanders spoke in favor of the City allocating money in the FY 2017-2018 budget for funding programs at the Boys & Girls Club, as has been done in the past.

Sherah Rodriguez, 81 Silver Hill Road

Ms. Rodriguez spoke in favor of the City allocating money in the FY 2017-2018 budget for funding programs at the Boys & Girls Club, as has been done in the past.

Loni Lymus, 23 Mott Street

Mr. Lymus spoke in favor of the City allocating money in the FY 2017-2018 budget for funding programs at the Boys & Girls Club, as has been done in the past.

Sabrina Maldonado, 2017 Youth of the Year  
Boys & Girls Club, 28 Howard Avenue

Ms. Maldonado spoke in favor of the City allocating money in the FY 2017-2018 budget for funding programs at the Boys & Girls Club, as has been done in the past.

Robert Kukiel, Seymour

Mr. Kukiel spoke in favor of the Valley Arts Council and Communication #8.

Veronica Kudej, 256 Wakelee Avenue

Ms. Kudej spoke about the poor condition of the road on Wakelee Avenue and requested that the parade route for the Memorial Day Parade go down Franklin Street instead of Wakelee Avenue, as has been done in the past.

Michael Flynn, 85 Skokorat Street, Seymour

Mr. Flynn spoke in favor of the Valley Arts Council and Communication #8.

Anna Andretta, 106 Pulaski Highway

Ms. Andretta explained that she is an Accounting Tech for the City right now and has been filling in with additional duties as a Grants Specialist for a few weeks. She is honored to have been given this opportunity. As a Union member, she is granted 10 percent for covering the additional duties. Mayor Cassetti and his staff have passed up their raises. She also is denying her 10 percent increase, and hopes that she is leading by example.

Adam Hughes, 67 Meadow Street

Ms. Hughes spoke in favor of the Valley Arts Council and Communication #8.

President Tripp asked three times if any other persons wished to speak. Being none he declared the Public Session closed.

### ***Public Official Session***

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*Mayor David Cassetti*

Tonight we celebrate a number of things.

Congratulations Jamie Karas, Ansonia High School Valedictorian; Amy DeStefano, Salutatorian; Kaitlin Sengphilom, third highest GPA; and the entire 2017 class of graduates.

Success of Ansonia High School ranked 34<sup>th</sup> in the US News and World Report rankings for the 2017 best high school rankings. The award represents schools that have been most



successful in preparing students for college. Congratulations to Superintendent Dr. Carol Merlone, the Ansonia Board of Education, Principal Goldson, and former Principal Dobbins.

Congratulations to Coach Mike Vacca for 40 years as coach of Ansonia High School baseball team and his 500<sup>th</sup> win on Monday, May 8.

Under tonight's Board appointments, David Papcin, 1<sup>st</sup> year Nursing student at Quinnipiac University, at 18 years old he is the youngest member ever appointed to the Ansonia Board of Apportionment and Taxation.

Tonight is a night of celebration. On Saturday afternoon on Main Street in Ansonia, the restaurants were crowded, the sidewalks filled, and the crowd spilled out onto the street with activity. Ansonia is being recharged - awakened from a good long nap the City sat with vacant storefronts and abandoned buildings. Tonight we have a plan to change all that. Corporation Counsel Marini and Economic development Director Sheila O'Malley will discuss again the purchase and sale of almost an entire block in our downtown. I have confidence that our Corporation Counsel Marini negotiated agreements that are in the best interest of the City. Thanks to this Board for approving the RFPs for our two City-owned buildings and authorizing the negotiations of the two contracts – one for 153 Main and 497 East Main, and the other for the purchase of 65 Main Street.

We have done our due diligence and this Board tonight will authorize the final step. Now is not the time for hesitation. Our City is moving in the right direction. It is about action and bringing residents back into the downtown and reaping the benefits. Let's continue to move forward and recharge this great City.

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*Corporation Counsel John Marini*

In Executive Session we will discuss more details regarding the sale of the two buildings and the purchase of 65 Main Street for the purpose of the new Police station and our governmental center. The Mayor's Office put out a large packet of information in response to our public hearing last week and our residents' thoughts, concerns and suggestions.

The biggest questions were with respect to parking. We wanted to take the time to address it with the full Board and the public, the parking situation as it stands now and the parking situation contemplated for the future. It's a work in progress and we want to address that topic tonight.

We have a series of ordinances we've been working on, and working with Chief Hale on one of them. We'll be giving copies to Ordinance Committee Chairman Alderman Carroll. The priority at this time has been the sale of the buildings and purchase of 65 Main.

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*Sheila O'Malley, Economic Development Director*

We will talk about the purchase and sale of buildings later.

The Target site – we approved an environmental group to begin the needed assessment and remediation work.

Wakelee Avenue – the Mayor and YankeeGas are going out on Friday to review all the things that should be done and haven't been done. There have been a lot of problems and complaints with the contractor for YankeeGas. Aldermen Radin and Jaumann have asked for a public forum to discuss the Wakelee Avenue project. Hopefully we'll schedule that by the end of this month.

We're waiting on Prindle, Pulaski and the okay from Department of Transportation to add the extra section, then we'll go out to bid once the design is approved.

Alderman Radin asked what the bid for Passway Utilities is.

Ms. O'Malley explained for the new development, 501 East Main Street, for three businesses that currently exist on Main Street, there is a utility connect that needs to go from East Main Street to Main Street. It's part of our revitalization funding – we have a grant for that.

Alderman Shuart noticed surveying being done today on Prindle Avenue.

Ms. O'Malley continued, the Armory – we're starting with the exterior masonry. That building – if it's utilized, it will help the building instead of staying vacant and under-utilized.

We went out to bid on the Riverwalk and we're going to begin construction in about 2 weeks.

Alderman Stowe stated, the repointing came in under budget - can we use the remaining money to do more work on the Armory?

Ms. O'Malley replied, probably; we would need authorization from OPM and we will seek that.

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*Greg Martin, Constituent Services*

It's been very, very busy.

Regarding Coach Mike Vacca – tomorrow afternoon all are welcome to attend a brief ceremony before the baseball game vs. Oxford. There will be a speech, a Proclamation, making tomorrow Coach Mike Vacca Day in Ansonia. All are welcome.

Tonight the Aldermen will vote on the Valley United Way community gardens. There is one planned on Gatison Park and a second one opposite the Boys and Girls Club.

Alderman Carroll stated that he wants Mr. Martin to notify him personally of every single event happening in the City of Ansonia so that he can show up to it. Alderman Radin as well.

Alderman DeLibero suggested listing all events on a calendar of events on the City website.

Mr. Martin lists events on the City of Ansonia Facebook Page, which is listed on the website. If you look there daily there are press releases and follow-ups on upcoming events. In the future as these events arise he will make sure to notify the Aldermen.

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*Comptroller Rich Bshara*

Finance – status quo – working on the budget.

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*Chief Kevin Hale – Ansonia Police Department*

On May 21 at 2 p.m. the annual Veterans' Memorial Services will be held at the Woodbridge Avenue Memorial. The parade will be held the following week on Sunday May 28<sup>th</sup>.

Two Police Officers are graduating from the Academy – one in June and one in July. We expect to have one and possibly as many as three entering in July.

We're generally very busy across the City.

Chief Hale told Alderman Carroll that the signs for Third Street should be up this week.

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*Public Works Director Mike D'Alessio*

We finished up our OSHA problem.

PMA came down and conducted Hazard training, fire extinguisher training, asbestos training, protective equipment training. It was very helpful.

We've been very busy with bulk pickup this past month. We did catch basin repairs, Stop sign installation and Parking sign installation. We're catching up with filling potholes. We're going to address more on Wakelee Avenue tomorrow and do a walkthrough Friday with the Mayor to resolve more of the issues. They're doing seeding on lawns. They're not doing it as quickly as we want them to.

They're going to be tearing the road up again. We'll try to keep people happy. We'll address the potholes.

The street sweeper is out every day. You might see more sand than usual. We're doing the catch basin cleaning. We finished the sprinkler system in City Hall.

Alderman Carroll asked Mr. D'Alessio to make sure the gigantic piles of debris left after the Gatison Park cleanup are taken away. He also reminded Mr. D'Alessio to remove the graffiti on the Ansonia Copper & Brass building.

Mr. D'Alessio cleaned up the graffiti last week and painted all of the brick.

Alderman Carroll stated that the netting on one of the basketball hoops in Gatison Park needs to be replaced.



Alderman Radin complained of an asphalt bump at the corner in front of her house that cars go over and make noise at all hours of the day and night – she asked Mr. D'Alessio to flatten it out.

Alderman Jeanette asked that O&G not park their 10-wheelers on the side streets in Ansonia while they are paving Derby Avenue in Derby.

Mr. D'Alessio stated, Glen from the State is handling that. I'll stop and talk to him tonight.

Alderman Jeanette noted that the street sweeping crew is doing a good job.

Alderman Kaslaitis said thank you for resolving the water issue.

Alderman Henri noted that on Platt Street the spring is bubbling up and asked Mr. D'Alessio to put some pressure on the State to check that out before a sinkhole occurs.

Mr. D'Alessio stated that he is talking to someone about it already.

Mayor Cassetti suggested that Mr. D'Alessio talk to John DiCastro from Pond Lily who is the drainage coordinator.

Alderman Henri asked that the Administration assess regarding changing the Parade route off of Wakelee Avenue.

#### Jared Heon - ARMS

Mr. Heon and Ryan Hunt just got back from a pre-trip inspection on the new ambulances. One is about 70 percent done and should be done the beginning of next week and the other is about 30 percent done and they're figuring by the end of next week. Then when they're in Connecticut they'll be lettered, radios installed, and go through state inspection. They'll be in town at the beginning of June and in service hopefully, depending on the schedule of the inspectors.

We have a communication on the agenda asking for funding to repair the suspension on one of the ambulances and are looking for the Board's support. He noted that there were other communications for expenditures of the Capital Improvement Plan.

Mr. Heon read the call statistics from the ARMS report and noted that the amount collected for the month is \$55,603.84.

#### ***Presentation on Ansonia Nature Center***

Allison Rubelmann

#### ***Presentation on Downtown Parking***

Sheila O'Malley – PowerPoint presentation



## ***Committee Reports***

### *Finance Committee – Alderman Stowe*

**Alderman Stowe MOVED to pay all bills if found to be correct; SECONDED by Alderman Kaslaitis. A voice vote was taken and the MOTION PASSED 12-0.**

### *Public Works Committee*

#### *ARMS Committee – Alderman Joan Radin*

Mr. Heon described an HVAC issue with the building. He met with Mr. D'Alessio, Mayor Cassetti. They are retaining a third party to come in and evaluate to make sure everything was done the way it was designed, and determine if they need to seek some kind of restitution if it wasn't done correctly. There still is a problem with mold in the building. He has been receiving complaints from employees.

President Tripp stated that this problem has not been addressed in six years with engineers, mechanical companies, each with a different solution, a different repair, and the problem keeps coming back. And all of the vendors have been paid.

Mr. D'Alessio stated that the person ARMS is hiring is a professional and does air balancing – the engineers we had didn't go by specification – tonnage on air flow – there's not enough return or makeup air. This person will calculate the makeup air – we have too much tonnage and not enough makeup air in that building to get rid of the moisture. It hasn't been done right since day one. This person will come in and give us a number, and we should be able to go after the installer that did it, and make the installer repair it. It wasn't done correctly in the first place.

#### *WPCA Committee*

The WPCA Commission is going to research the sewer lines, find old maps and such in order to be helpful to the process of this development downtown. Some of the plans will be more difficult to find than others. We want to be sure there are proper flows.

#### *Fire Committee – Alderman Patrick Henri*

Alderman Henri read the statistics from the Fire Marshal's report.

#### *Ordinance Committee – Alderman Randolph Carroll*

Alderman Carroll is happy to hear that he will finally be getting the ordinance material for the sidewalks, the snow, and also the Chief asked him about trailers. As soon as he receives the information he will call a meeting of the committee.

#### *Housing Authority – Alderman Joan Radin*

The meeting was nice. Bob Henderson was there – he was moving along very nicely. The meeting went along nice. It moved along in the last year or so a tremendous amount. They called an executive session, and the man was fired. We don't know why he was fired; he was doing a good job. I guess you're fired if you do a good job and given prizes if you cheat. I was very upset because I worked with the man, and I went to all the meetings.

Alderman Carroll added, they went into executive session without posting it. They did not notify the person that they fired. They did not notify the legal person with the Housing Authority. They went into executive session illegally. They fired him in the middle of executive session, did not vote on it outside of executive session. There are two new members – one only went to two meetings, the other was only there that one night and has never attended a meeting before.

Alderman DeLibero noted that personnel matters should be discussed separately.

Alderman Radin stated that she is reporting to the Board of Aldermen what happened at the meeting. Alderman Carroll agreed.

### ***Municipal Reports***

**a. *Board of Apportionment & Taxation Recommendations from the meeting of February 6, 2017***

**Alderman Vaccaro MOVED to approve items 1-3; SECONDED by Alderman Jeanette. A voice vote was taken and the MOTION PASSED 12-0.**

**Alderman Vaccaro MOVED to approve the Comptroller approvals; SECONDED by Alderman Shuart. A voice vote was taken and the MOTION PASSED 12-0.**

- 1. ARMS - \$7,000 transfer from BOAT Contingency to Collection Fees**  
*NOTE: BOAT reduced approved amount to \$3,500*  
  
From: 1-001-0200-11-812-0001 BOAT Contingency  
To: 1-001-0801-12-860-0001 Collection Fees
- 2. Economic Development - \$14,960 increase in expense and revenue lines of DECD – Nature Center**  
*NOTE: Grant received from State of Connecticut*  
  
Increase: 2-001-0305-17-010-0227 DECD-Nature Center Revenue \$14,960  
Increase: 1-001-0850-11-800-0227 DECD-Nature Center Expense \$14,960
- 3. Library - \$609 increase in expense and revenue lines of Library Grant FY 16-17**  
*NOTE: Grant received from State Library*

Increase 2-001-0305-17-010-0228 Library Grant FY 16-17 Revenue \$609  
Increase 1-001-0850-11-800-0228 Library Grant FY 16-17 Expense \$609

**b. Intra-departmental Transfers – for information only**

1-AA Nature Center

From 1-001-0214-17-250-0001 Auto Expense \$414  
To 1-001-0214-17-461-0001 Office Equipment \$414

1-BB Mayor

From 1-001-0216-11-521-0001 Travel \$2,374  
To 1-001-0216-11-250-0002 Vehicle Lease \$2,374

1-CC City Government

From 1-001-0201-11-411-0005 Gas \$1  
To 1-001-0201-15-570-0008 Valley Health District \$1

1-DD Town & City Clerk

From 1-001-0802-11-611-0001 Copier Supplies \$750  
To 1-001-0802-11-241-0001 Education \$750

1-EE Assessor

From 1-001-0450-11-330-0001 Professional Services \$500  
To 1-001-0450-11-611-0001 Office Supplies \$200  
To 1-001-0450-11-241-0001 Education Mtgs and Conferences \$300

1-FF Library

From 1-001-0601-17-111-0001 Part-Time Help \$1,000  
To 1-001-0601-17-120-0001 Overtime/Shift Diff \$1,000

1-GG Debt Services & Insurances

From 1-001-0215-11-911-0012 Ref 13-14 Principal \$75,000  
From 1-001-0215-11-911-0013 Ref 13-14 Interest \$65,374  
From 1-001-0215-11-911-0009 Olson Drive Demo Principal \$78,517  
From 1-001-0215-11-911-0010 Olson Drive Demo Interest \$95,080  
To 1-001-0215-11-910-0003 2016 Bond Issue-Principal \$250,000  
To 1-001-0215-19-912-0012 2016 Bond Issue-Interest \$60,935  
To 1-001-0215-11-911-0014 2016 BANS Interest-2016 Ref #2 \$3,036

1-HH Assessor

From 1-001-0450-11-330-0001 Professional Services \$500  
To 1-001-0450-11-830-0001 Professional Manuals \$500

1-II Public Works

From 1-001-0555-13-451-0001 Gas and Motor Oil \$13,100  
To 1-001-0555-13-860-0001 Contractual Svcs \$13,100

**c. Land Use Department Report**



**Alderman Shuart MOVED to approve the Land Use Department as written; SECONDED by Alderman DeLibero. A voice vote was taken and the MOTION PASSED 12-0.**

***Tax Collector Report and Request for Refunds***

**Alderman Kaslaitis MOVED to accept the Tax Collector's report and pay the Tax Refunds in the amount of \$2,760.14 if found to be correct; SECONDED by Alderman Henri. A voice vote was taken and the MOTION PASSED 12-0.**

***Accidents and Claims***

**Alderman Dempsey MOVED to refer the following to Corporation Counsel Marini:**

04-17-892    Jose Navarrete

**SECONDED by Alderman Carroll. A voice vote was taken and the MOTION PASSED 12-0.**

***Communications***

---

Communication #1

From: Office of the Mayor

Re: Valley United Way Gardening Program

**Alderman Kaslaitis MOVED to accept and approve; SECONDED by Alderman Jeanette. A voice vote was taken and the MOTION PASSED 12-0.**

---

Communication #2

From: Registrars of Voters

Re: Certification of Registrars

No action.

---

Communication #3

From: Consulting Engineer Donald W. Smith, Jr.

Re: Recommendation of Bid Award – Ansonia Armory Masonry Restoration Project

**Alderman Vaccaro MOVED to award the bid to G.L. Capasso in the amount of \$387,300 for repointing etc. of the Armory; SECONDED by Alderman Carroll. A voice vote was taken and the MOTION PASSED 12-0.**

---

Communication #4

From: ARMS Commission Chairman David Blackwell, Jr.

Re: Purchase of 2017 Utility Cargo Trailer

President Tripp explained that Communications 4, 5, 6 and 7 are all in regard to the bond referendum that the voters of the City of Ansonia approved. They are all similar in nature and refer to four separate pieces of equipment.

**Alderman DeLibero MOVED to combine Communications 4, 5, 6, 7 and approve them; SECONDED by Alderman Kaslaitis. A voice vote was taken and the MOTION PASSED 12-0.**

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Communication #5

From: ARMS Commission Chairman David Blackwell, Jr.

Re: Purchase of Liquid Spring Suspension

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Communication #6

From: ARMS Commission Chairman David Blackwell, Jr.

Re: Purchase of Portable Radios

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Communication #7

From: ARMS Commission Chairman David Blackwell, Jr.

Re: Purchase of F250 Pickup Truck with Emergency Equipment

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Communication #8

From: Richard DeCarlo, President, Valley Arts Council

Re: Use of a Portion of the Ansonia Armory

Alderman Henri noted that this is a great idea. I would ask Public Works to look at these spaces and assure that they are suitable for public use.

**Alderman Henri MOVED to get a recommendation from Public Works; SECONDED by Alderman Jaumann.**

Alderman Radin does not want the Valley Arts Council to be able to lease the space to other entities.

Mr. DeCarlo stated that the VAC does not profit from this but uses the money to purchase art supplies.

**A voice vote was taken and the MOTION PASSED 12-0.**

### ***LATE COMMUNICATION***

---

Late Communication #1

From Chief of Police Kevin Hale

Re: Purchase of Portable Radios

**Alderman Jaumann MOVED to approve; SECONDED by Alderman Kaslaitis. A voice vote was taken and the MOTION PASSED 12-0.**

### ***Resignations***

**Alderman Jaumann MOVED to accept the resignation of Wilson Lopez from the Board of Apportionment and Taxation, and the resignation of Kenneth Moffat from the Board of Apportionment and Taxation, and send them letters of thanks for their service to the City; SECONDED by Alderman Kaslaitis. A voice vote was taken and the MOTION PASSED 12-0.**

### ***Appointments***

#### **BOARD OF APPORTIONMENT AND TAXATION**

**Alderman DeLibero MOVED to appoint David Pascin (R) of 16 Chester Street, Lopez replacement, term to expire 12-31-2017; SECONDED by Alderman Jaumann. A voice vote was taken and the MOTION PASSED 12-0.**

### ***Resolutions***

---

#### **Resolution #1**

Re: Salary of Social Media Services Manager

RESOLVED, that the full Board authorize a one-time payment in the amount of \$1,700 to the individual designated to manage the City's Social Media Services.

**Alderman Carroll MOVED to ADOPT Resolution #1; SECONDED by Alderman Kaslaitis. A voice vote was taken and the MOTION PASSED 12-0.**

### ***Ordinance***

#### ***New Business***

1. Update on Ansonia Nature Center – possible action on recommendations of the Finance Committee

#### ***Old Business***

Alderman DeLibero would like the Board to revisit having the TVs in the Erlingheuser Room for overflow viewing of Aldermanic meetings.

Alderman Radin wants the agendas and backup for Aldermanic meetings on Thursdays before the meeting, at the latest. She noted that they are not done until 12 o'clock on Friday.

#### ***Executive Session***



At 9:05 p.m. Alderman DeLibero MOVED to enter Executive Session; SECONDED by Alderman Kaslaitis.

Items to be discussed are Navarette v. City of Ansonia, Winters Bros. v. City of Ansonia, Purchase of 65 Main Street, Sale of ATP and Palmer Buildings. Mayor Cassetti, Corporation Counsel Marini, Economic development Director Sheila O'Malley, Comptroller Rich Bshara and Chief Hale and Appraiser Vin Guardiano were invited to remain in the Chambers during the Executive Session.

A voice vote was taken and the MOTION PASSED 12-0.

*Return to Regular Session*

At approximately 10:30 p.m., Alderman DeLibero MOVED to return to Regular Session; SECONDED by Alderman Kaslaitis. A voice vote was taken and the MOTION PASSED 12-0.

*Items from Executive Session*

1. Navarette v. City of Ansonia

No action.

2. Winters Bros. v. City of Ansonia

Alderman Dempsey MOVED to reject the settlement offer from Winters Bros.; SECONDED by Alderman Shuart. A voice vote was taken and the MOTION PASSED 12-0.

3. Purchase of 65 Main Street

Alderman Dempsey MOVED to authorize Mayor David Cassetti to finalize and execute the contract for the purchase of 65 Main Street for \$3 million from Shaw Growth Ventures, contingent on financing from the USDA; SECONDED by Alderman Jaumann. A voice vote was taken and the MOTION PASSED 12-0.

Alderman Dempsey MOVED to authorize Mayor David Cassetti to finalize and execute the contract for the purchase of 50 percent interest in the parking lot at 65 Main Street from Shaw Growth Ventures; SECONDED by Alderman Kaslaitis. A voice vote was taken and the MOTION PASSED 12-0.

4. Sale of ATP and Palmer Buildings

Alderman Dempsey MOVED to authorize Mayor David Cassetti to finalize and execute the contract for the sale of the ATP and Palmer buildings to Copper City

**Development in the amount of \$200,000; SECONDED by Alderman Henri. A voice vote was taken and the MOTION PASSED 12-0.**

***Adjournment***

**Alderman Carroll MOVED to adjourn; SECONDED by Alderman Kaslaitis. A voice vote was taken and the MOTION PASSED 12-0.**

The meeting adjourned at approximately 10:32 p.m.

Respectfully submitted,

Patricia M. Bruder, Secretary  
Ansonia Board of Aldermen



CLAIM

06 - 17 - 893

RECEIVED 25 FEB 2017 LE

17 APR 26 AM 11:45

*Janet Williams*  
TOWN AND CITY CLERK

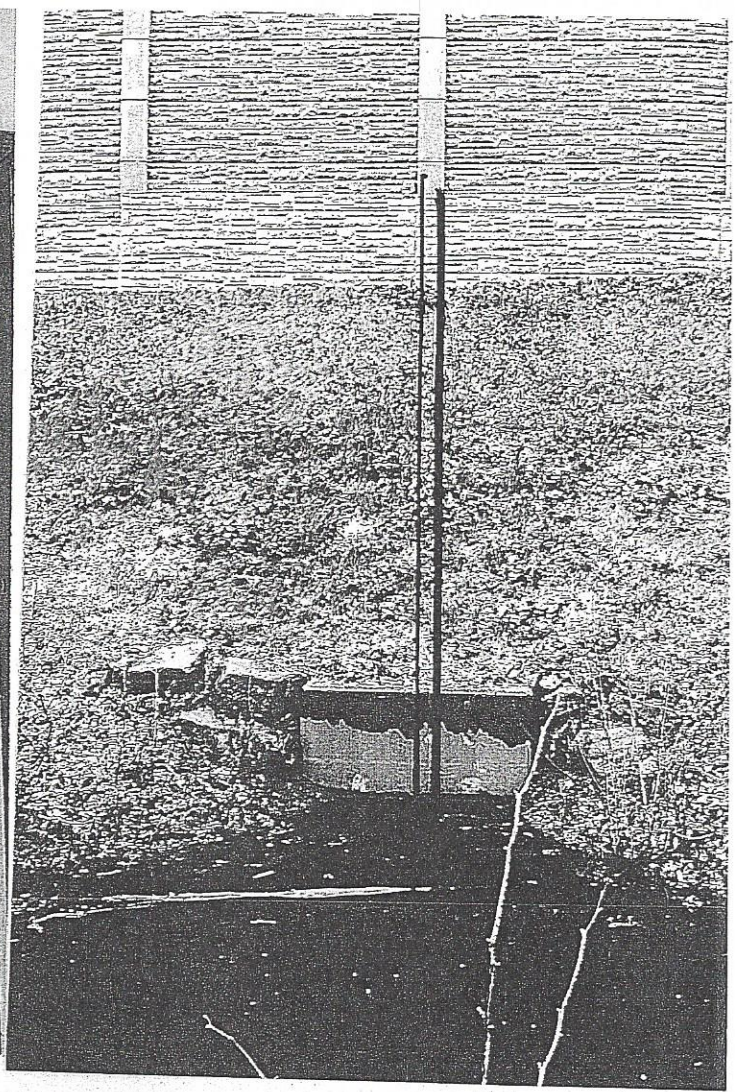
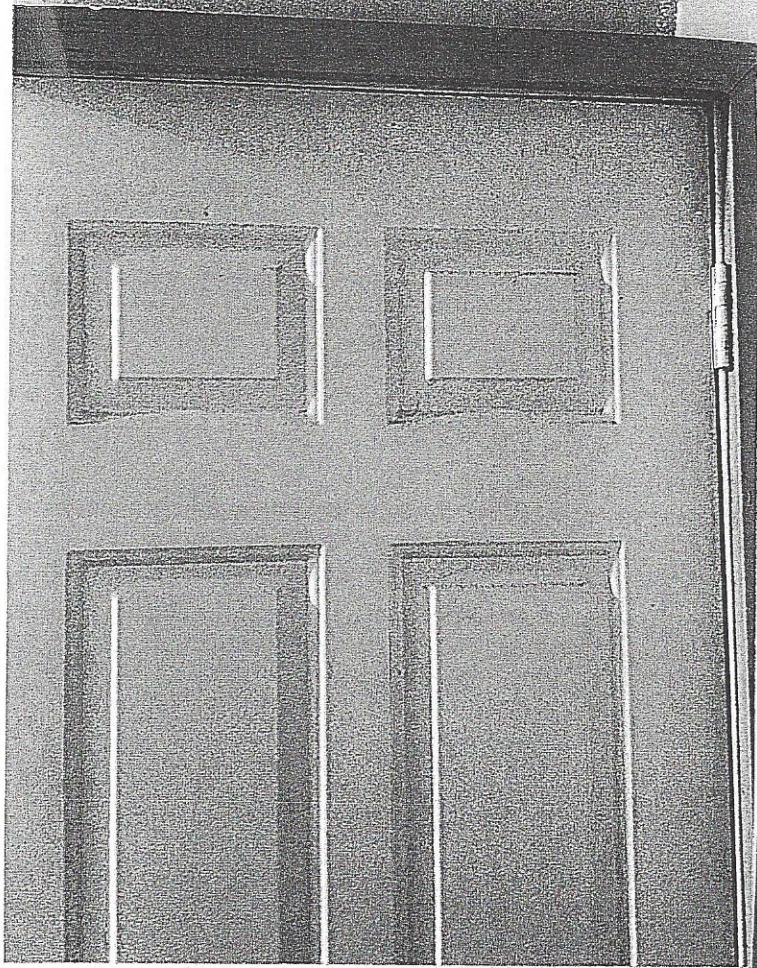
ANSONIA, CONNECTICUT

Dear President Tripp and members of the Board of Alderman and who ever else this letter may concern,

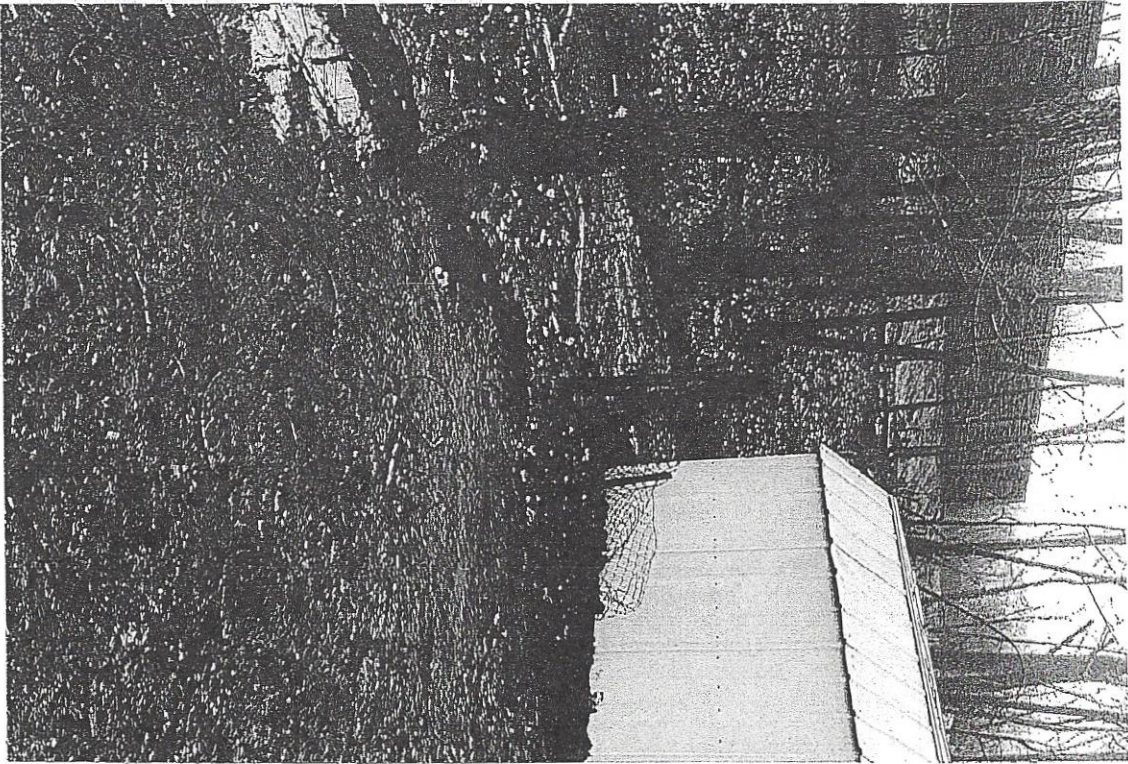
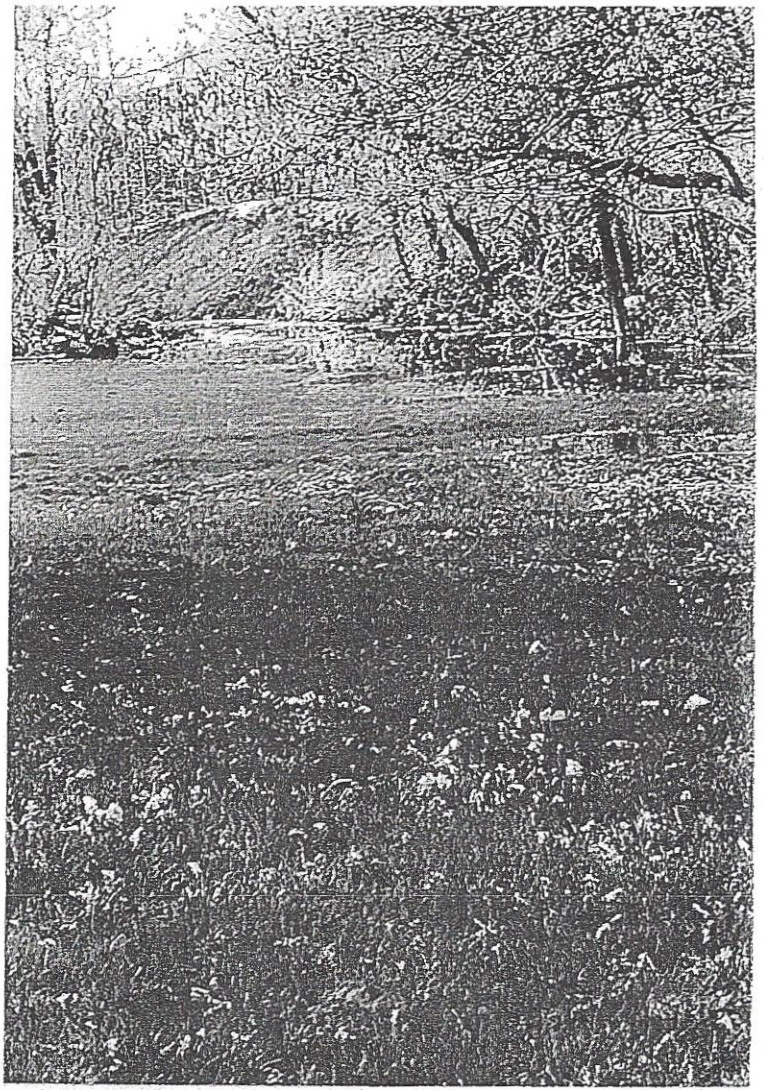
My name is John A. Merkwowitz Jr. I have been a Resident of the City of Ansonia for over 30 years, I have been a home owner in Ansonia since 2003. I own and live at 155/157 Jackson Street Ansonia, Ct in the 5<sup>th</sup> Ward. I have had an issue with the water that runs off along side my property since 2010. During the construction of the route 8 on ramp for 18 North bound I experienced rising water levels and flooding in my yard. I have several pictures of the issue dating back to November 29<sup>th</sup> 2016. The water no longer drains in the ditch that the rain water flows thru resulting in high water levels and stagnant water. These constant high water levels have saturated my yard essentially making it wet lands and my yard unusable. The right rear corner of my house closest to the water has started to sink. The doors in that half of the house will not open or close with out force you can see that the structure has sank in the past 6 months. There are now large gaps between the Garage floor and the furnace room. The garage floor on that side of the house is sloped towards the right rear corner of the house in the direction of where the water sits you can see the original dirt marks on the foundation of the house and how low the yard has sank. My old drive way had eroded away due to flooding I had a new drive way elevated and installed September 2016 just recently you can see the driveway closest to the creek sinking and sloping toward the water. I have been actively seeking help From Alderman Kaslaitis in the 4<sup>th</sup> ward since the construction of the new on ramp for route 8 north bound. I have asked him to be my voice and speak with Public Works and City Hall on my behalf because I own my own business and work Monday Thru Sunday. I am not the only home that is being affected by this issue! I will attach some photos with this letter and email a folder of photos to the city's attorney. I would like Your attention and help in resolving these matters regarding the damage to my home and property and a permeate solution to this water problem as soon as possible. I Thank You in advance for your time and effort with these matters! Please Put A Copy Of This Letter / 8 Pictures In All Alderman's Mail Boxes And Email All Alderman The Folder Of Pictures Thank You!

John Merkwowitz

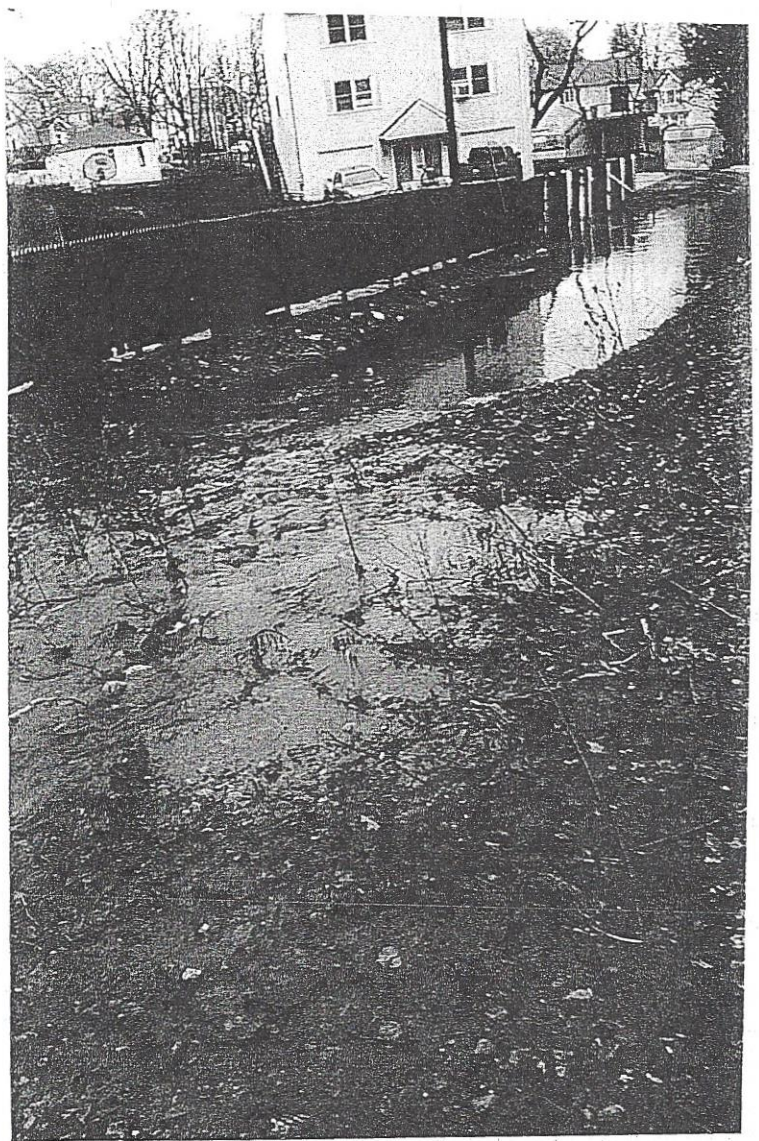
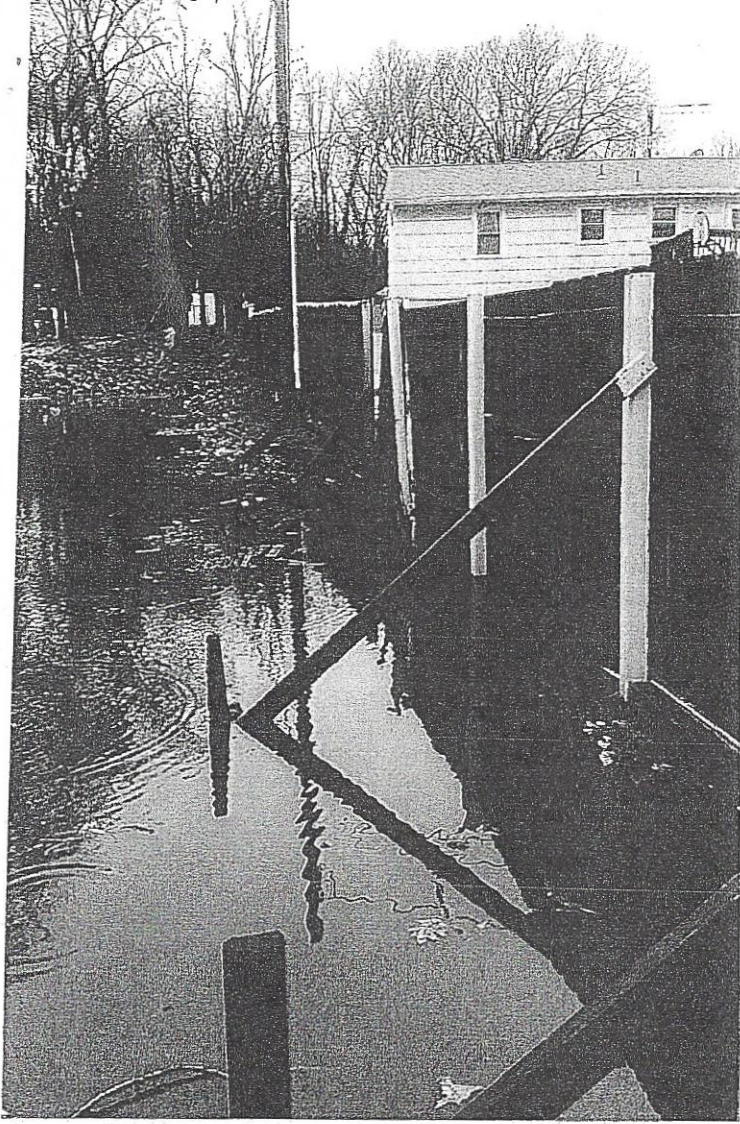
















**City of Ansonia**  
CONNECTICUT 06401  
**BOARD OF PUBLIC WORKS**  
NORTH DIVISION STREET

RECEIVED FOR FILE  
17 JUN -1 AM 9:43  
*Joan Branch*  
TOWN AND CITY CLERK  
ANSONIA, CONNECTICUT

May 31, 2017

President Philip Tripp  
Board of Alderman  
253 Main Street  
Ansonia, CT 06401

RE:

Dear President Tripp:

Please accept this letter as a formal request to the Board of Alderman to waive the bid process in order for the Department of Public Works to purchase a new Caterpillar Backhoe Loader. We would like to make this purchase from H.O. Penn Machinery Company, a reputable vendor that has previously been used by the City of Ansonia and WPCA.

The Caterpillar is a 420F2 ST Backhoe Loader, with a purchase price of \$78,338. We are requesting the bid waiver as they are offering a trade in of \$18,000 for our current machine. This purchase price is also the state bid price.

The current backhoe at the Department of Public Works needs extensive repairs and it is not feasible to spend any additional money on a machine that is obsolete where parts are no longer attainable.

Thank you in advance for your consideration of your anticipated acceptance.

Very truly yours,

Michael D' Alessio  
Superintendent, Ansonia Public Works



# CITY OF ANSONIA ANSONIA RESCUE & MEDICAL SERVICES

P.O. Box 149, Ansonia CT 06401-0149  
Headquarters 203 735-6891 Chief's Office 203 734-1294



JARED P. HEON, CHIEF

Mr. Phil Tripp  
President, Ansonia Board of Alderman  
253 Main Street  
Ansonia, CT 06401

June 6<sup>th</sup>, 2017

Dear President Tripp,

ARMS was approved in the bond referendum for the purchase of a new light tower. Pursuant to the City of Ansonia Charter, three quotations were obtained for the specifications listed by the Department. We are requesting the purchase of the light tower be awarded to Superior Rental of Milldale, CT not to exceed the amount of \$7,600 which was the lowest quote received. The amount is listed as a do not exceed due to the freight charge being estimated.

The ARMS Commission voted favorably to recommend procurement of the above. Should you have any questions, please contact me.

Best Regards,

*D. Blackwell Jr.*  
David Blackwell Jr  
ARMS Commission Chairman

*Jared Heon*  
Jared Heon  
Chief/EMS Account Executive

RECEIVED FOR FILE  
17 JUN -7 AM 10:10  
*David Blackwell Jr.*  
TOWN AND CITY CLERK  
CITY OF ANSONIA, CONNECTICUT



**CITY OF ANSONIA  
ANSONIA FIRE DEPARTMENT  
OFFICE OF THE FIRE MARSHAL**

PO BOX 421  
ANSONIA, CT 06401

RALPH E. TINGLEY  
FIRE MARSHAL

RECEIVED FOR FILE  
*Janet Citano Waugh*  
17 JUN -8 PM 1:12  
TEL: (203) 734-3525  
FAX: (203) 736-6537  
EMAIL: [ansoniafiredept@snet.net](mailto:ansoniafiredept@snet.net)  
TOWN AND CITY CLERK  
ANSONIA, CONNECTICUT

## FIRE MARSHAL'S REPORT

05/01/17 – 05/31/17

### Department Activity

During the above period the department responded to the following calls:

MVA ASSIST	9
CO INVESTIGATION	3
SMOKE or ODOR INVESTIGATION	9
TRASH	4
VEHICLE FIRE	0
GRASS/BRUSH	4
STRUCTURE	1
NATURAL/PROPANE GAS LEAK	1
FUEL SPILL/LEAK	1
BOMB THREAT	0
MALICIOUS FALSE	0
SYSTEM FALSE	14
MUTUAL AID	2
ELECTRICAL HAZARD	1
HAZ-MAT INCIDENT	0
MISC./PUBLIC SERVICE/GOOD INTENT	8
EXTRICATION/RESCUE	0
<b>TOTAL CALLS FOR PERIOD</b>	<b>57</b>

## FIRE MARSHAL INVESTIGATIONS

During the above period the Fire Marshal's Office or department personnel investigated fires/haz.mat. and other incidents at the following locations:

LOCATION	TYPE	CAUSE
17-19 Hubbell Ave	Structure Fire	Accidental

## ANNUAL INSPECTIONS

45 Murray St., Board and Care  
14 May St, Apartments  
5 State St (Armory), Assembly

## FOLLOW-UP INSPECTIONS

125 Beaver St, Apartments

## CONSTRUCTION INSPECTIONS

45 Jewett St, Apartments  
51 Pershing Drive, Business

## FIRE CODE COMPLAINTS

The following Fire Code Complaints were received and investigated by this office:

Lulu Pazo, Main St., Business/Assembly



## PLAN REVIEWS

Plans for the following properties were submitted to this office and were reviewed for compliance to the Connecticut Fire Safety Code:

Nothing during this period.

## BLASTING PERMITS ISSUED

Nothing During This Period

## HAZARDOUS MATERIALS NOTIFICATION

The following companies have been issued Hazardous Materials Notification Checklists, which are to be filed with this office:

Nothing During This Period

## MODIFICATION REQUESTS

This office has assisted the following owners of property in submitting modifications of the Fire Code to the Dept. of Public Safety for their consideration:

Nothing during this period

The following modifications were acted on by the Dept. of Public Safety:

Nothing during this period

## RESIDENTIAL TANK REMOVALS

This office was notified of a residential fuel tank removal at the following locations:

Nothing During This Period

## COMMERCIAL TANK REMOVALS

Nothing During This Period

## MISC. INSPECTIONS, STUDIES, ETC.

Various environmental assessment reviews for property closings

10A Hershey Dr. Linesets, Business

Main Street, Crave – Tent inspections

Pulaski Highway, Warsaw Park – Men Who Cook Event

Emmett O'Brien, Safety Committee

Ansonia Copper and Brass, Liberty St. Walk thru of facility with representatives of Department of Energy and Environmental Protection, Oil and Chemical Spill Response Unit

Ansonia Copper and Brass, Liberty St. Walk thru of lab building with representative of

Department of Energy and Environmental Protection, Oil and Chemical Spill Response Unit

## PUBLIC RELATIONS

The Fire Marshal's Office installed smoke detectors at the following locations:

Nothing during this period.

## General

The Fire Marshal and Fire Department assisted the Department of Energy and Environmental Protection, Oil and Chemical Spill Response Unit at the American Copper and Brass complex several times during the month of May.

END OF REPORT



Darrick Lundeen  
Acting Fire Marshal  
05/01/2017





Payment Receipt

Ansonia Fire Marshal's Office  
PO Box 421  
CT 06401

Received From:

RMS Development  
RMS Development  
PO Box 7333  
Kensington, CT 06037

Date Received 05/31/2017  
Payment Method Check  
Check/Ref. No. 71584

Payment Amount

Invoices Paid

Date	Number	Amount Applied
05/01/2017	10	-\$25.00

71584 71584

Security Features. Details on back.

WebsterBank  
51-7010/2111

DATE 5/24/2017  
AMOUNT \$25.00

\*\*\*\*\*Twenty Five and 00/100 Dollars

RMS DEVELOPMENT, INC.  
P.O. BOX 7333  
KENSINGTON, CT 06037

Ansonia Fire Marshal's Office  
P.O. Box 421  
Ansonia, CT 06401

PAY TO THE ORDER OF

*Donald Masla*

Ansonia Fire Marshal's Office  
 PO Box 421  
 CT 06401

# Statement

Date
5/1/2017

To:
LexisNexis PO Box 7000 Southeastern, PA 19398

Date	Transaction	Amount Due	Amount Enc.
		Amount	Balance
		\$0.00	
04/30/2017	Balance forward		10.00
05/10/2017	INV #11. Due 05/10/2017. Claim# 617401234174 --- Fire Report, 1 @ \$10.00 = 10.00 --- Claim# 617401234174	10.00	20.00
05/17/2017	PMT #540197.	-10.00	10.00
05/17/2017	PMT #540196.	-10.00	0.00



**LexisNexis**

P.O. BOX 740167  
 ATLANTA, GA 30374-0167  
 (678)924-4900 FAX (678)924-4901

**JPMorgan Chase Bank, N.A.**  
 Syracuse, NY

**50-937/213**

**540196**

8.466

TEN DOLLARS AND NO CENTS

PAY ANSONIA FIRE DEPARTMENT  
 TO THE FIRE RECORDS  
 ORDER P.O. BOX 421  
 OF ANSONIA, CT 06401

DATE 5/9/17

AMOUNT 10.00

*Rebecca E. Schmitt*  
 AUTHORIZED SIGNATURE

⑈ 540196

⑈ 0213093790

700616035⑈




Ansonia Fire Marshal's Office  
 PO Box 421  
 CT 06401

# Statement

Date
5/1/2017

To:
LexisNexis PO Box 7000 Southeastern, PA 19398

Date	Transaction	Amount Due	Amount Enc.
		\$0.00	
		Amount	Balance
04/30/2017	Balance forward		10.00
05/10/2017	INV #11. Due 05/10/2017. Claim# 617401234174 --- Fire Report, 1 @ \$10.00 = 10.00 --- Claim# 617401234174	10.00	20.00
05/17/2017	PMT #540197.	-10.00	10.00
05/17/2017	PMT #540196.	-10.00	0.00



**LexisNexis**  
 P.O. BOX 740167  
 ATLANTA, GA 30374-0167  
 (678)924-4900 FAX (678)924-4901

JPMorgan Chase Bank, N.A.  
 Syracuse, NY

540197  
 50-937/213  
 8-466

TEN DOLLARS AND NO CENTS

PAY ANSONIA FIRE DEPARTMENT  
 TO THE FIRE RECORDS  
 ORDER P.O. BOX 421  
 OF ANSONIA, CT 06401

DATE 5/9/17 AMOUNT 10.00

*Rebecca E. Schmitt*  
 AUTHORIZED SIGNATURE

**ANSONIA LAND USE DEPARTMENT  
MONTHLY REPORT**

**I. Activity for May 2017**

	<b>Blight</b>	<b>Zoning</b>	<b>Building</b>	<b>Wetlands</b>
Complaints	19	2		1
Investigations/Inspections	6	1	3	1
Remediated Blight Cases	5			
Blight Appeal Hearings	10			
Illegal Apartment Complaints		3	0	
Illegal Apartment Shutdowns		1	0	
Clean and Liens (remediation)	5			
Blight Liens (continuous)	5			
Active Cases	70		0	0

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 17 JUN -7 AM 8:31  
 Ansonia  
 TOWN AND CITY CLERK  
 ANSONIA, CONNECTICUT

**II. Permits Issued**

Zoning: 10 Building: 34 Electric: 19 HVAC: 12 Plumbing: 9 Demolition: 0  
 Wetlands: 1 Planning & Zoning: 0 Penalty for starting work without a permit -0

**III. Revenue July 2016 -May 2017**

**IV. Revenue May 2017**

Building:	\$60,888.47	\$4,533.14
Electric:	18,249.31	1,994.34
HVAC:	14,421.49	1,178.36
Plumbing:	5,814.01	451.68
Demolition:	1,400.00	0
Zoning:	23,800.00	1,400.00
Planning & Zoning	1,510.00	0
Wetlands:	1,480.00	210.00
Maps & Copies:	1,119.00	50.00
Blight Enforcement:	\$110,372.00	3,400.00
Penalty for working without a permit	\$250.00	0
<b>TOTAL REVENUE:</b>	<b>\$239,304.28</b>	<b>\$13,217.52</b>



**MUNICIPAL BUDGET REPORT**

**Board of Apportionment and Taxation Recommendations/Intra Department Transfers**

*BOAT Meeting of June 5, 2017*

**BOAT RECOMMENDATIONS**

1. Police- \$50 Increase in Donation revenue and Protective Equipment expense lines

*Comments:* Donation Received for Police Gear.

*Status:* ..... **Approved**

**\*\*MOTION #1**

**Please make a motion to approve the following:**

**Increase 2-001-0310-11-010-0021 Donation Revenue \$50**

**Increase 1-001-0301-12-614-0004 Protective Equipment Expense \$50**

RECEIVED FOR FILE  
17 JUN -7 AM 10:41  
*Grant W. ...*  
TOWN AND CITY CLERK  
ANSANIA, CONNECTICUT

2. IT/Economic Dev- \$1,700 Transfer from BOAT Contingency to Social Media Coordinator

*Comments:* One-time Payment for Social Media Services.

*Status:* ..... Approved

**\*\*MOTION #2**

Please make a motion to approve the following:

From 1-001-0200-11-812-0001 BOAT Contingency \$1,700

To 1-001-0403-11-111-0005 Social Media Coordinator \$1,700

**INTRA-DEPARTMENTAL TRANSFERS - FOR INFORMATION ONLY - TO BE PLACED IN BOA MINUTES**

1-JJ Police

From 1-001-0301-12-242-0001 College Credits \$2,000

From 1-001-0220-12-410-0003 EOC Equipment \$200

To 1-001-0301-12-620-0001 Dues & Subscriptions \$2,000

To 1-001-0220-12-410-0002 EOC Equipment \$200

1-KK Tax

From 1-001-0420-11-620-0001 Dues, Fees & Mtgs \$100

To 1-001-0420-11-611-0001 Office Supplies \$100

1-LL Fire

From 1-001-0401-12-440-0007 Repair to Apparatus \$1,000

To 1-001-0401-12-241-0001 Fire Training \$1,000

1-MM Land Use

From 1-001-0212-11-612-0001 Computer Software \$300

To 1-001-0212-11-461-0001 Office Supplies \$300

1-NN Mayor

From 1-001-0216-11-521-0001 Travel \$2,000

To 1-001-0216-11-250-0001 Miscellaneous Expense \$2,000

1-PP Public Works

From 1-001-0555-13-436-0003 Parks & Street Maintenance \$5,000

From 1-001-0555-13-430-0001 Building Repairs \$5,000

To 1-001-0555-13-430-0002 Equipment Repairs \$5,000

To 1-001-0555-13-616-0001 Building Supplies \$2,000

To 1-001-0555-13-436-0001 Building Maintenance \$3,000

1-QQ Tax

From 1-001-0420-11-613-0001 Tax Bills Printing \$900

To 1-001-0420-11-611-0001 Office Supplies \$900

1-RR Town & City Clerk

From 1-001-0802-11-613-0001 Absentee Ballot \$4,000

To 1-001-0802-11-591-0002 Cott System Index \$4,000

1-SS Public Works

From 1-001-0555-13-110-0001 Wages \$15,000

To 1-001-0555-13-120-0001 Overtime \$15,000

**Respectfully,**

**Richard Bshara, Finance Dept.**

#1

**NEW MONEY**

(Revenue/Expense)

RECEIVED FOR FILE

17 APR 27 AM 9:18

Requesting Official: *[Signature]*  
TOWN AND CITY CLERK  
MIDDLETOWN, CONNECTICUT

Any unanticipated revenue received by Department NOT included in the Original Budget is considered **NEW MONEY** to the department's budget and requires BOAT and Board of Aldermen approval for appropriation to the department's budget

Department: POLICE DEPARTMENT

Date of Request: 4/25/2017

Reason for Request(s)- Donation for police gear  
(ex: Equipment repair - include reason) Attach additional sheet if necessary

Account Name	Line Item	Revenue Increase	Expenditure Increase
Donation Revenue	2-001-0310-11-010-0021	\$ 50.00	
Protective equipment	1-001-0301-12-614-0004	\$	50.00
		\$	
		\$	
		\$	
		\$	
		\$	
		\$	
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		\$	
		\$	
		\$	
		\$	
		\$	
		\$	
		\$	
Totals (Must add in & out) Use whole \$\$\$		\$ 50.00	\$ 50.00

*[Signature]*  
Date 4-26-17

*[Signature]*  
Date 4-26-17

*[Signature]*  
Date 4-26-17

Department Head  
BOAT Chairman

Comptroller  
Board of Aldermen President or Finance Committee Chairman

\* Dept Head must get signatures from Comptroller & Mayor before going to BOAT  
 \* Dept Head sends to Town Clerk for BOAT Agenda  
 \* Town Clerk will distribute to BOAT for action  
 \* Original Request remains in Town Clerk's Office file  
 \* BOAT Chair signs, forwards to Board of Aldermen  
 \* BoA receives from BOAT for approval/denial  
 \* Signatures are required

#2

====Please check which transfer applies====>>>>>>

Transfer Form

**DEPARTMENTAL TRANSFER FORM**  
(funds transferred within Dept.)

**BOAT/BOA TRANSFER FORM**  
(funds transferred from other funding source such as BOAT Contingency)

RECEIVED FOR FILE

17 MAY 16 AM 10:54

*Carla DiStefano*  
TOWN AND CITY CLERK  
ANSONIA, CONNECTICUT

Date of Request: 5/16/17

Department: IT/Economic Development

Requesting Official: Sheila O'Malley

Reason for Request(s): Social Media Coordinator Line  
(ex: Equipment Repair - include reason) Attach additional sheet if necessary

Account Name	Line Item	Amount IN	Amount OUT
Social Media Coordinator	1-001-0403-11-111-0005	\$1,700	
Boat Contingency	1-001-0200-11-130-0002		\$1,700
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
<b>Total (Must add in &amp; out) Use whole \$\$\$</b>		\$	\$

\* Dept or BOAT/BoA Transfer Required Signatures

Dept Head (signature required for both Dept. & BOAT/BOA transfer) [Signature] 5-16-17 Date  
 Comptroller (signature required for Dept. Transfer only) [Signature] 5-16-17 Date  
 Mayor (signature required for Dept. Transfer only) [Signature] 5-16-17 Date

1. Obtain signatures
2. Bring form to Finance (K. DeStefano)(KD)
3. Finance (KD) processes & brings form to Town Clerk
4. Finance Notifies the Department of transfer

RESOLUTION

City of Ansonia

Aldermen \_\_\_\_\_ of the BOA \_\_\_\_\_ Ward, introduced

the following Resolution:

Resolved, THAT, the full Board authorize a one-time payment in the amount of \$1,700 to the individual designated to manage the City's Social Media Services.

Approved

May 9<sup>th</sup> 2017

Adopted

Mayor

(OVER)

City Clerk

# Transfer Form

Tr # 1 JJ  
Trans # 17033  
Dow. 4.27.17

<<<<<<P please check which transfer applies>>>>>>>>

BOAT/BOA TRANSFER FORM  
(funds transferred from other funding source such as BOAT Contingency)

(funds transferred within Dept.)

Date of Request: 04-25-2017

Department: POLICE

Requesting Official: CHIEF KEVIN J. HALE

Reason for Request(s): Shortfall in Line Items Winter Blizzard from EOC  
(ex: Equipment Repair - Include reason) Attach additional sheet if necessary

Account Name	Line Item	Amount IN	Amount OUT
COLLEGE CREDITS	1-001-0301-12-242-0001		2,000
DUES AND SUBSCRIPTIONS	1-001-0301-12-620-0001	2,000	
EOC EQUIPMENT	1-001-0220-12-410-0003		200
EOC SUPPLIES	1-001-0220-12-410-0002	200	
<b>Total (Must add in &amp; out) Use whole \$\$\$</b>		<b>2,200</b>	<b>2,200</b>

\*BOAT & BoA Transfer Required Signatures

BOA Chairman: \_\_\_\_\_ Date: \_\_\_\_\_  
 Board Secretary: \_\_\_\_\_ Date: \_\_\_\_\_  
 Board Clerk: \_\_\_\_\_ Date: \_\_\_\_\_

17 APR 27 AM 10:34  
 RECEIVED FOR FILE  
 RECEIVED  
 APR 27 2017

\* Dept. BOAT/BoA Transfer Required Signatures

Dept. Head: \_\_\_\_\_ (Signature) Date: 4/26/17  
 Signature required for both Dept. & BOAT/BOA transfer

Comptroller: \_\_\_\_\_ (Signature) Date: 4/26/17  
 Signature required for Dept. Transfer only

Mayor: \_\_\_\_\_ (Signature) Date: 4-27-17  
 Signature required for Dept. Transfer only

1. Signatures  
 2. Bring form to Finance (Kim Deserant) KD  
 3. Finance (KD) process & brings form to Town Clerk  
 4. Finance Notifies the Department  
 Rev 3/18/15



Trf 1 KK  
Trans #17199  
Done 5.1.17

Transfer Form

<<<<<<Please check which transfer applies>>>>>>>

BOAT/BOA TRANSFER FORM  
(funds transferred from other funding source such as BOAT Contingency)

DEPARTMENTAL TRANSFER FORM  
(funds transferred within Dept.)

Date of Request: 5-1-2017  
Department: Tax office  
Requesting Official: Johanna Figueroa  
Reason for Request(s): Additional Expense  
(ex: Equipment Repair - include reason) Attach additional sheet if necessary

Account Name	Lite Item	Amount IN	Amount OUT
DUES, Fees, and	1-001-0420-11-620-0001	\$	\$ 100.00
OFFICE SUPPLIES	1-001-0420-11-611-0001	\$ 100.00	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
Total (Must add in & out) Use whole \$\$\$		\$	\$

\*BOAT & BoA Transfer Required Signatures

BOAT Chairman \_\_\_\_\_ Date \_\_\_\_\_

Board of Aldermen Pres. \_\_\_\_\_ Date \_\_\_\_\_

\* Dept or BOAT/BoA Transfer Required Signatures

*Johanna Figueroa* 5-1-17 Date  
Dept Head (signature required for both Dept & BOAT/BOA transfer)

*Rodolfo...* 5-1-17 Date  
Comptroller (signature required for Dept. Transfer only)

*[Signature]* 5-1-17 Date  
Mayor (signature required for Dept Transfer only)

1. Obtain signatures
2. Bring form to Finance (K.DeStefano)(KD)
3. Finance (KD) processes & brings form to Town Clerk
4. Finance Notifies the Department of transfer

Rev 3/18/15

**RECEIVED**  
MAY 01 2017  
By \_\_\_\_\_

RECEIVED FOR FILE  
17 MAY - 1 PM 3:29  
TOWN AND CITY CLERK  
CANTON, CONNECTICUT

Trf 1. LL  
Trans. # 17324  
DOW S. 2.17

Transfer Form

<<<<<Please check which transfer applies>>>>>>

BOAT/BOA TRANSFER FORM  
(funds transferred from other funding source such as BOAT Contingency)

DEPARTMENTAL TRANSFER FORM  
(funds transferred within Dept.)

Date of Request: 5.2.2017  
Department: Fire  
Requesting Official: E. Adamowski  
Reason for Request(§): Cover Expense S  
(ex. Equipment Repair - include reason) Attach additional sheet if necessary

Account Name	Line Item	Amount IN	Amount OUT
Repair to Apparatus	1.001.0401.12.440.0007	\$ 1,000.00	\$ 1,000.00
Fire Training	1.001.0401.12.241.0001	\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
Total (Must add in & out) Use whole \$\$\$.			

\*BOAT & BoA Transfer Required Signatures

BOAT Chairman \_\_\_\_\_ Date \_\_\_\_\_

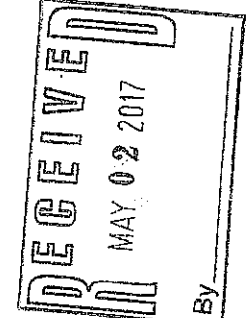
Boat. of Aldermen Pres. \_\_\_\_\_ Date \_\_\_\_\_

\* Dept or BOAT/BoA Transfer Required Signatures

Dept Head (signature required for both Dept. & BOAT/BOA transfer) Michael... Date 5/2/17

Comptroller (signature required for Dept. Transfer only) ... Date 5-2-17

Mayor (signature required for Dept. Transfer only) \_\_\_\_\_ Date \_\_\_\_\_



RECEIVED FOR FILE  
17 MAY -3 AM 10:11  
CITY OF ANSONIA, CONNECTICUT

- Obtain signatures
- Bring form to Finance (K.DeStefano)(KD)
- Finance (KD) processes & brings form to Town Clerk
- Finance Notices the Department of transfer



*Trf 1.1N  
Trans #17676  
Done 5.9.17*

**Transfer Form**

<<<<<<Please check which transfer applies>>>>>>

DEPARTMENTAL TRANSFER FORM  
(funds transferred within Dept.)

BOAT/BOA TRANSFER FORM  
(funds transferred from other funding source such as BOAT Contingency)

Date of Request: 5/8/17  
Department: Mayor's Office  
Requesting Official: \_\_\_\_\_

Reason for Request(s): Covering expenses  
(ex: Equipment Repair - include reason) Attach additional sheet if necessary

Account Name	Line Item	Amount IN	Amount OUT
<u>Travel</u>	<u>1-001-0216-11-521-0001</u>	\$	\$ <u>2,000.00</u>
<u>Misc Expense</u>	<u>1-001-0216-11-250-0001</u>	\$ <u>2,000.00</u>	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
Total (Must add in & out) Use whole \$\$\$		\$	\$

\*Dept or BOAT/BoA Transfer Required Signatures

Dept Head (signature required for both Dept. & BOAT/BOA transfer) \_\_\_\_\_ Date 5-8-17  
Comptroller (signature required for Dept. Transfer only) \_\_\_\_\_ Date 5-8-17  
Mayor (signature required for Dept. Transfer only) \_\_\_\_\_ Date 5-8-17

\*BOAT & BoA Transfer Required Signatures

BOAT Chairman \_\_\_\_\_ Date \_\_\_\_\_  
Board of Aldermen Pres. \_\_\_\_\_

**RECEIVED FOR FILE**  
**17 MAY -9 AM 9:46**  
*John and City Clerk*  
JOHN AND CITY CLERK  
ANSANIA, CONNECTICUT

**RECEIVED**  
**110760**  
**MAY 08 2017**

Trf 1.PP  
Trans #17716  
Done 5.9.17

# Transfer Form

<<<<<Please check which transfer applies>>>>>>



DEPARTMENTAL TRANSFER FORM  
(funds transferred within Dept.)



BOAT/BOA TRANSFER FORM  
(funds transferred from other funding source such as BOAT Contingency)

Date of Request: 5/8/17

Department: Department of Public Works

Requesting Official: Michael D'Alessio

Reason for Request(s): Equipment (unexpected repairs during the year  
Supplies/Maintenance - unexpected purchases for repairs/maintenance throughout the year

Account Name	Line Item	Amount IN	Amount OUT
Parks and Streets Maintenance	1-001-0555-13-436-0003		5,000
Equipment Repairs	1-001-0555-13-430-0002	5000	
Building Repairs	1-001-0555-13-430-0001	2,000.00	2,000.00
Building Supplies	1-001-0555-13-616-0001		
Building Repairs	1-001-0555-13-430-0001		3000
Building Maintenance	1-001-0555-13-436-0001	3000 \$	
		\$	
		\$	
		\$	
		\$	
		\$	
Total (Must add in & out) Use whole \$\$\$		10000	10,000

Dept of BOAT/BoA Transfer Required Signatures  
 Date: 5-8-17  
 Deputy Head (signature required for both Dept. & BOAT/BOA transfer)  
 Date: 5/8/17  
 Comptroller (signature required for Dept. Transfer only)  
 Date: 5-9-17

\*BOAT & BoA Transfer Required Signatures  
 BOAT Chairman \_\_\_\_\_ Date \_\_\_\_\_  
 Board of Aldermen Pres. \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Cuff. JOHN AND CITY CLERK  
 ANSONIA, CONNECTICUT

RECEIVED FOR FILE  
17 MAY -9 PM 12:05

RECEIVED  
MAY 09 2017  
By \_\_\_\_\_

- Mayor (signature required for Dept. Transfer only)
- Obtain signatures
  - Bring form to Finance (K.DeStefano)(KD)
  - Finance (KD) processes & brings form to Town Clerk
  - Finance Notifies the Department of transfer

Trf 1.00  
Trans #18109  
Dow 5.17.17

Transfer Form

<<<<<Please check which transfer applies>>>>>

DEPARTMENTAL TRANSFER FORM  
(funds transferred within Dept.)

BOAT/BOA TRANSFER FORM  
(funds transferred from other funding source such as BOAT Contingency)

Date of Request: 05/16/2017

Department: TAX OFFICE

Requesting Official: JOHANNA FIGUEROA

Reason for Request(s): ADDITIONAL EXPENSE  
(ex: Equipment Repair - include reason) Attach additional sheet if necessary

Account Name	Line Item	Amount IN	Amount OUT
TAX BILLS PRINTING	1-001-0420-11-613-0001	\$ 900.00	\$ 900.00
OFFICE SUPPLIES	1-001-0420-11-611-0001	\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
Total (Must add in & out) Use whole \$\$\$		\$ 900.00	\$ 900.00

\* Dept or BOAT/BoA Transfer Required Signatures

Johanna Figueroa Date 5-16-17  
Dept Head (signature required for Dept & BOAT/BOA transfer)

Edith Rivera Date 5-16-17  
Comptroller (signature required for Dept. Transfer only)

[Signature] Date 5-16-17  
Mayor (signature required for Dept. Transfer only)

\* BOAT & BoA Transfer Required Signatures

BOAT Chairman

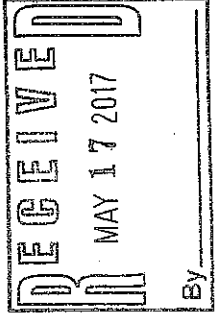
Date

Date

Carl [Signature]  
TOWN AND CITY CLERK

17 MAY 17 AM 10:20

RECEIVED FOR FILE



- 1. Obtain signatures
- 2. Bring form to Finance (K. DeStefano)(KD)
- 3. Finance (KD) processes & brings form to Town Clerk
- 4. Finance Notifies the Department of transfer



Trf 1.RR  
Trans #18394  
Done 5 22 17

Transfer Form

<<<<< Please check which transfer applies >>>>>

BOAT/BOA TRANSFER FORM  
(funds transferred from other funding source such as BOAT Contingency)

DEPARTMENTAL TRANSFER FORM  
(funds transferred within Dept.)

Date of Request: May 17, 2017

Department: Town Clerk

Requesting Official: Samit Vikram Wadh

Reason for Request(s): Gasby Invoices  
(ex. Equipment Repair - include reason) Attach additional sheet if necessary

Account Name	Line Item	Amount IN	Amount OUT
Cont System Index	1-001-0802-11-591-002	\$ 4,000.00	\$
Absent# Billot	1-001-0802-11-013-0001	\$	\$ 4,000.00
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
Total (Must add in & out) Use whole \$\$\$		\$	\$

\* Dept or BOAT/BoA Transfer Required Signatures  
Samit Vikram Wadh Date 5/19/17  
Richard ... Date 5/22/17  
... Date 5.20.17

- 1. Obtain signatures
  - 2. Bring form to Finance (K.DeStefano)(KD)
  - 3. Finance (KD) processes & brings form to Town Clerk
  - 4. Finance Notifies the Department of transfer
- Rev 3/18/15

RECEIVED  
MAY 22 2017  
By

RECEIVED FOR FILE  
17 MAY 22 PM 3:06  
Maria Branch  
TOWN AND CITY CLERK  
ANSORIA CONNECTICUT

\*BOAT & BoA Transfer Required Signatures  
 BOAT Chairman  
 Board of Aldermen Pres.  
 Date  
 Date

# Transfer Form

Trf# 1-SS  
Trans # 18508  
Done 5-24-17

<<<<<Please check which transfer applies>>>>>>>

DEPARTMENTAL TRANSFER FORM  
 (funds transferred within Dept.)
 
 BOAT/BOA TRANSFER FORM  
 (funds transferred from other funding source such as BOAT Contingency)

Date of Request: 5/23/17 Department: Department of Public Works  
 Reason for Request(s): 1 Due to shortage of staff and not filling a full time position, current employees working additional hours to complete the every day tasks required throughout the city. Also to cover OT for Memorial Day weekend.

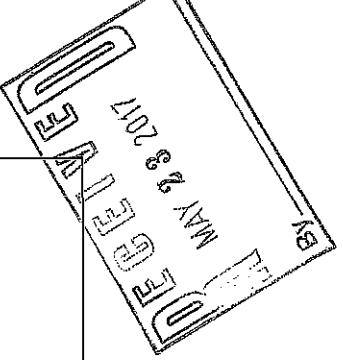
Account Name	Line Item	Amount IN	Amount OUT
Wages	1-001-0655-13-110-0001		15,000
Overtime	1-001-0655-13-120-0001	15000	
Total (Must add in & out) Use whole \$\$\$			15,000

\* Dept. or BOAT/BoA Transfer Required Signatures

Dept. Head (signature required for both Dept. & BOAT/BOA transfer) [Signature] 5/23/17  
 Comptroller (signature required for Dept. Transfer only) [Signature] 5/23/17  
 Mayor (signature required for Dept. Transfer only) [Signature] 5-23-17

BOAT & BoA Transfer Required Signatures  
 BOAT Chairman: [Signature] Date: \_\_\_\_\_  
 Board of BOAT/BoA: [Signature] Date: \_\_\_\_\_  
 Board of ANSONIA CONNECTICUT: [Signature] Date: \_\_\_\_\_

RECEIVED FOR FILE  
 17 MAY 24 AM 11:57





# City of Ansonia

253 Main Street  
Ansonia, Connecticut 06401

RECEIVED FOR FILE  
17 JUN -2 AM 11:15

*Janet Chitans Waugh*  
TOWN AND CITY CLERK  
ANSONIA, CONNECTICUT

June 2, 2017

TO: Board of Aldermen

FROM: Edith Morales *Edith Morales*  
Personnel/Administrative Assistant

SUBJECT: **PERSONNEL MONTHLY REPORT**

Attached is the May 2017, Monthly Report for the Personnel Department.

Please contact me at 203-736-5922, should you have any questions.

Thank you.

Attachment

## **PERSONNEL MONTHLY REPORT**

**PERIOD: 05/01/2017 – 05/31/2017**

### **CONNECTICARE:**

One (1) ConnectiCare insurance enrollment application was submitted, due to Medicare eligibility coverage

### **EMPLOYEE ORIENTATION:**

Completed six (6) employee orientation(s) for the following position(s):

One (1) EMT/Driver for the Ansonia Rescue Medical Services

One (1) Laborer for the Ansonia Public Works Department

Four (4) Seasonal Help for the Ansonia Public Works Department

### **EMPLOYMENT ADVERTISEMENT:**

Continuing advertisement **externally** for the following position:

Part-time EMT/Driver for Ansonia Rescue Medical Services (ARMS)

Advertised **internally** for the following position:

Full-time Assessor's Assistant for the Assessor's Office

### **EMPLOYMENT APPLICATION:**

Two (2) **external** Employment Application(s) were received for the Part-time EMT/Driver position at the Ansonia Rescue Medical Services

### **EMPLOYMENT HIRING:**

One (1) EMT/Driver for the Ansonia Rescue Medical Services

One (1) Laborer for the Ansonia Public Works Department

Four (4) Seasonal Help for Ansonia Public Works Department

**FAMILY MEDICAL LEAVE ACT (FMLA):**

Approved one (1) Family Medical Leave Act (FMLA) for employee

**INSURANCE:**

One (1) Anthem dental/medical enrollment application submitted, due to birth of child

Two (2) Anthem dental/medical cancellation application submitted, due to termination of dependent coverage

One (1) Anthem medical cancellation application submitted, due to Medicare eligibility

Two (2) Anthem dental cancellation application(s) submitted, due to COBRA coverage period ending

**MERS – MUNICIPAL EMPLOYEES RETIRMENT SYSTEM:**

One (1) Municipal Employee Retirement System (MERS) Application(s) submitted, due to retirement

**REPORTING AND RECORD KEEPING:**

Eight (8) monthly sick leave hour reports were received from department(s) indicating accumulative time

Eight (8) Employee Payroll Change form(s), due to new hires, and union salary increase

Three (3) employee record updates, due to union salary increase and change of address





RECEIVED FOR FILE

17 JUN -8 AM 10:36

*asst. - Diane Branch*

TOWN AND CITY CLERK

**RESOLUTION AUTHORIZING THE PURCHASE OF A PORTION OF  
65 MAIN STREET, ANSONIA CT.,  
FOR USE AS THE LOCATION OF THE NEW  
CITY OF ANSONIA POLICE STATION**

Whereas the City of Ansonia (the "City") by referendum held on November 8, 2016, adopted a resolution authorizing the issue of \$18,295,000 bonds of the City to finance City Capital Improvements (2016-2017) (the "2016 Bond Resolution");

Whereas \$12,080,000 of the 2016 Bond Resolution appropriation and bond authorization is to construct a new police station on Olson Drive or such other location upon a finding that Olson Drive unsuitable for such purpose;

Whereas 65 Main Street, Ansonia Connecticut, consisting of 2.65 acres, has become available to City,

Whereas a the portion of 65 Main Street, commonly known as the Farrel Engineering Building and Building #3, consisting of 1.11 acres, (such portion, as may be more precisely described by survey, title description and as further identified by Corporation Counsel, hereafter the "65 Main Street Property"), is ideally suited for the use as the City's Police Station as it is an already existing structure, will renew the downtown area, encourage economic development and be accessible and visible to the citizens of Ansonia;

Whereas the Olson Drive location is in a flood plan, requires new construction, and does not present the advantages of the 65 Main Street Property;

NOW THEREFORE, THE BOARD OF ALDERMEN OF THE CITY OF ANSONIA DO HEREBY FIND, DETERMINE AND RESOLVE:

The 65 Main Street Property is the most advantageous location for the Police Station, and in addition to its use as a Police Station will provide other benefits including downtown beautification, economic development and revitalization;

No other site provides the benefits of the 65 Main Street Property, including Olson Drive, and, Olson Drive is within a flood plain and would in any event require new construction, and is therefore unsuitable for the location of the Police Station;

The purchase of the 65 Main Street Property is approved, and the price of \$3.0 million plus customary closing costs is approved for the purchase of 65 Main Street Property, and is to funded by the 2016 Bond Resolution, to be financed by the issuance of City bonds, or loans from the USDA, or other state or federal agency, as the City Officials as set forth in the 2016 Bond Resolution shall determine.



RESOLUTION

City of Ansonia

Aldermen  
Alderman \_\_\_\_\_, of the \_\_\_\_\_ Ward, introduced

the following Resolution:

Resolved,

**RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH BRYCER LLC REGARDING "THE COMPLIANCE ENGINE SOLUTION" AND THE REVISION OF ANY AND ALL APPLICABLE POLICIES OF THE DISTRICT FIRE MARSHAL'S OFFICE REGARDING RECORDS OF INSPECTION, TESTING, AND MAINTANCE OF PROTECTION SYSTEMS INSTALLED WITHIN THE CITY OF ANSONIA FIRE DEPARTMENT.**

WHEREAS, the Board of the Fire Commissioners (the "Board") of the **CITY OF ANSONIA FIRE DEPARTMENT** ("Department") authorized the negotiation of an Agreement with Brycer LLC (the Third-Party Provider") regarding the use of the Provider's "Compliance Engine Solution" to facilitate review, inspection and related actions by the Fire Marshal's Office with respect to applicable properties within the Department's Jurisdictional limits at this meeting held on June 7, 2016: and

WHEREAS, pursuant to any such Agreement, use of the "Compliance Engine Solution" will be at no cost to the Department; and

WHEREAS, the Department believes that use of the "Compliance Engine Solution" will be beneficial to the Department and facilitate review, inspection, and related actions require by the local Fire Marshal with respect to applicable properties within the Department's jurisdictional limits.

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD AS FOLLOWS:**

Section 1. The Department shall provide a system for reviewing and maintaining records of inspections, testing, and maintenance, including but not necessarily limited to any fire protection and life safety installed and/or required by the Connecticut State Fire Safety Code and Connecticut Fire Prevention Code4 with the applicable requirements of such Codes and the Records Retention Schedules of the State Records Administration

Section 2. The Fire Chief shall have the authority to mandate the methods in which contractors that perform required inspection, testing, and/or maintenance services on fire and life safety systems submit reports to the Department.

Approved \_\_\_\_\_ 20

Adopted

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

Section 3. Effective as soon as practicable, any and all contractors who perform inspection, testing, and/or maintenance services on fire protection and life safety systems within the Department shall be required to electronically submit all compliant and non-compliant reports to the City of Ansonia Fire Department via a method approved by the Fire Chief, unless otherwise permitted by the Fire Chief for good Cause

Section 4. Effective as soon as practicable, any and all contractors who perform required inspection, testing and/or maintenance services on fire protection and life safety systems within the Department shall be required to electronically submit all compliant and non-compliant reports to the City of Ansonia Fire via, “ the Compliance Engine Solution” system operated by the Third-Party Provider in accordance with the requirement of the City of Ansonia Fire Department and the Third-Party Provider, unless otherwise permitted by the Fire Chief for good cause.

Section 5. The Third-Party Provider may charge a fee to any and all contractors who perform inspection, testing and/or maintenance services on fire protection and life safety systems within the District. Any such fee charged by the Third-Party Provider shall be paid directly to the Third Party at the time of filing any and all required reports. Any such fee shall be in addition to any other fee charge by the Office of the Fire Marshal in accordance with the Fee Schedule attached hereto as Exhibit A. Fees Charges by the District’s Office of the Fire Marshal shall be paid directly to the District.

Section 6. The Department is authorized to enter into an Agreement with the Third-Party Provider, in substantially the form attached hereto as Exhibit B. The Chairman of the Board of the Department and any other officer of the Department who shall have the power to execute contracts on behalf of the District be, and each of them hereby is, authorized to negotiate, execute, acknowledge and deliver the Agreement and related documents, with any changes, insertions, and omissions therein as may be approved by the officers who execute the Agreement, such as approval to be conclusively evidenced by such execution and delivery of the Agreement.

Section 7. The Chairman of the Board, any Commissioner of the Board and the proper officers of the Department be, and each of them hereby is, authorized and directed to execute and deliver any and all papers, instruments, opinions, certificated, affidavits and other documents and to do or cause to be done any and all other acts and things necessary or proper for carrying out this resolution of the Agreement.